

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:

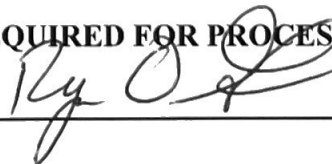
- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway 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: 87163 Beach Lane, Bandon, Oregon 97411

Type of Access: County Road Name of Access: Beach Lane

Is this property in the Urban Growth Boundary? Yes

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

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

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

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

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

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

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

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway

Parking

Access

Bonded

Date:

Receipt #

File Number: DR-

SANITATION INFORMATION

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

City of Bandon Water

Water Service Type: Select

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?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

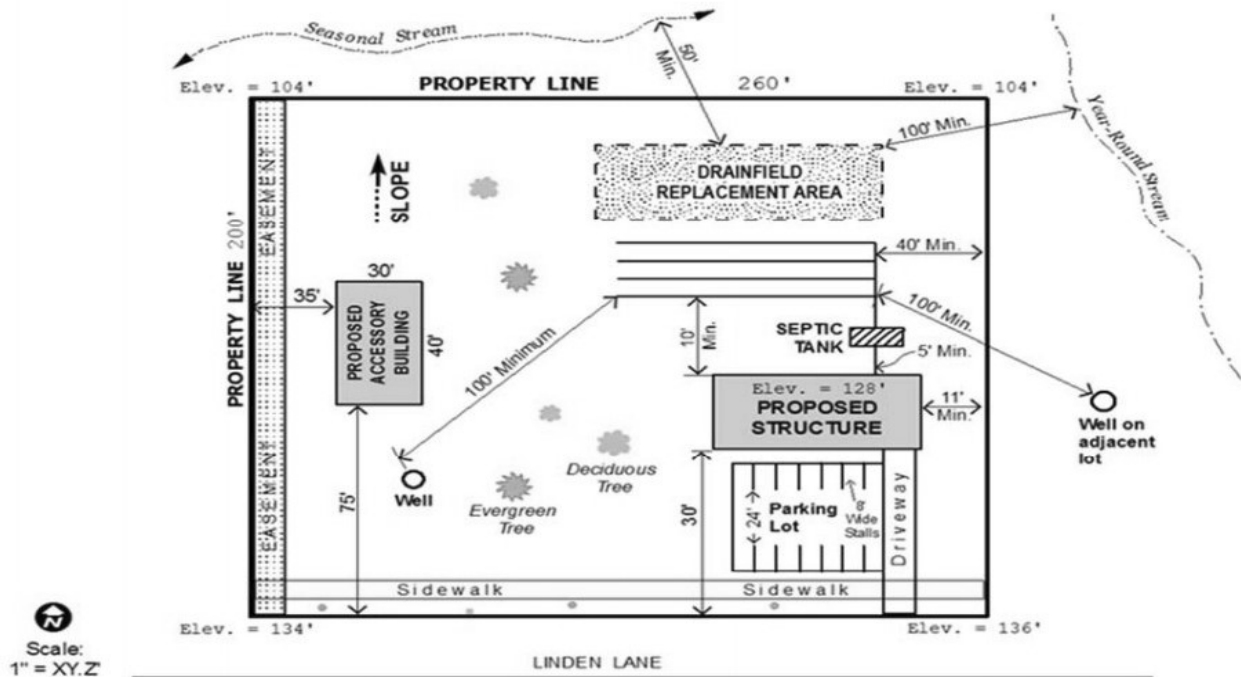
Staff Signature: _____

- 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.

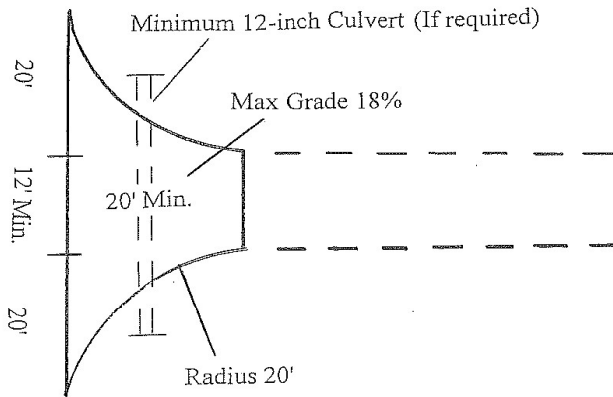
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways 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

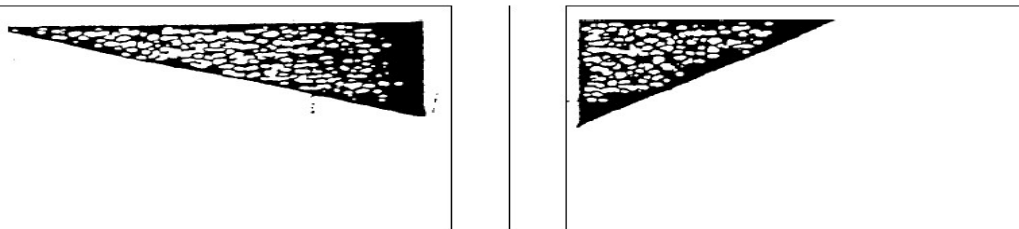
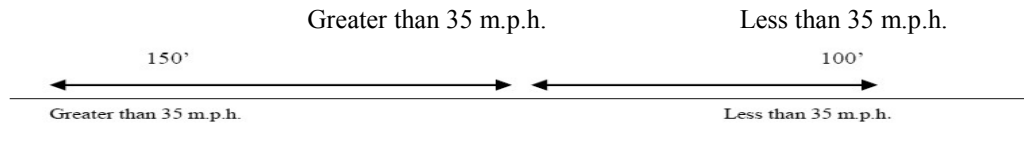


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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, Anne Greene of 78 Church St, Mountain View, CA 94041 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 29-15-01CB TL 4803. The tax account for this property is 2921603. The situs address is 87163 Beach Lane, 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.

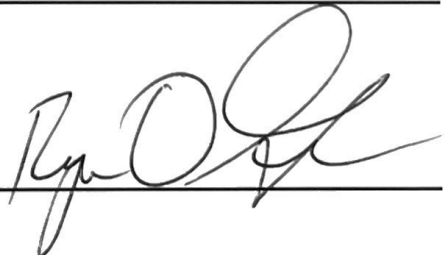
DATED: August 2, 2023, 2023

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT


By: ANNE GREENE



Coos County
2023 Real Property Assessment Report
 Account 2921603
 NOT OFFICIAL VALUE

Map 29S1501-CB-04803
Code - Tax ID 5403 - 2921603

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GREENE, RYAN O & ANNE H
 78 CHURCH ST
 MOUNTAIN VIEW CA 94041-2356

Deed Reference # 2023-5224
Sales Date/Price 07-27-2023 / \$775,000
Appraiser

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

Site	Situs Address	City
10	87163 BEACH LN	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	159,960		Land	0	
	Impr	439,420		Impr	0	
Code Area Total		599,380	260,120	260,120	0	
Grand Total		599,380	260,120	260,120	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10	<input checked="" type="checkbox"/>		CD-10	Market	100	0.18 AC	HS	001	159,960
Code Area Total							0.18 AC			159,960

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
5403	1	2006	153	Two story-Class 5	100	2,160			439,420	
Code Area Total						2,160			439,420	

Exemptions / Special Assessments / Notations				
Code Area	5403			
Fire Patrol	Amount	Acres	Year	
■ FIRE PATROL SRCHG	47.50		2023	
■ FIRE PATROL TIMBER	18.75	0.00	2023	

**After recording return
original instrument to:**
Robert S. Miller III, Attorney
Bandon Professional Center
1010 1st St SE Ste 210
Bandon OR 97411

Send tax statements to:
The Pisces LLC
c/o Ryan O. Greene and Anne H. Greene
78 Church Street, Mountain View CA 94041

Coos County, Oregon	2023-05465	
\$91.00	Pgs=2	08/08/2023 09:48 AM
eRecorded by: ROBERT S. MILLER III, ATTORNEY AT LAW		
Julie A. Brecke, Coos County Clerk		

DEED

Property: Common Address: 87163 Beach Lane, Bandon OR 97411
Assessor: 29S1501-CB-04803
Legal: Lots 9 through 11, inclusive, Block 17, Sunset City,
Coos County, Oregon, together with that portion of the vacated alley, which
as vacated by Vacation #627, filed and recorded November 11, 2006 as
Instrument No. 2006-15805, Records of Coos County, Oregon, which would
inure thereto by reason of the vacation thereof.

Grantor: Ryan O. Greene and Anne H. Greene, as tenants by the entirety
care of address: 78 Church Street, Mountain View CA 94041

Grantee: The Pisces LLC, a California Limited Liability Company (State of California
#202357914138), by and through Ryan O. Greene and Anne H. Greene,
Members
care of address: 78 Church Street, Mountain View CA 94041

Consideration: The consideration for this conveyance consists of other property and other
value. ORS 93.030

Grantor hereby conveys all its right, title, and interest in Property to Grantee for Consideration.

ORS 93.040 Statutory Disclaimer: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

So conveyed:

Ryan O. Greene
Signature of Ryan O. Greene

8/3/23
Date Signed

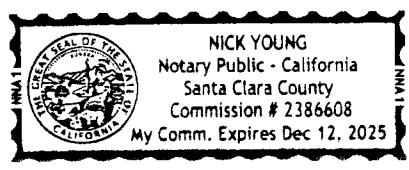
Anne H. Greene
Signature of Anne H. Greene

8/3/23
Date Signed

STATE OF CALIFORNIA)
) ss.
County of Santa Clara)

Ryan O. Greene and Anne H. Greene, individually and not for the other, appeared before me and acknowledged this Deed on this date: August 3rd, 2023.

Nick Young
Signature of Notary Public for California
My Commission Expires: 12/12/2025



August 14, 2023
VACATION RENTAL DWELLING
Bandon Retreat
87163 Beach Ln
Bandon, OR 97411
29-15-01CB TL 4803
Tax Account 2921603

PROPERTY OWNER
The Pisces LLC
78 Church Street
Mountain View, CA 94041

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

PROJECT NARRATIVE

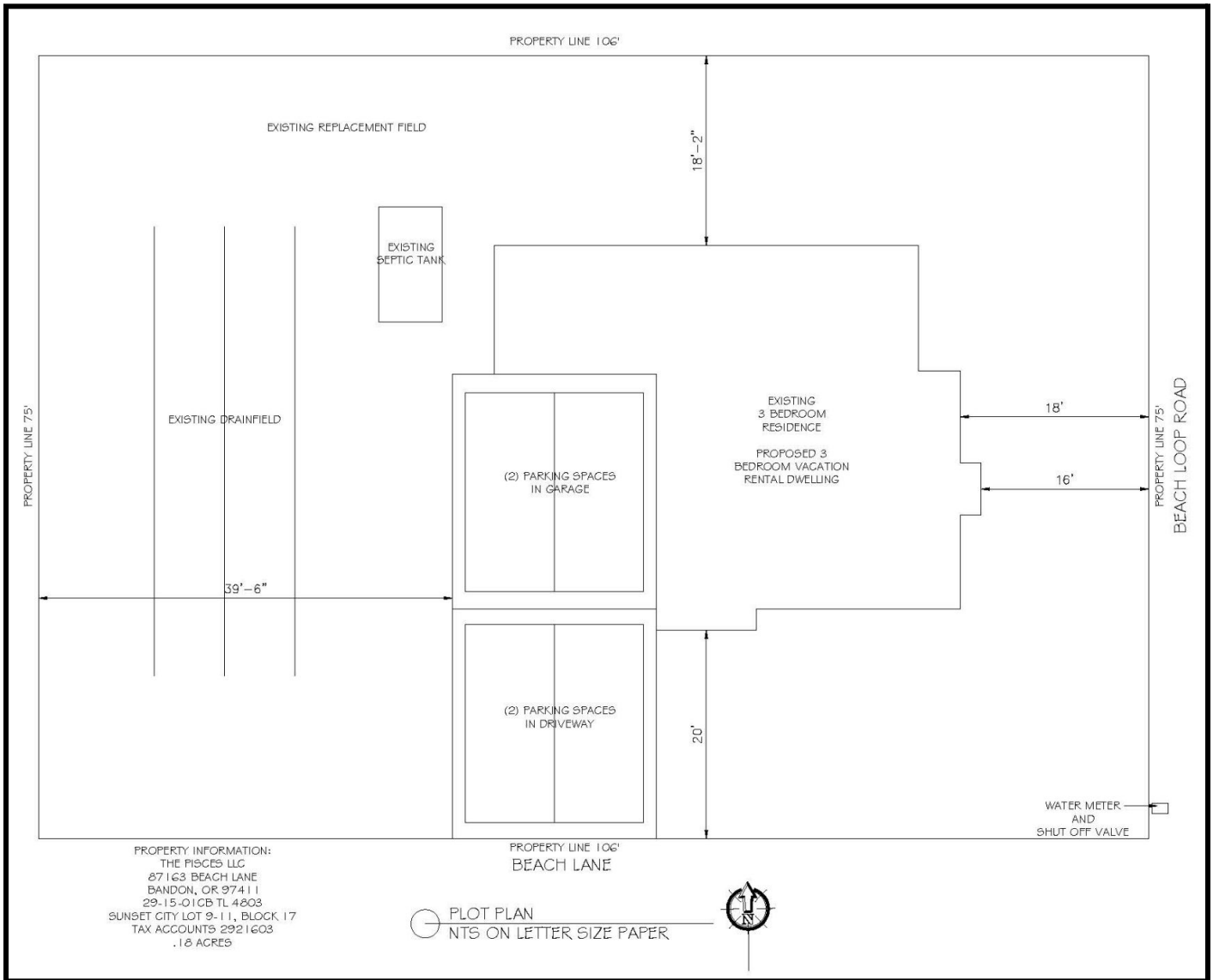
The subject property is located in the southern Urban Growth Boundary of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 4803 on the Coos County Tax Assessor's Map 29-15-01CB and is located in the Controlled Development 10 district (CD-10). The property is .18 acres in size, and the situs address is 87163 Beach Lane.

Existing development includes a septic system and a three bedroom stick framed home. 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 limited shrubs and the lot is primarily landscaped with rock. The property is within walking distance to the Pacific Ocean with the closest public accesses being Devil's Kitchen and Mars Beach. Bandon Beach Riding Stables is located across the street on the East side of Beach Loop Road. This makes this location an ideal location for a vacation rental and recreational location.

The property owner is requesting clearance to operate their three bedroom home as a furnished vacation rental dwelling. The required parking of 4 spaces can be accommodated, yet understanding the county restricts parking to 2 vehicles.

The property manager will be located in Bandon. They have agreed to be available 24 hours per day as the direct contact for emergencies, cleaning and other items deemed relevant to the operations of the Vacation Rental Dwelling. House cleaning and maintenance services will be

provided when the house is vacant, so a dedicated parking space is not needed although provided.



EXISTING PLOT PLAN

GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 4-6

Number of Parking Spaces: 4 total are provided; 3 for rental and 1 for employee

Large Gatherings: Gatherings will not be allowed.

Property Manager Details: The property manager will be located in Bandon is currently to be determined.

Security: A camera doorbell will be provided. Additionally, the local property manager will patrol the property routinely.

Landscaping/Screening: There is a fence and series of shrubs along the north property line that provides screening and privacy to the neighboring property.

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

Compatibility: The Sunset City area of Bandon is known for its clustering of Vacation Rental Dwellings. There are sixteen advertised vacation rentals within walking distance to the subject property. This area of Bandon contains a mix of tourist focused offerings as well as residential homes.

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

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

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

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

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

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

Applicant’s Response: The enclosed information and findings are provided as evidence that compliance with the county, state and licensing offices can be met and upheld.

Vacation Rental is defined as, “A furnished apartment or house rented out on a temporary basis to tourists or guests as an alternative to a hotel/motel or group cottage. The definition includes dwelling(s) or dwelling unit(s) for the purpose of

being rented or occupied on a daily or weekly basis, or is available for use, rent, or occupancy on a daily or weekly basis, or is advertised, or listed by an agent, as available for use, rent, or occupancy on a daily or weekly basis and are predominately rented out less than 30 days.”

Applicant’s Response: The dwelling contains three bedrooms and is fully furnished and self contained. The 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 CD-10 and the proposed use is consistent with the purpose of the zone for residential uses including short term rentals.

Improvement Summary							
COOS County							
For Assessment Year 2023							
Account ID	2921603						
Map	29S1501-CB-04803			Situs	87163 BEACH LN BANDON OR 97411		
Mailing	GREENE, RYAN O & ANNE H 78 CHURCH ST MOUNTAIN VIEW CA 94041-2356						
Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft	
1	5403	153	2006	100	153 - Two story-Class 5	2,160	
Rooms: 3 - BD, 2 - FB, 1 - HB, 1 - LR, 1 - KT							
Floors							
Description				Class	Comp %	OR %	Sqft
First Floor				5	100		1103
Second Floor				5	100		1057
Garage				5	100		437
Improvement Inventory							
Description	Qty/Size	Description			Qty/Size		
1001 Fndtn - Conc/Block	1	5001 Partitions - Drywall			1		
1001 Fndtn - Conc/Block	1	5103 CGS - FibGlas O'hd Door			1		
2208 Ext Dbl - Rustic	1	6003 IntComp - Avg Built-Ins			1		
2208 Ext Dbl - Rustic	1	8001 Plumb'g - Full Bath			2		
3102 Roof - Gable - Med Arch Comp	1103	8002 Plumb'g - Half Bath			1		
3102 Roof - Gable - Med Arch Comp	437	8011 Plumb'g - Kitchen Sink			1		
4001 Floor - 1st Flr - Carpet/Vinyl	1	8012 Plumb'g - Water Heater			1		
4008 Floor - Concrete	1	9003 Heat'g - F/A			2160		
9103 Fireplace - Masonry Single	1						
Total RMV						\$439,420	

TAX ASSESSMENT SHOWING A THREE BEDROOM HOME

4.2.200

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

Applicant’s Response: The rental has the potential to boost our local economy by renting to tourists and golfers. The location of the home is outstanding in regard to walking distance to the public beaches both at Devils Kitchen and Mars Beach. Bandon Beach Riding Stables is located within walking distance and both the Crossings Golf Course and Bandon Dunes Golf Resort are within 10 minutes of driving. 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.

Approval for water usage as a vacation rental from the City of Bandon is provided. Substantial transient occupancy taxes (“TOT”) will be paid as a vacation rental in the Urban Growth Boundary of Bandon. TOT tax is an important part of a thriving economy. This tax will generally place approximately \$800,000 into the general fund this year which is 16% of the general fund revenue. It is the highest financial contributor to the budget next to Utilities. TOT funds support the Police Department, ensuring the safety and compatibility of the neighborhoods that contain short term rentals. The TOT funds support the Community Center which provides an event space in our community which attracts visitors to our area who will stay at our local rental accommodations, shop our local stores and dine in our local restaurants. The TOT tax also supports the Sprague Theater which provides music, live theater and events which further attract out of town visitors to our area.



CITY OF BANDON

P.O. BOX 67
BANDON, OREGON 97411

Public Service...We Take It Seriously

August 16, 2023

Ryan O. and Anne H. Greene
78 Church Street
Mountain View, CA 94041

RE: Request for Water Service Outside Bandon City Limits for Coos County Map Number 29-15-01CB, Parcel No: 4803; 87163 Beach Lane, Bandon, OR 97411; Property Owner: Ryan O. and Anne H. Greene

Dear Ryan and Anne:

This letter will confirm that the City of Bandon provides water to the above-referenced property, and that there are no limitations that preclude using the property as a vacation rental, as it is an existing water service.

Your next steps are:

1. Complete, sign and record with the Coos County Clerk's Office, the Service and Annexation Agreement Waiver of Remonstrance and Addendum "A", Waiver of Annexation Limitation (Attached).
2. Sign the Policies for Out-of-City Water Connections form (Attached).
3. Pay all applicable fees.

The property will be charged commercial water rates.

Please let me know if you have any questions.

Respectfully,

Dan Chandler
City Manager/Director of Utilities
City of Bandon

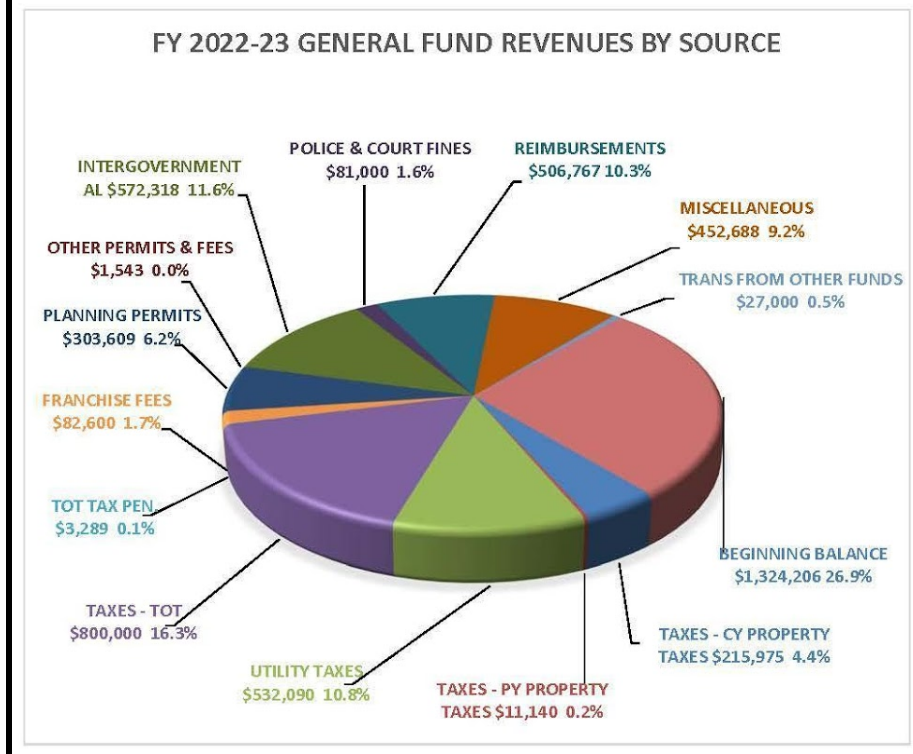
Bandon is an equal opportunity employer including individuals with disabilities

Phone (541) 347-2437 Fax (541) 347-1415 www.cityofbandon.org

CITY OF BANDON APPROVAL OF WATER USAGE FOR VRD

**City of Bandon
2022-2023 Annual Budget**

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



TOT CONTRIBUTION TO THE GENERAL FUND

4.3.200 The Table of Uses reads that Vacation Rental/Short Term Rental is permitted in the CD-10 zoning district subject to review criteria 87 and that the use takes place within an existing single family dwelling.

4.3.210(87) Vacation Rentals are subject to the following criteria:
A. Use shall be compatible with the surrounding area.

Applicant's Response: The property is located on Beach Lane at the corner of Beach Loop Road within the Bandon, Oregon zip code. This section of Bandon is a popular recreational destination for beach combers, horse lovers and golfers. There are several vacation rentals listed or locally advertised in this area, and the proposed use is considered compatible with the surrounding uses. There are sixteen advertised Vacation Rental Dwellings within walking distance to the subject site.

The purpose of this zoning district is to provide for residential, commercial and recreational uses. Vacation rentals are not considered a residential use

but a limited commercial use within a Single-Family Dwelling; therefore, the use must show compatibility with the residential uses occurring within the surrounding area without discord or disharmony. There are thirteen properties within the noticing area. One property is developed for residential use and the remaining lots are vacant.

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 lives 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. Quiet times will be clearly marked and listed in the rental agreement.

To further guarantee compatibility, a limitation on the number of guests will be placed on the rental. ORS 90.262 describes an occupant load as 2 persons per bedroom. The proposed dwelling contains 3 bedrooms and is therefore limited to 6 occupants. This will also limit the number of vehicles to 2.

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 4 parking spaces. The parking area is paved and easily accessed from Beach 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.

4.3.220(3) Additional conditional use review standards for uses, development and activities listed in table 4.3.200 for the Controlled Development (CD). The following conditional use review standards apply to all uses, activities and development within the CD zoning district.

(a) Compatibility: The Proposed Use, Activity Or Development is required to demonstrate compatibility with the surrounding properties or compatibility may be made through the imposition of conditions. 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 surrounding area.

(b) Within the a City Urban Growth Boundary:

i. Signage

Applicant's Response: The property is located within the Urban Growth Boundary of Bandon. There are currently no restrictions on signage, though after annexation, signage will be subject to the Bandon Municipal Code Section 17.90.

(c) All parks (Recreational or Residential) shall comply with the following design criteria:

i. The landscape shall minimize soil erosion. The exterior portion of the property shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the site abutting public roads or property lines that are common to other owners of property that are zoned for residential, except for points of ingress and egress;

ii. Lighting: Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent residential district or use.

iii. Exposed storage areas, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to the setbacks of the this zoning designation, screen plantings or other screening methods;

iv. Trash service shall be provided to the facility and the area for trash receptacle or receptacles shall be identified on the plot plan; and

v. Hours of operation may be required in areas predominantly surrounded by residential zones.

Applicant's Response: Compatibility was addressed above under 4.3.210(87). The proposed use meets the criteria for compatibility given the limited development in the vicinity that would be affected by a transient use. Additionally, all other conditions applied to the use will ensure compatibility by limiting the number of guests and vehicles, posting quiet hours and a nuisance plan, and posting the rental contact information in the yard to provide an immediate contact number for neighbors who may become concerned with the rental use.

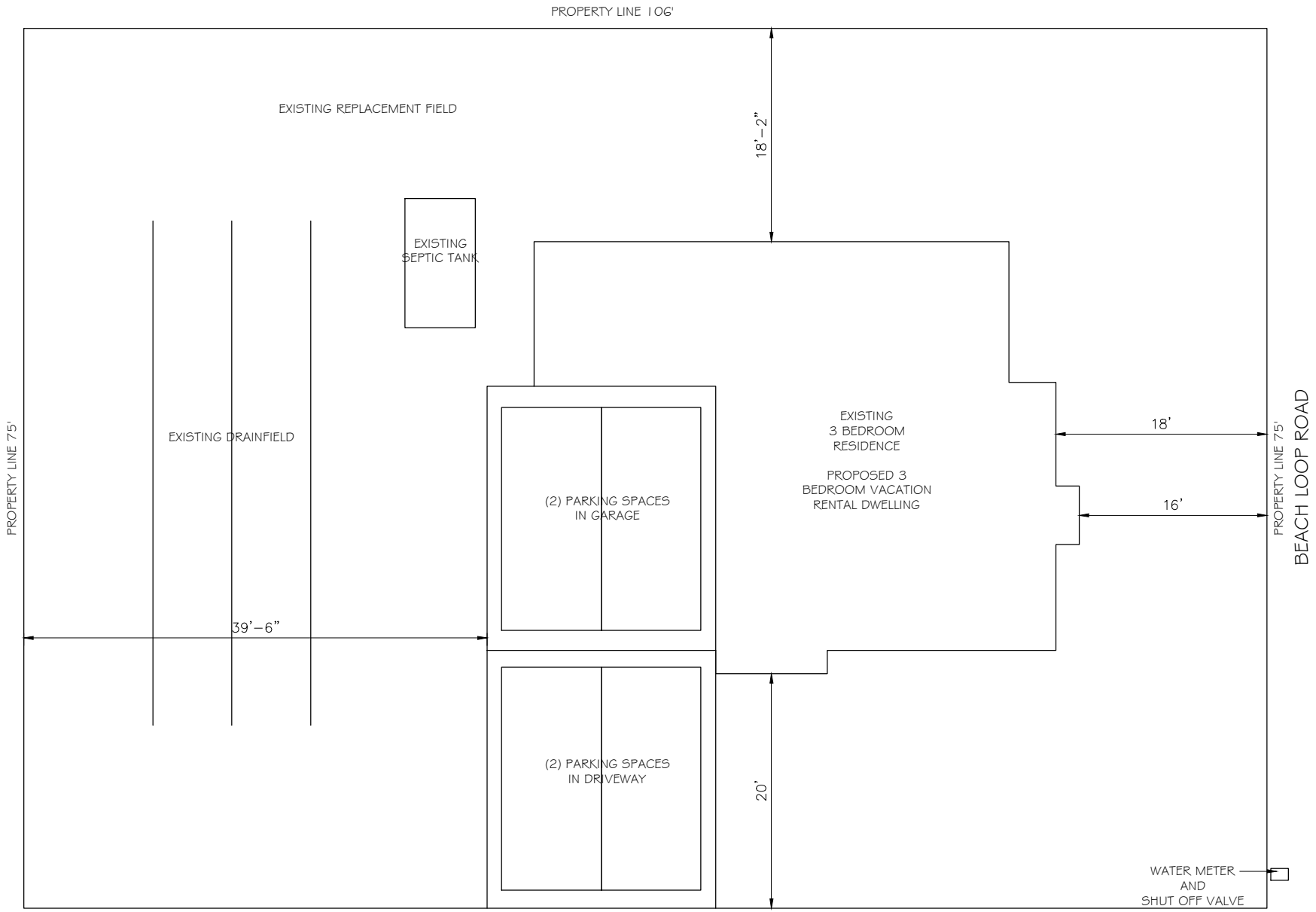
The property is not being used as a park, though all all landscaping is installed and consists of gravel and shrubs. This provides drainage that can slowly seep into the subject site's surface and prevents drainage onto adjoining properties or the street right of ways. All lighting is downward facing and limited to the walkways. This ensures compatibility with the neighbors by maintaining a dark sky at night. Trash service is provided and is screened from the streets. The hours of operation are considered 24/7 given the overnight accommodations; however, Quiet Hours will be posted.

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 4 parking spaces in the driveway and garage.



PROPERTY INFORMATION:
 THE PISCES LLC
 87163 BEACH LANE
 BANDON, OR 97411
 29-15-01CB TL 4803
 SUNSET CITY LOT 9-11, BLOCK 17
 TAX ACCOUNTS 2921603
 .18 ACRES

PLOT PLAN
 NTS ON LETTER SIZE PAPER

