



Coos County Community Development

Mailing Address: 250 N. Baxter, Coquille, Oregon
60 E. Second St., Coquille OR 97423
Planning, Building, Onsite and Enforcement
Phone: 541-396-7770
Fax: 541-266-1146

www.co.coos.or.us

TDD (800) 735-2900

NOTICE OF LAND USE DECISION

Thursday, June 12, 2025

File Number: ACU-24-067

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:	756206
Map Number:	27S1405D0-01801
Property Owner:	RANGER BC LL C/O PATHLIGHT CAPITAL LP 100 FEDERAL ST FLOOR 20 BOSTON, MA 02110-1882
Situs Address:	86654 ST ANDREWS LN BANDON, OR 97411
Acreage:	3.84 Acres
Zoning:	RURAL RESIDENTIAL - 5 (RR-5)
Special Development Considerations and Overlays:	ARCHAEOLOGICAL AREAS (ARC) COASTAL SHORELAND BOUNDARY (CSB) FLOODPLAIN 100 yr - 2018 (FP) NATIONAL WETLAND INVENTORY (NWI) NH EROSION COASTAL (NHERC) NH TSUNAMI (NHTHO) NH WILDFIRE (NHWF) WETLANDS (WET)

This notice shall be posted from June 12, 2025 to June 27, 2025

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 **Friday, June 27, 2025** . Appeals are based on the applicable land use criteria.

This decision complies with the Coos County Zoning and Land Development Ordinance (CCZLDO), specifically:

- General Compliance: Section 1.1.300 requires compliance with the Comprehensive Plan and Ordinance provisions. Additionally, Article 6.1 addresses 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 4.3.220 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 required. This use required an Administrative Conditional Use.
- Administrative Conditional Uses: Article 5.2. provides the process for all type II conditional use review.

IMPORTANT INFORMATION ABOUT THIS NOTICE

Please be advised that civil matters, including private property disputes that fall outside the scope of applicable land use criteria, will not be considered as part of this decision process. This notice does not entitle you to appeal directly to the Land Use Board of Appeals (LUBA). Notices mailed pursuant to ORS 215 are considered legally served upon those property owners listed in the affidavit of mailing prepared by the designated county official. Failure to notify an owner due to recent ownership changes **or** newly created lots not yet reflected in the most recent tax assessment roll does not invalidate this decision or ordinance. Additionally, issues not raised at the appropriate time, either orally at a hearing or in writing, and supported by sufficient evidence, may not be raised later on appeal to LUBA.

Pursuant to Chapter 5 of the Coos County Zoning and Land Development Ordinance a party may represent themselves or be represented by a licensed attorney. A consultant or other non-attorney professional may assist with preparing materials, submitting applications, or providing technical expertise. However, such individuals are not considered legal representatives and do not have standing to act on behalf of a party in a legal capacity unless they have been granted power of attorney by the property owner.

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ACU-24-067

Specifically, a consultant may appear as a fact witness, meaning they can present information, data, or professional opinions, or assist with application preparation in support of a party's position. However, they do not have standing to appeal or legally represent a client unless they are a licensed attorney in the state of Oregon.

Standing to appeal is limited to the applicant, an adversely affected party, or their legal counsel. If a consultant wishes to participate in a proceeding, they must do so in coordination with the party they are assisting, and any formal appeal must be filed by the party themselves or by their attorney. All relevant materials—including the application, staff report, and decision documents—are available online at: <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:

Date: Wednesday, June 11, 2025

Jill Rolfe, Director

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

NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 750 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/Consultants

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. Applications submitted after January 1, 2025 are located in E-permitting - Accela Permitting Software. Special Districts: Bandon Rural Fire Protection District, and Southern Coos General Health District.

EXHIBITS:

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map;

Exhibit C: Staff Report -Findings of Fact and Conclusions which is available upon request.

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ACU-24-067

EXHIBIT “A”
CONDITIONS OF APPROVAL

To receive a Zoning Compliance Letter (ZCL), the applicant must submit the following conditions on a response form. All applicable federal, state, and local permits must be obtained before any development activity begins. If any agency provided comments during the review, the property owner is responsible for ensuring compliance with those comments.

The applicant must comply with the following conditions. All costs associated with meeting these requirements are the applicant’s responsibility. The applicant is not acting as an agent of the County, and failure to comply with or maintain these conditions may result in permit revocation pursuant to the Coos County Zoning and Land Development Ordinance (CCZLDO). Please review these conditions carefully. If you have any questions, contact planning staff.

Please read the following conditions of approval 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 shall be required to show the conditions have been complied with. To show compliance with this section, the applicant shall submit a letter with the following items to request that staff find the following conditions have been satisfied:
 - a. The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title. The statement must include language that the purchaser of the property has been provided a copy of the land use approval containing all conditions or restrictions, understands the obligation, and agrees to fulfill the conditions unless a modification is approved as provided in this ordinance. The recorded deed covenant shall be recorded with the County Clerk and a copy provided to the Planning Department. Section 5.2.700 Development Transferability – Unless otherwise provided in the approval, a land use approval obtained through a conditional use process shall be transferable provided the transferor files a statement with the Planning Director signed by the transferee. This document shall be recorded in the chain of title of the property, indicating that the transferee has been provided a copy of the land use approval containing all conditions or restrictions, understands the obligation, and agrees to fulfill the conditions, unless a modification is approved as provided in this ordinance. The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title to alert a purchaser that development was approved subject to conditions and possible restrictions.
 - b. The applicant shall complete the following to ensure compatibility:
 - i. Submit a plan to address nuisance issues to ensure the use is compatible with the neighborhood. The plan shall include contact information for the property manager, a process for reporting problems, noise restrictions, and emergency contact information. The advertisement for the rental shall include the property manager’s name and contact information. An example of a plan (not required to use the format) is included on the next page.

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ACU-24-067

- ii. A contract that will be used for the rental shall include all of this information and shall be filed with the Planning Department.
 - iii. The number of overnight occupants is limited based on the number of bedrooms. The dwelling proposed for use as a vacation rental will have six (6) bedrooms and shall be limited to twelve (12) overnight guest.
 - iv. Vendors shall be limited to cleaning and maintenance on a regular basis. If a special event is planned by a guest, it shall occur during the day and vendors may be allowed to serve that specific event.
 - v. Parking and driveway standards must be met with a sign-off from the County Road Department Roadmaster or Access Manager. Dedicated parking for the vacation rental is limited to two spaces for guests.
 - vi. If located within an Urban Growth Boundary, further restrictions may be required based on comments from the City.
2. **Final Occupancy Permit:** A Zoning Compliance Letter shall not be issued for this use until a final occupancy permit has been issued by the County Building Department.
 3. **Health License:** Pursuant to CCZLDO § 4.3.110.10(a), the applicant shall obtain a license from the Coos County Health Department in accordance with ORS 446.310–350. Renewals of the license shall be submitted to the Planning Department to demonstrate continued compliance.
 4. **Sanitation Requirements**
If the subject property has an onsite septic system, further restrictions may apply through the On-site program. The applicant shall check with the appropriate agency to verify that the septic is equipped to handle a vacation rental.
 5. **Water Approval:** An authorization for the water provided may be required. If you are on well or spring, please contact Oregon Water Resources to ensure that you operating in compliance. If water is provided by a city or municipality, please provide a letter stating there are no restrictions due the change of use.
 6. **Consultation with Tribes:** As a condition of approval, staff required confirmation that the applicant has coordinated with both tribes prior to and during any ground disturbing activities. At this time, construction of the approved dwelling is ongoing.

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ACU-24-067

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

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

- A. PROPOSAL:** The applicant, Ranger BC, LLC, represented by Sheri McGrath, submitted a request under file ACU-24-067 for approval of an Administrative Conditional Use Permit for a Vacation Rental Dwelling (VRD) on Tax Lot 1801, Map 27S-14W-05D. The subject property is located at 86654 St. Andrews Lane, Bandon, Oregon. The property is 3.84 acres in size and zoned Rural Residential-5 (RR-5).

The proposed vacation rental will occur within a six-bedroom single-family dwelling that is currently under construction. Although the application materials reference an existing dwelling, staff confirms that as of the date of this review, the dwelling has not been issued a Certificate of Occupancy and remains under active building permit. No short-term rental use may occur until construction is complete and the final Certificate of Occupancy is issued to meet the requirement of an existing dwelling. This requirement will be included as a condition of approval.

B. BACKGROUND / PROPERTY HISTORY / SITE CONDITIONS/LOCATION:

The subject property was previously reviewed under Conditional Use applications ACU-22-006, ACU-22-007, and Variance V-22-001. The applications requested approval to site a Single-Family Dwelling and associated development within the Coastal Shoreland Boundary and the Natural Hazards – Coastal Erosion Overlay Zones. The original submittal also included a proposal to create a golf putting green within the Coastal Shoreland Boundary and Floodplain Overlay Zones. However, on March 23, 2022, the applicant submitted a written request to remove the golf putting green from the application. The application was subsequently approved with conditions on May 16, 2022. At this time, there is no land use approval authorizing the establishment of a golf putting green on the property.

The property was originally created as Parcel 2 of Partition Plat 2003-021, which was subsequently replatted as Partition Plat 2005-012. Additionally, on September 20, 2004, a property line adjustment was approved between Tax Lots T29SR15WS5D 1800 and 1801, resulting in the current configuration.

The subject property is located approximately one mile north of Seven Devils State Recreation Site, within the Agate Beach area, and approximately nine miles north of the City of Bandon, accessed from Seven Devils Road via Agate Lane. While the application materials reference St. Andrews Lane as the access road, this name has not been formally adopted through the County’s road naming process. Road names shown on plats are not automatically recognized as official county road names without separate county action. Therefore, legal access is via an unnamed private easement off of Agate Lane.

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ACU-24-067

The surrounding area is characterized by lightly developed Rural Residential-5 (RR-5) zoned properties to the north, south, and east. A fiber optics telecommunications facility is located southeast of the property. The Pacific Ocean and State beaches are located to the west. Public beach access is available at Seven Devils State Recreation Site, located approximately one mile to the south.

As part of the 2022 review, coordination occurred with the Coquille Indian Tribe and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians.

- The Coquille Indian Tribe provided the following recommendation:
“We highly recommend an archaeological survey of the project Area of Potential Effect, to include the construction area, staging, and disposal areas.”
- The Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians provided the following request:
“We further request to be given at least 72 hours' notice prior to any ground disturbing activities, and that a staff person or designated member of the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians be present during any ground disturbing activities.”

As a condition of approval, staff required confirmation that the applicant has coordinated with both tribes prior to and during any ground disturbing activities. At this time, construction of the approved dwelling is ongoing. The subject property cannot be authorized for vacation rental use until the dwelling receives final occupancy approval, as a Zoning Compliance Letter (ZCL) is required prior to any short-term rental authorization. A condition of approval will be applied to ensure that no ZCL is issued until final occupancy is obtained.

C. ZONING: - The property is located in the Forest/Mixed Use.

ARTICLE 4.2 – ZONING PURPOSE AND INTENT

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-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.

II. GENERAL PROPERTY COMPLIANCE:

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ACU-24-067

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 complies with the Coos County Zoning and Land Development Ordinance. However, this does not preclude the possibility that additional information, which was unavailable during this review, might indicate non-compliance.

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: The unit of land was created pursuant to Coos County Zoning and Land Development Ordinance Section 6.1.125.1.a, through an approved or pre-ordinance plat. The subject property was originally created as Parcel 2 of Partition Plat 2003-21 and was subsequently replatted through Partition Plat 2005-012. The property has not been reconfigured since the original approvals. Therefore, at the time of this report, the unit of land is lawfully created.

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 allow a Large Tract Forestland Dwelling, subject to Review Standard #9(B) and an Accessory Structure. Development is also subject to Section 4.6.130 Siting Standards for Dwellings and Structures in Forest Zones and 4.6.140 Development and Siting Criteria. Administrative Conditional Uses are reviewed under Article 5.2. This property is within the Natural Hazard Wind Erosion Special Development Overlay and shall comply with Article 4.11.

B. KEY DEFINITIONS:

- *ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.*
- *DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.*
- *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. COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO)

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)

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ACU-24-067

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 1984 with modifications in 1997. 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.*

Findings of Fact – Vacation Rental/Short Term Rental (CCZLDO Section 4.3.210(87)) Pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Section 4.3.210(87), the applicant has requested approval for a vacation rental dwelling (VRD) on Tax Lot 1801, Map 27S-14W-05D. The following findings address each of the applicable approval standards:

- (a) Shall be found to be compatible with the surrounding area.**

The subject property is located north of the City of Bandon in the Seven Devils area, within a Rural Residential-5 (RR-5) zoning district. The area consists of a mixture of rural residential development and recreational uses, with nearby amenities including Agate Beach, Seven Devils State Recreation Site, Whiskey Run Beach, and the Bandon Dunes Golf Resort. The applicant submitted findings noting that the proposed vacation rental will serve visitors seeking recreational opportunities in the area and will provide an alternative to hotel lodging while maintaining the rural character of the site.

The site is 3.84 acres in size, providing natural vegetative buffers that screen the dwelling from adjacent properties and the main road. The submitted site plan demonstrates adequate separation from neighboring properties, and the applicant has indicated that property management will include procedures to address noise, traffic, and maintenance concerns. The applicant references nuisance provisions, such as prohibiting excessive noise, large gatherings, and objectionable conduct, with enforcement handled by an onsite manager or local contact. The use of the property for transient occupancy is consistent with the RR-5 zone, which allows vacation rentals as a conditional accessory use within existing single-family dwellings.

Therefore, staff finds that the proposed vacation rental, once the dwelling is completed and occupied, will be compatible with the surrounding area.

(b) Shall be licensed by Coos Health & Wellness (CHW) in accordance with ORS 446.310-350.

The applicant acknowledges that a license from Coos Health & Wellness will be required in accordance with ORS 446.310-350 prior to commencing any vacation rental operations. A condition of approval will be included requiring that proof of valid licensing be provided to the Planning Department prior to issuance of zoning compliance and prior to any rental activity. Therefore, this criterion is satisfied subject to compliance with the stated condition.

(c) Shall meet parking access, driveway and parking standards as identified in Chapter VII.

The submitted site plan shows three graveled parking spaces located onsite, in addition to enclosed parking available within the attached garage. The applicant states that the driveway will be inspected and approved by the Coos County Road Department, which has authority to issue compliance with access standards under Chapter VII of the CCZLDO. The property is accessed by private easement extending from Agate Lane.

The site includes adequate turnaround space and meets the minimum required two parking spaces for vacation rentals, with additional parking provided beyond the minimum standard. The property is not located within an Urban Growth Boundary, and no additional urban street or sidewalk improvements are required. Final driveway inspection and approval by the Road Department will be required prior to issuance of zoning compliance.

Therefore, subject to driveway inspection and approval, the proposal satisfies the parking, access, and driveway standards under 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.

The applicant acknowledges that vacation rental authorization is not transferable and that any future conveyance will require submission of a Compliance Determination Application by the new owner prior to continuing the use. The property owner has agreed to this limitation, and the deed restriction will further ensure that this requirement is disclosed to future owners. Staff finds that this criterion is met.

(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.

The applicant has confirmed that a recorded deed restriction consistent with the requirements of CCZLDO Section 4.3.210(87)(e) will be recorded. The deed restriction acknowledges that the vacation rental is an accessory use to the primary residential use and establishes the non-transferability of the authorization without compliance review by the County. The submitted copy of the recorded deed restriction satisfies this criterion.

Based on the application materials, supplemental information, and conditions of approval outlined in this report, the proposed vacation rental dwelling meets the applicable standards of CCZLDO Section 4.3.210(87).

IV. DECISION

In conclusion Staff finds that the applicant has addressed most of the relevant criteria and the ones that have not been addressed 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.

V. 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.