



**Coos County Community Development**  
Mailing Address: 250 N. Baxter, Coquille, Oregon  
Office Location: 60 E. Second St., Coquille OR 97423  
Planning, Building and Enforcement  
Phone: 541-396-7770

**NOTICE OF LAND USE DECISION**

**You have received this notice because you are an adjacent property owner or an interested party, and this notice is required to be provided pursuant to ORS 215.416. The proposal identified in this decision will be located on the subject property. Notice to Mortgagee, Lienholder, Vendor, or Seller: ORS Chapter 215 (ORS 215.513) requires that if you receive this notice, you must promptly forward it to the purchaser.**

Wednesday, February 26, 2025

**Dear Recipient,**

This land use notice is being sent to property owner(s), applicant(s), adjacent property owners (with notice distances from the subject property determined by zone area: Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, interested agencies, and any person who has requested notice. It informs any interested party about a decision or proposed action related to the use or development of land within the specified area, as identified under the subject property information.

The purpose of this notice is to inform you about the proposal and decision, provide information on where you can obtain further details, and outline the requirements if you wish to appeal the Director's decision to the Coos County Hearings Body. Any person who is adversely affected, aggrieved, or entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period provided below, pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department, the address is 250 N. Baxter, Coquille, OR 97423.

Please read all information carefully as this decision is important. (See the attached vicinity map for the location of the subject property.) This notice ensures that all affected or interested parties are aware of the decision and have an opportunity to review the details and provide any input or appeal as necessary.

**Subject Property Information**

Account Number:	7574200
Map Number:	27S14W28BB-01200
Property Owner:	CORNUTT, MIKE L 58680 JACKIE RD BANDON, OR 97411
Situs Address:	58680 JACKIE RD BANDON, OR 97411
Acreage:	0.00 Acres
Zoning:	RURAL RESIDENTIAL-5 (RR-5)
Special Development Considerations and Overlays:	NATIONAL WETLAND INVENTORY (NWI)

Decision: **Approved with Conditions**. All decisions are based on the record. This decision is based on the existing record and will become final and effective at the close of the appeal period unless a complete application, along with the required fee, is submitted to the Planning Department by 5 p.m. on **Thursday, March 13, 2025**. Appeals are based on the applicable land use criteria.

This notice shall be posted from February 26, 2025 to March 13, 2025

- This decision complies with the Coos County Zoning and Land Development Ordinance (CCZLDO), specifically:
- **General Compliance:** Section 1.1.300 - Compliance with Comprehensive Plan and Ordinance Provisions, and Article 6.1 - Lawfully Created Lots or Parcels.
- **Vacation Rental Review:** The zoning table (Section 4.3.200) sets out Uses, Developments and Activities that may be listed in a zone and the type of review that is required within that zone. Section 4.3.210 provides an explanation of the use category and the specific criteria that shall apply and if the use is identified as requiring a conditional use. The use requested is #64 Vacation Rental (in an existing dwelling), which requires a conditional use to address Review Standard #87. Development is also subject to Section 4.3.225 General Siting Standards apply to all regulated Uses, Developments, or Activities, but these are clear and objective standards that do not, in themselves, require a land use notice. Section 4.3.230 Specific Standards list specific siting standards by zones and 4.2.200 Additional Conditional Use Review and Standards for table 4.3.200 contain any additional criteria that applied to a Use, Development or Activity that has been identified by the following table as requiring. Administrative Conditional Uses are reviewed under Article 5.2

Please note that civil matters, including property disputes that fall outside the criteria listed in this notice, will not be considered. The mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

The application, staff report, and any conditions can be found at the following link: <https://www.co.coos.or.us/community-dev>. The application and all documents and evidence in the record, including the staff report and applicable criteria, are available for inspection at no cost in the Planning Department, located at 60 E. Second, Coquille, Oregon. Copies may be purchased for 50 cents per page. The decision is based on the application submittal and information on record.

For more information, please contact Staff at (541) 396-7770.

**Reviewed by:** Jill Rolfe, Planning Director      **Date:** Tuesday, February 25, 2025

This decision is authorized by the Planning Director based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, application and all evidenced associated as listed in the exhibits.

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The following exhibits are on file at the Coos County Planning Department

Exhibit C: Staff Report -Findings of Fact and Conclusions

**EXHIBIT “A”**  
**CONDITIONS OF APPROVAL FOR A VACATION RENTAL**

All applicable federal, state, and local permits must be obtained before commencing any development activity. If comments from other agencies were provided as part of this review, it is the property owner's responsibility to ensure compliance.

The applicant shall comply with the following conditions of approval. All costs associated with meeting these conditions are the responsibility of the applicant(s), who are not acting as agents of the county. Failure to comply with or maintain compliance with these conditions may result in the revocation of the permit, as allowed by the Coos County Zoning and Land Development Ordinance (CCZLDO).

Please read the following conditions carefully. If you have any questions, contact the planning staff.

**1. Compliance with Zoning Requirements**

Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter is required to confirm compliance with these conditions. The applicant shall submit a letter with the following information to request verification:

**a. Land Use Authorization and Transferability**

- The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title.
- A recorded deed covenant must be filed with the County Clerk, and a copy must be provided to the Planning Department.
- The property owner must provide a copy of the land use approval, including all conditions and restrictions, to any purchaser. The purchaser must acknowledge understanding of these obligations and agree to fulfill them unless a modification is approved under the ordinance.
- Per CCZLDO § 5.2.700, a land use approval obtained through a conditional use process is transferable, provided the transferor files a statement with the Planning Director, signed by the transferee. This statement must be recorded in the chain of title, indicating that the transferee has received a copy of the land use approval, understands the obligations, and agrees to comply unless a modification is approved.

**b. Compatibility and Nuisance Prevention**

To ensure compatibility with the neighborhood, the applicant shall:

- None of the other conditions can be submitted until a final sign off has been obtained from Coos County Building Codes for the Mechanical Permit (for the gas piping) is received.
- Submit a Nuisance Control Plan
  - The plan must include contact information for the property manager, noise restrictions, and emergency contact details.
  - The vacation rental advertisement must list the property manager's name and contact information. An example of a plan format is available on the page following Exhibit A (use of this format is optional).
- Provide a Rental Contract
  - The rental contract must include all required information and be filed with the Planning Department.
- Verify Utility Services
  - If the property receives public water or sewer services, a letter from the utility company must confirm that there are no service limitations.
- Limit Occupancy

- The number of overnight occupants is limited by the number of bedrooms. The Dwelling to be used as a Vacation Rental contains three (3) bedrooms and maximum capacity should be limited to six (6) overnight guests.
- Regulate Vendor Access
  - Regular cleaning and maintenance vendors are allowed.
  - Vendors may provide services for special events held by guests, but events must occur during the day.
- Parking Restrictions
  - The property is limited to two (2) dedicated parking spaces for vacation rental guests.
  - Onsite parking is limited to two (2) vehicles for vacation rental use. A new plot plan shall be submitted showing the dedicated parking places. There shall be no more than two vehicles related to the vacation rental on site at any time.
- Urban Growth Boundary Considerations
  - If the property is within an Urban Growth Boundary, additional restrictions may apply based on city requirements.

## 2. Health Department Licensing

Pursuant to CCZLDO § 4.3.110.10(a), the applicant must obtain a vacation rental license from the Coos County Health Department, in accordance with ORS 446.310-350. License renewals must be submitted to the Planning Department to demonstrate continued compliance.

## 3. Sanitation Requirements

If the subject property has an onsite septic system further restriction may apply through the On-site program. The applicant shall check with the appropriate agency to verify the septic is equipped to handle a vacation rental.

## EXAMPLE

### Example Plan for Addressing Nuisance Issues and Ensuring Neighborhood Compatibility

#### Objective:

To minimize the potential for nuisance issues arising from the rental property, ensure compatibility with the neighborhood, and provide clear communication channels for resolving problems.

#### 1. Property Manager Contact Information:

- **Name:** [Property Manager Name]
- **Phone:** [Property Manager Phone Number]
- **Email:** [Property Manager Email Address]
- **Availability:**
  - Regular Business Hours: Monday to Friday, 8 AM to 6 PM
  - After-Hours Emergencies: 24/7 availability via phone.
- **Response Time:**
  - Non-Emergency: Within 24 hours.
  - Emergency: Immediate response for issues such as noise complaints, trespassing, or safety concerns.

#### 2. Noise Restrictions:

- **Quiet Hours:**
  - Weekdays: 10 PM to 7 AM
  - Weekends and Holidays: 11 PM to 8 AM
- **Prohibited Activities:**
  - Loud music, parties, or gatherings exceeding property capacity.
  - Use of outdoor amplified sound systems.
- **Monitoring:**
  - Installation of noise-detection devices to ensure compliance.
  - Regular site visits by the property manager to check adherence to rules.

#### 3. Emergency Contact Information:

- In case of an emergency, such as fire, medical needs, or criminal activity, tenants and neighbors should immediately call **911**.
- For non-life-threatening situations, such as noise complaints or parking violations, contact the property manager directly.

#### 4. Advertisement Requirements:

- All rental listings shall include the following information:
  - **Property Manager Name:** [Property Manager Name]
  - **Contact Phone Number:** [Property Manager Phone Number]
  - A statement that the rental complies with all local nuisance ordinances and neighborhood standards.
  - A reminder of the established quiet hours and other restrictions.

#### 5. Neighbor Communication:

- Distribution of a flyer or letter to surrounding properties providing:
  - Property Manager contact details.
  - Overview of the property's rules and restrictions (e.g., quiet hours).
  - Assurance of swift action in response to complaints.

#### 6. Enforcement Measures:

- Immediate intervention for reported issues, including warnings and documentation of incidents.
- Implementation of a **three-strike rule** for tenants:
  - First Incident: Verbal and written warning.
  - Second Incident: Fines or additional restrictions.
  - Third Incident: Termination of the rental agreement.

#### 7. Regular Review:

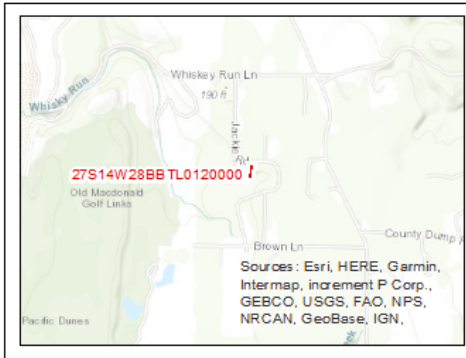
- Monthly review of complaint records to identify trends and address recurring issues.
- Annual update of the nuisance plan to incorporate lessons learned and improve processes.

**EXHIBIT "B"**  
**Vicinity Map**  
*(not to scale)*

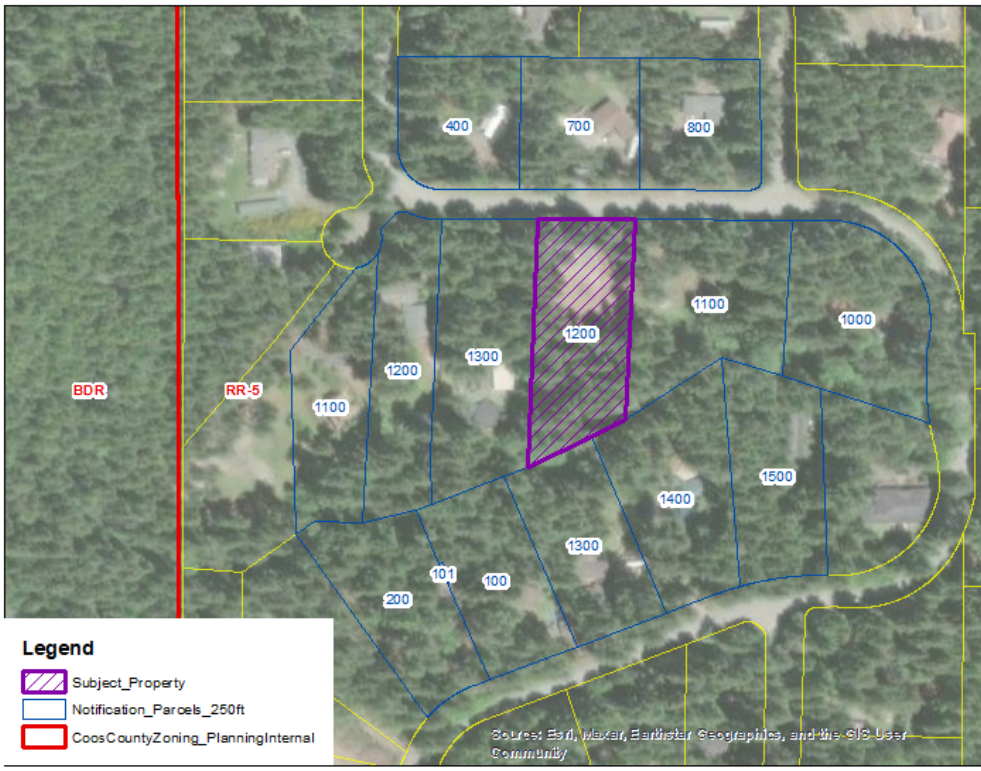


**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 250 N. Baxter, Coquille, Oregon 97423  
 Physical Address: 60 E. Second, Coquille Oregon  
 Phone: (541) 396-7770  
 TDD (800) 735-2900



File: ACU-24-034  
 Applicant/ Owner: Mike Cornutt  
 Date: February 21, 2025  
 Location: Township 27S Range 14W Section 28BB TL 1200  
 Proposal: Administrative Conditional Use



**EXHIBIT “C”  
STAFF REPORT  
FINDINGS OF FACT AND CONCLUSIONS**

**I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION AND PRIOR COMPLIANCE:**

- A. PROPOSAL:** The applicant proposes to operate the three-bedroom single-family dwelling located at 87860 Jackie Road in Rural Residential-5 (RR-5) zoning in Coos County, Oregon, as a furnished vacation rental dwelling. The property is approximately 1.30 acres in size, includes existing development such as a Manufactured Dwelling sited in 2022, an Accessory Structure, and septic system and is not used for farming or forestry due to its size.

County regulations limit parking to two vehicles and the applicants provided plot plan illustrates that there will be two parking spaces. The applicant is seeking an Administrative Conditional Use Permit for the vacation rental and has provided a proposed parking plan. The property will be managed by the owner.

- B. BACKGROUND/PROPERTY HISTORY/SITE CONDITIONS:** The property has a history of the following zoning and development compliance activities.

On March 3, 2021, Zoning Compliance Letter ZCL-21-047 was issued providing land use authorization to have a septic site evaluation performed.

On May 17, 2021, Zoning Compliance Letter ZCL21-156 was issued providing land use authorization to site a Manufactured Dwelling, Accessory Structure and install a Septic System.

- C. LOCATION:** The subject property is located north of the City of Bandon off Jackie Road, which is accessed via Brown Lane off of Seven Devils Road.

- D. ZONING:** - This property is zoned Rural Residential-5 (RR-5).

**ARTICLE 4.2 – ZONING PURPOSE AND INTENT**

***Section 4.2.100 Residential***

***RURAL RESIDENTIAL (RR)***

***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-2” district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.***

***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.***

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 541-396-7770

 [planning@co.coos.or.us](mailto:planning@co.coos.or.us)



<https://www.co.coos.or.us/community-dev>

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E. **COMMENTS:** No comments have been received at this time.

**II. GENERAL PROPERTY COMPLIANCE:**

**A. COMPLIANCE PURSUANT TO SECTION 1.1.300:**

*It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.*

**FINDING:** Staff has reviewed the property history and finds that, at the time of this report, the property is compliant with the Coos County Zoning and Land Development Ordinance. This does not preclude the possibility that additional information, which was unavailable during this review, could render the property non-compliant.

**B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:**

*“Lawfully established unit of land” means:*

*1. The unit of land was created:*

- a. Through an approved or pre-ordinance plat;*
- b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*
- c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*
- d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;*
- e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.*
- f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.*

**FINDING:** This property is block 30 lots 21 and 22 of the Sunset City Subdivision created in 1907. The parcel also contains a portion of a vacated street that was approved through County order 217-551. Therefore, the property is in compliance through an approved or pre-ordinance plat and is a lawfully created unit of land pursuant to *a* above.

**III. STAFF FINDINGS AND CONCLUSIONS:**

**A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:**

Request for a Land Use Approval through an Administrative Conditional Use to change the use of a *Single Family Dwelling* to a *Vacation/Short Term Rental*.

The applicable review criteria are found in Coos County Zoning and Land Development (CCZLDO) Use Table found in Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU) subject to Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and Section 4.3.220 Additional Conditional Use Review (3) Controlled Development. Siting standards do not apply to this type of review because there are no new structures proposed with this review.

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**B. KEY DEFINITIONS:**

- *DEVELOPMENT: The act, process or result of developing.*
- *USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.*
- *ZONING DISTRICT: 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.*
- *DWELLING: Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.\*
- *COMPATIBILITY: Compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses, and not potential or future uses in the surround area. The surrounding area consists of the notification area for the project as set out in § 5.0.900.*
- *VACATION RENTALS: 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.*

**C. VACATION/SHORT TERM RENTAL CRITERIA AND REVIEW STANDARDS**

**I. *Section 4.3.200 Zoning Tables for Urban and Rural Residential, mixed Commercial-Residential, Commercial, Industrial, Minor Estuary and South Slough***

*The table indicates the type of review process that is required. Remember that CU is a conditional use review and the letter prior explain what level of conditional use is required (A = administrative and H=Hearing)*

*As used in the zoning tables the following abbreviations are defined as:*

- *“P” Permitted and requires no review from the Planning Department. No review is required but other agencies may have requirements.*
- *“CD” Compliance Determination review (permitted with standards) with clear and objective standards (Staff review usually referred to as Type I process or ministerial action). These uses are subject to development standards in sections 4.3.22, 4.3.230 and notices requesting comments may be provided to other agencies as result. The process takes a minimum of 30 days to complete. Industrial zones may require additional review. All structures and uses shall meet the applicable Development and Siting Criteria or Special Development Considerations and Overlays for the zoning district in which the structure will be sited.*
- *“ACU” Administrative Conditional Use (Planning Director’s Decision usually referred to as a Type II Process)*
- *“HBCU” Hearing Body Conditional Use (Planning Commission, Board of Commissioner or Hearings Officer Decision usually referred to as a Type III Process)*
- *“PLA” Property Line Adjustments subject to standards found in Chapter 6.*
- *“P”, “SUB”, “PUD” = Partition, Subdivision, Planned Unit Development that require Land Division Applications subject to standards found in Chapter 6.*
- *The “Subject To” column identifies any specific provisions of Section 4.3.210 to which the use is subject.*
- *“N” means the use is not allowed.*

*The zoning table sets out Uses, Developments and Activities that may be listed in a zone and the type of review that is required within that zone. If there is a conflict between uses the more restrictive shall apply. Section [4.3.210](#) provides an explanation of the use category and the specific criteria that shall apply and if the use is identified as requiring a conditional use. Section [4.3.225](#) General Siting Standards apply to all regulated Uses, Developments, or Activities, but these are clear and objective standards that do not, in themselves, require a land use notice.*

Section 4.3.230 Specific Standards list specific siting standards by zones and 4.2.220 Additional Conditional Use Review and Standards for table 4.3.200 contains any additional criteria that applied to a Use, Development or Activity that has been identified by the following table as requiring.

#	Use	Zones													Subject To
		Section 4.3.210 CATEGORIES & Review Standards - 4.3.220 Additional Conditional Use Review - Section 4.3.225 General Siting Standards - Section 4.3.230 Specific Standards													
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	RFC	SS	MES	
63.	Retail Business	N	N	N	N	N	ACU	HBCU	CD	N	N	HBCU	N	N	(75)
64.	Vacation Rentals (in an existing dwelling)	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	N	N	(87)

**FINDING:** Vacation rental reviews are subject to the Coos County Zoning and Land Development Ordinance (CCZLDO) Use Table found in Section 4.3.200(64), which governs vacation rentals (in an existing dwelling) and requires an Administrative Conditional Use (ACU) review. This is further subject to Section 4.3.210(87) Categories and Review Standards – Vacation Rental/Short-Term Rental, and Section 4.3.220 Additional Conditional Use Review (3) Controlled Development.

Siting standards, with the exception of those related to parking access, driveway, and parking standards as identified in Chapter VII, must be met. Vacation Rentals are only allowed within an existing dwelling. The property contains an existing dwelling with a year built 1967. Therefore, as long as the use meets the review standards outlined in the following sections, it is permitted.

**II. Section 4.3.210 – CATEGORIES AND REVIEW STANDARDS**

The following categories provide a definition and specific standards that will regulate the Development, Use or Activity identified in the table above.

(87.) Vacation rental/short term rental - Subject to the following criteria:

- (a) Shall be found to be compatible with the surrounding area.
- (b) Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;
- (c) Shall meet parking access, driveway and parking standards as identified in Chapter VII;
- (d) Shall not be conveyed or otherwise transferred to a subsequent landowner without the new property owner submitting a Compliance Determination Application showing compliance with this section; and
- (e) A deed restriction shall be recorded with the Coos County Clerk’s Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.

**FINDING:** The primary criterion for this application is compatibility. As explained, compatibility means that the proposed use must be capable of existing alongside surrounding uses without discord or disharmony. The purpose of this zoning district is to provide for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses. Vacation Rentals, as a limited commercial use, are considered accessory to the residential use. They are permitted only within an existing dwelling and must demonstrate compatibility with existing residential uses in the surrounding area without causing discord or disharmony. This type of use, however, has the potential to increase traffic and create nuisance issues.

The County has applied a notification boundary of 250 feet to assess compatibility criteria. Within this notification area, the surrounding properties include:

- Nine (9) Single Family Primary Dwellings
- One (1) Single Family Secondary Dwelling
- One (1) parcel that contains an Accessory Structure only

Additionally, the subject property is in close proximity to Bandon Dunes Golf Course and several beach accesses, the closest public access, Whiskey Run Beach is less than 1.5 miles.

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**There are several Vacation Rental Dwellings within a two (2) mile radius.**

**Staff finds that the proposed Vacation Rental can be made compatible with the surrounding area when conditions of approval are applied.**

**A Single-Family Dwelling unit provides complete independent living facilities for one or more people, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A request to use the dwelling for transient occupancy for vacation purposes must not increase traffic, parking, or related nuisance issues. Therefore, to ensure compatibility, limitations on occupancy based on the number of bedrooms within the dwelling, as well as restrictions on traffic and parking volumes to align with those of a Single-Family Dwelling, will minimize nuisances and ensure the use is compatible.**

**In determining the number of people who can be accommodated overnight, the calculation is based on the number of bedrooms within the Single-Family Dwelling. Per ORS 90.262, a bedroom accommodates a minimum average of two occupants. This dwelling, once constructed, will contain three (3) bedrooms; therefore, staff will condition this approval to allow a maximum of six (6) overnight guests and limit guest parking to two vehicles. These measures will minimize traffic and impact on the road and neighborhood. The Road Department shall verify compliance with Chapter VII as part of the conditions of approval. Vendors shall be limited to cleaning and maintenance services.**

**The applicant has acknowledged that a license and inspections will be completed by Coos Health & Wellness in compliance with ORS 446.310 through 446.350. Additionally, the Vacation Rental approval will not transfer to a subsequent owner without a Compliance Determination.**

**The applicant shall record a deed restriction with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. This requirement will be made as a condition of approval. Compliance with all conditions shall be required for final approval.**

**III. DECISION**

In conclusion Staff finds that the applicant has address most of the relevant criteria and the ones that have not been address or cannot be completed until after the approval is obtained have been made conditions of approval. Therefore, the proposed Vacation Rental meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit “A” of this report.

**IV. EXPIRATION:**

Once this application is implemented, it does not expire under current law. However, it cannot be transferred to another owner unless a Compliance Determination has been filed.

**VII. NOTICE REQUIREMENTS:**

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special districts, or parties.

- **A Notice of Decision and Staff Report will be provided to the following:**

Mailed Copies: Applicants/Owners

Emailed Copies: Coos County Board of Commissioners, Coos County Planning Commission, Oregon Department of Land Conservation and Development, Coos County Assessor’s Office, Consultants and other interested parties.

- **A Notice of Decision only**

Adjacent property owners, special districts and other interested parties will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

Special Districts: City of Bandon, Bandon Rural Fire Department and Southern Coos General Health District

All 2024 Notice of Decisions are loaded on the website. All 2025 decision are loaded on to Accela Permitting Software.