



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:

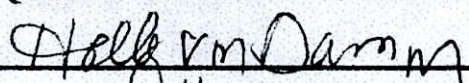
- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway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

  
\_\_\_\_\_  
David von Damm

  
\_\_\_\_\_  
Holly von Damm

**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: 87109 Vesta Lane, Bandon OR 97411

Type of Access: County Road Name of Access: Vesta 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.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- 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 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? 8-10
- Will food be offered as part of the an on-site business? No
- Will overnight accommodations be offered as part of an on-site business? By reservation only
- What will be the hours of operation of the business? By reservation only

Please check  if the request is for a land division.

### Coos County Environmental Health Use Only:

Staff Reviewing Application: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

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

CONSENT FOR REPRESENTATION

I, David Von Damm of 1322 Shattuck Ave Apt 302, Berkeley, CA 94709  
give permission to Coos Curry Consulting to represent me on all design, permit and consulting  
matters concerning the property located on the Coos County Tax Assessor's Map 29-15-01CB  
TL 1801. The tax account for this property is 2900601. The site address is 87109 Vesta 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 24 months from the date below, without requirement of  
notice.

DATED: 9-14, 2023

COOS CURRY CONSULTING

  
By: SHERI MCGRATH

CLIENT

  
By: DAVID VON DAMM

RECORDING REQUESTED BY:



300 W Anderson Avenue, PO Box 1075  
Coos Bay, OR 97420

Coos County, Oregon **2020-09827**  
\$91.00 Pgs=2 10/02/2020 01:15 PM  
eRecorded by: TICOR TITLE COOS BAY  
Debbie Heller, CCC, Coos County Clerk

**GRANTOR'S NAME:**

James R. Cartwright and Terri Mundt, as tenants by the entirety, as to Parcel 1 AND James R. Cartwright and Terri J. Mundt, as tenants by the entirety, as to an undivided one-half interest as to Parcel 2

**GRANTEE'S NAME:**

David C. von Damm and Holly E. von Damm

**AFTER RECORDING RETURN TO:**

Order No.: 360620032650-LS  
David C. von Damm and Holly E. von Damm  
1322 Shattuck Ave #302  
Berkeley, CA 94709

**SEND TAX STATEMENTS TO:**

David C. von Damm and Holly E. von Damm  
1322 Shattuck Ave #302  
Berkeley, CA 94709

APN: 2900601  
2900602  
Map: 29S1501CB01801  
29S1501CB01802  
Vacant Land, Bandon, OR 97411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**James R. Cartwright and Terri Mundt, as tenants by the entirety, as to Parcel 1 AND James R. Cartwright and Terri J. Mundt, as tenants by the entirety, as to an undivided one-half interest as to Parcel 2, Grantor, conveys and warrants to David C. von Damm and Holly E. von Damm, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:**

**PARCEL 1:**

Lots 12 through 15, inclusive, Block 6, ORIGINAL PLAT OF SUNSET CITY, Coos County, Oregon. Together with that portion of the vacated alley, vacated by Ordinance #508, Recorded November 4, 1993, as Microfilm No. 93-11-0265, Records of Coos County, Oregon, abutting said lots that would inure by operation of law.

**PARCEL 2:**

Lots 16 through 18, inclusive, Block 6, ORIGINAL PLAT OF SUNSET CITY, Coos County, Oregon. Together with that portion of the vacated alley, vacated by Ordinance #508, Recorded November 4, 1993, as Microfilm No. 93-11-0265, Records of Coos County, Oregon, abutting said lots that would inure by operation of law.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00). (See ORS 93.030).

**Subject to:**

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
2. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
3. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the streets, roads, alleys and highways.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Edward H. Jacobs and Judith A. Jacobs, husband and wife  
Recording Date: January 27, 1995  
Recording No: 95-01-0853

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Royal W. Delany, M.D. a Professional Corporation, Money Purchase Pension Plan  
Recording Date: January 27, 1995  
Recording No: 95-01-0854

STATUTORY WARRANTY DEED

(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Oregon, through its Department of Environmental Quality
Recording Date: August 29, 1995
Recording No: 95-08-1129

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Richard L. Cole and Edythe P. Cole, Trustees of the Cole Family Trust
Recording Date: October 3, 2001
Recording No: 2001-11896

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10-01-20

[Signature]
James R. Cartwright

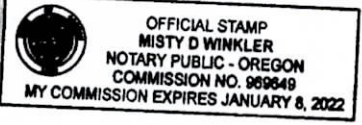
[Signature]
Terri J. Mundt (aka Terri Mundt)

State of Oregon
County of Washington

This instrument was acknowledged before me on 10/01/2020 by James R. Cartwright and Terri Mundt, as tenants by the entirety, as to Parcel 1 AND James R. Cartwright and Terri J. Mundt, as tenants by the entirety, as to an undivided one-half interest as to Parcel 2.

[Signature]
Notary Public, State of Oregon

My Commission Expires: 1/8/2022

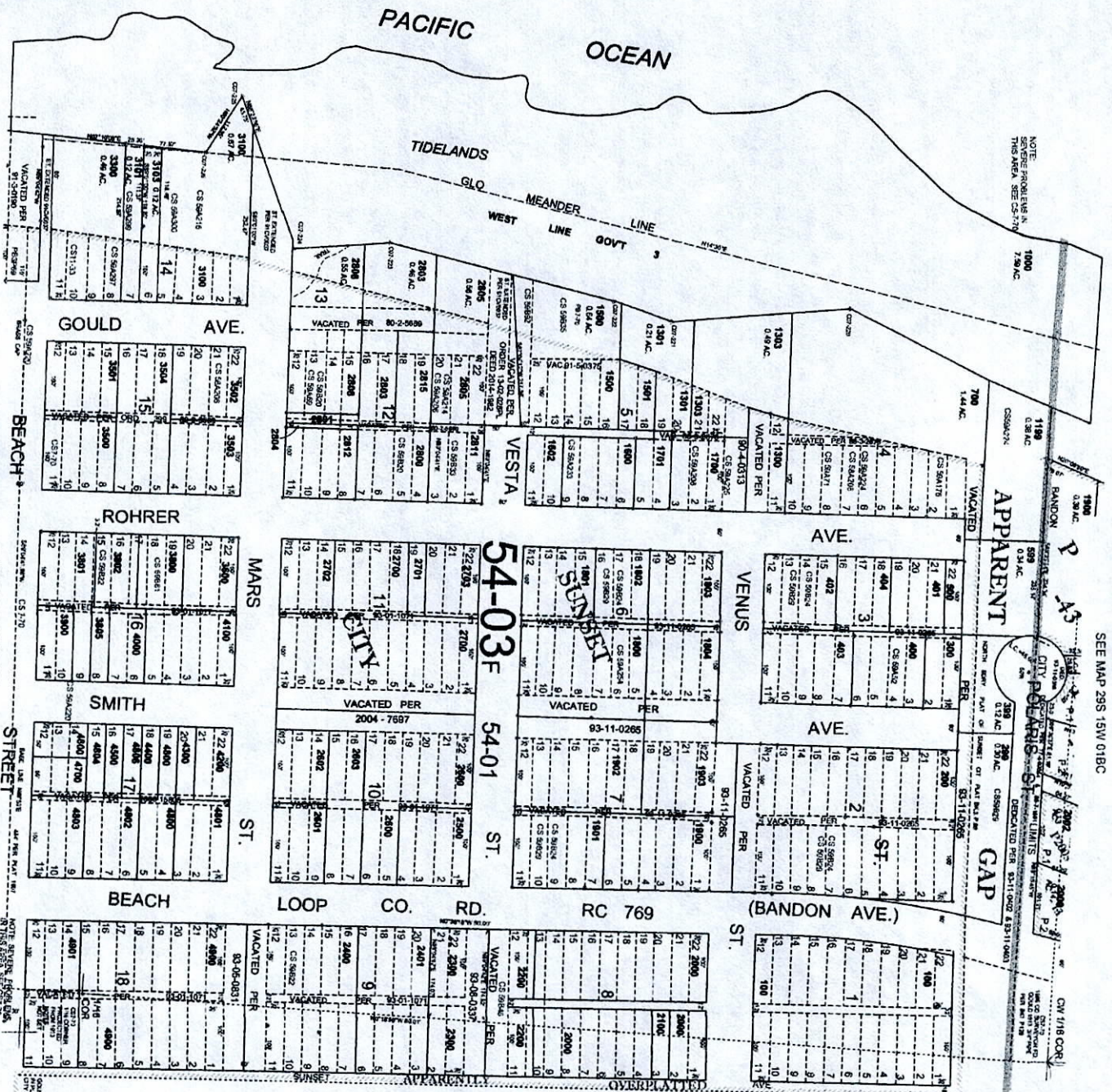


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NW1/4 SW1/4 SEC. 1 T29S R15W W.M. COOS COUNTY

1" = 100'

29S 15W 01CB  
CANCELLED NO.



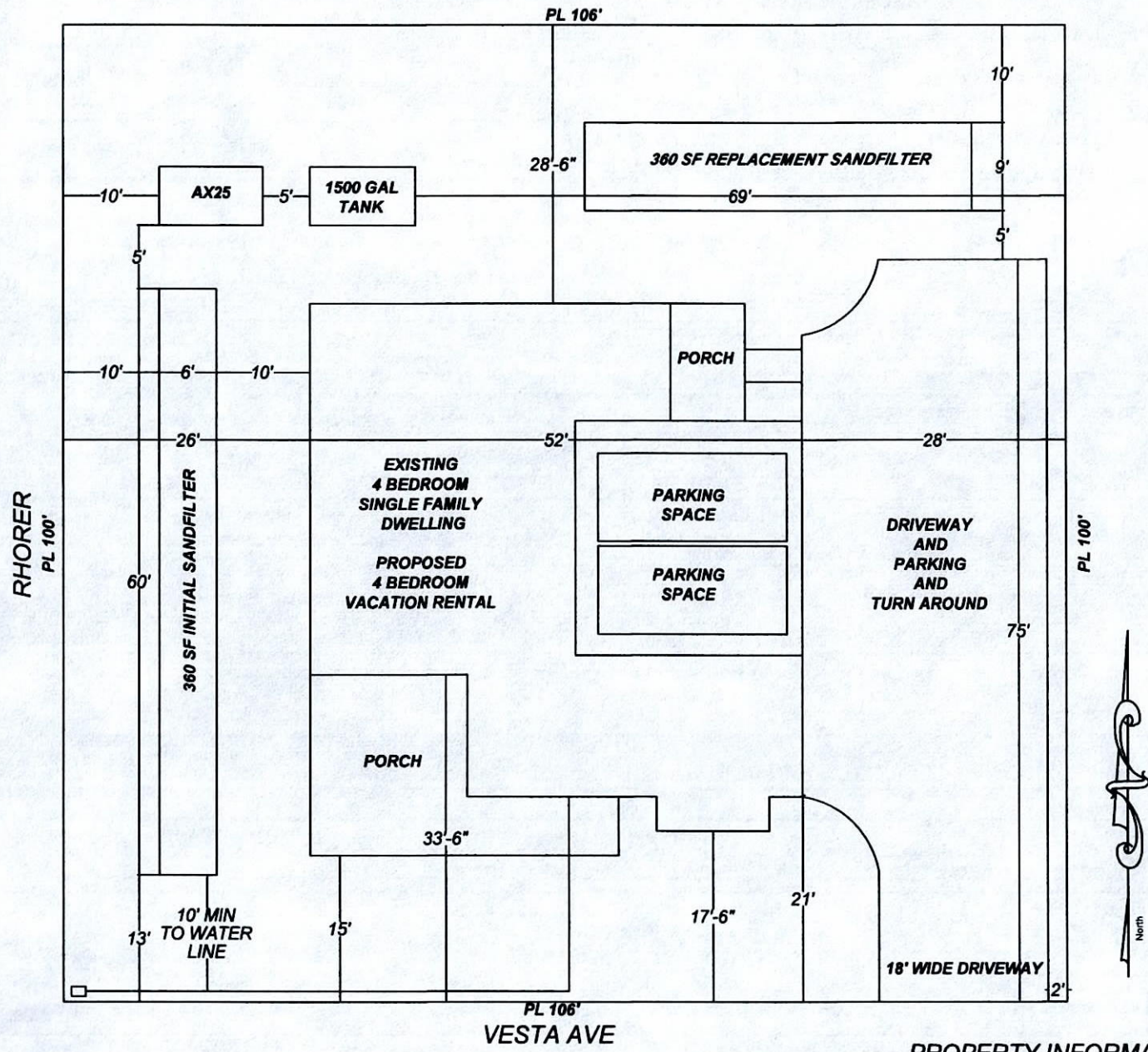
SEE MAP 29S 15W 01BC

SEE MAP 29S 15W 01CC

SEE MAP 29S 15W 01

1200
1400
3000
2802
1101
2806
2807
1102
1103
1105
1106
1107
1104
1108
1100
298
398
598
600
800
1302
1502
501
3803
1601
3201
3805
2814
3700
3804
2809
4805
2810
3200
3400
3701
3102
3104
2813
801
1503
3807
2704

04-18-2019  
29S 15W 01CB



**PLOT PLAN**  
 1" = 16'

**PROPERTY INFORMATION:**  
 DAVID AND HOLLY VON DAMM  
 87109 VESTA LANE  
 BANDON, OR 97411  
 29-15-01 CB TL 1801  
 TAX ACCT 2900601



# City of Bandon

555 Hwy 101, PO Box 67  
Bandon, OR 97411  
(541) 347-2437

*Bandon by the Sea*

July 16, 2024

David & Holly VonDamm  
87109 Vesta Lane  
Bandon, OR 97411

**RE: Request for Letter Confirming that the City of Bandon Provides Water Service to the Subject Property Located at Coos County Map Number 29-15-01CB, Parcel No: 1801; 87109 Vesta Lane, Bandon, OR 97411; Property Owner: David and Holly VonDamm**

Dear David & Holly,

This letter confirms that the City of Bandon provides water service to the above-referenced property, and that there are no capacity limitations that preclude using the property as a vacation rental.

The property will be charged commercial water rates.

Please do not hesitate to contact Assistant to the City Manager Andrea McMahon at (541) 347-2437, extension 239, should you have any additional questions or need further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Torrey Contreras", with a long horizontal line extending to the right.

Torrey Contreras  
City Manager/Director of Utilities  
City of Bandon

July 27, 2024

**VACATION RENTAL DWELLING**

David and Holly Von Damm  
87109 Vesta Lane  
Bandon, OR 97411  
29-15-01CB TL 1801  
Tax Account 2900601

**PROPERTY OWNER**

David C Von Damm ETAL  
1322 Shattuck Ave APT 302  
Berkeley, CA 94709

**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 1801 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 .24 acres in size, and the situs address is 87109 Vesta Lane.

Existing development includes a four-bedroom stick framed home currently being constructed. The applicant wishes to request that a "Certificate of Occupancy" for the Single Family Dwelling be made a condition of approval. 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 has been removed from the site for construction, though a landscape plan is proposed after the installation of the septic system and home. 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 in close vicinity on the East side of Beach Loop Road. This makes the home an ideal location for a vacation rental.

The property manager will reside in Bandon and has 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 generally be provided when the house is vacant, so a dedicated parking space is not needed.

**GENERAL SCOPE OF PROPOSAL**

Number of Occupants at One Time: 8-10

Number of Parking Spaces: 2 total are provided within the garage structure.

Large Gatherings: Gatherings will be limited to daytime hours.

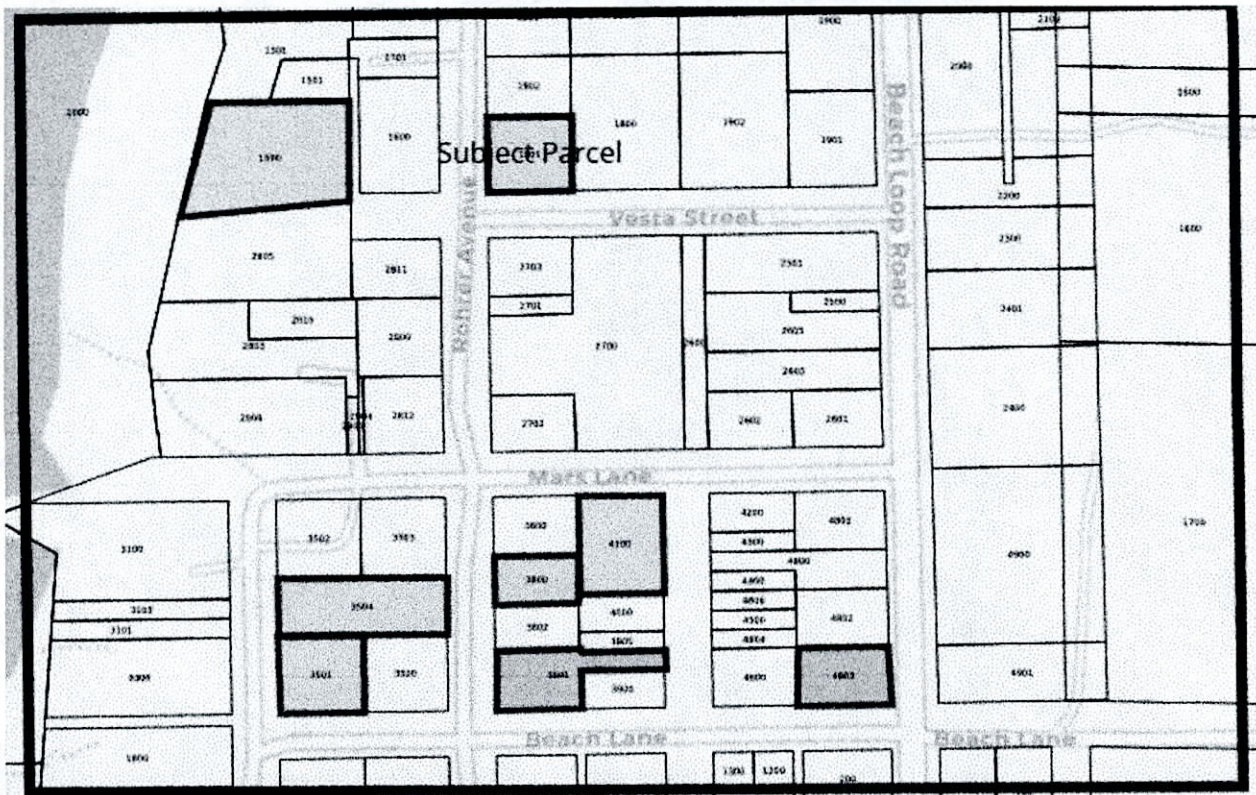
Property Manager Details: The property manager will be located within the City of Bandon.

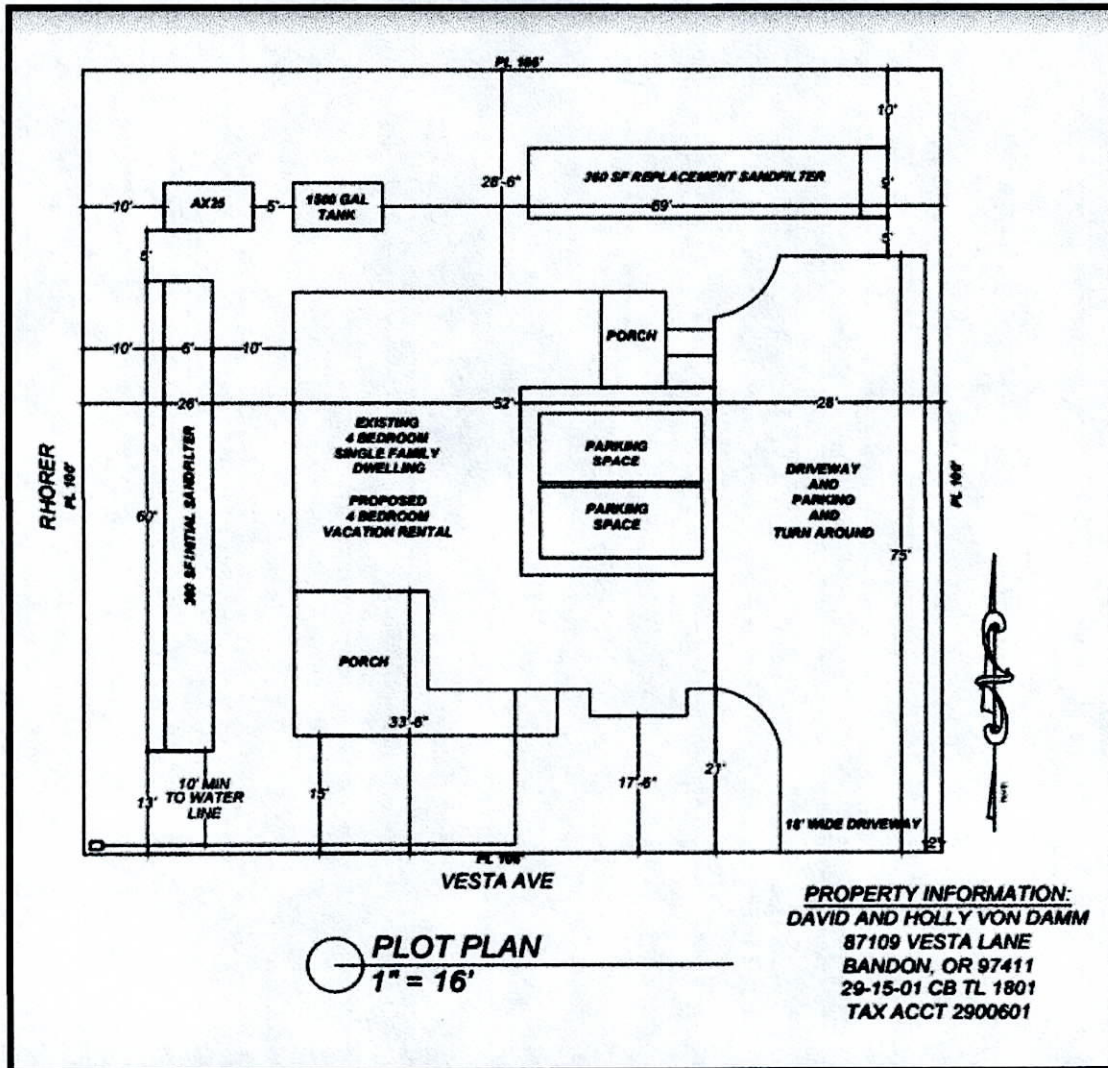
Security: The house will be secured by coded lock boxes and is monitored regularly.

Landscaping/Screening: The property is bordered by Vesta Lane to the South, Rohrer Avenue to the west and privately owned adjacent properties to the North and East. Tax Lot 1802 contains a grove of Shorepine Trees that will provide a buffer for the neighbor to the North. This parcel will never be developed due to an existing septic easement. The East side contains a sloped bank. The change in topography creates a natural buffer along that side of the property.

Cleaning Services: Cleaning 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 and second homes. There are several short-term rentals within the subdivision, and at least seven rentals within a few blocks. Several more are within walking distance.





**PLOT PLAN**

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

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

**Applicant's Response:** The dwelling is a four bedroom stick framed home. There are no shared walls or other dwelling units on the subject site. The dwelling is still under construction, the applicant is requesting that the Administrative Conditional Use be processed with a condition of approval to require the Certificate of Occupancy from the County Building Codes

**Department prior to receiving a Zoning Compliance Letter to operate the Vacation Rental.**

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 have been met and will continue to be 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 four bedrooms and will be fully furnished and self contained. The space will be rented for a period of less than 30 days at a time.**

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.**

- 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 proposal meets the zoning purpose, as a Vacation Rental is accessory to the residential use. The operation as a short term rental use will boost the local economy. The location of the home is outstanding for short term rental use as it is 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.

A letter has been provided below from the City of Bandon confirming that there are no limitations that would prohibit the Dwelling to be used as a Vacation Rental. Substantial transient occupancy taxes ("TOT") will be paid to the city for the use as a vacation rental. TOT tax is an important part of a thriving economy. This tax will generally place approximately \$800,000 into the general fund during 2023-2024 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

555 Hwy 101, PO Box 67  
Bandon, OR 97411  
(541) 347-2437

*Bandon by the Sea*

July 16, 2024

David & Holly VonDamm  
87109 Vesta Lane  
Bandon, OR 97411

**RE: Request for Letter Confirming that the City of Bandon Provides Water Service to the Subject Property Located at Coos County Map Number 29-15-01CB, Parcel No: 1801; 87109 Vesta Lane, Bandon, OR 97411; Property Owner: David and Holly VonDamm**

Dear David & Holly,

This letter confirms that the City of Bandon provides water service to the above-referenced property, and that there are no capacity limitations that preclude using the property as a vacation rental.

The property will be charged commercial water rates.

Please do not hesitate to contact Assistant to the City Manager Andrea McMahon at (541) 347-2437, extension 239, should you have any additional questions or need further assistance.

Sincerely,

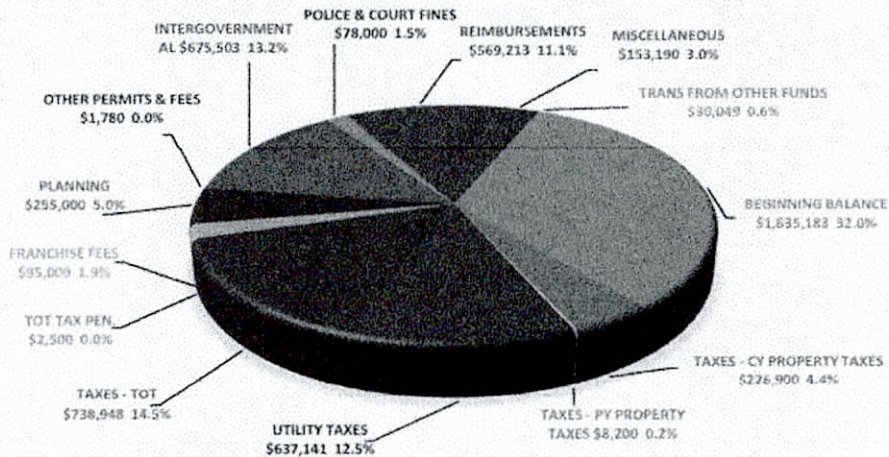
Torrey Contreras  
City Manager/Director of Utilities  
City of Bandon

**CITY OF BANDON LETTER REGARDING WATER USE**

**City of Bandon  
FY 2023-24 Budget**

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

**FY 2023-24 GENERAL FUND REVENUES 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.

**Applicant's Response: The property is located within the CD-10 zoning district and qualifies for the proposed use as a Vacation Rental.**

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

**Applicant's Response: Compatibility is addressed throughout this document. The proposed use is compatible.**

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 purpose of this zoning district is to provide for a mixture of residential, commercial and recreational uses, recognizing tourism as a major component of the County's economy. Vacation rentals are not considered an accessory use to the main Single-Family Dwelling; therefore, the use must show compatibility with the residential uses occurring within the surrounding area without discord or disharmony. This property is located within the Urban Growth Boundary of Bandon, and the required notification area for a conditional use is 100 feet. There are eleven properties within the noticing area.

The Sunset City area of Bandon is a popular recreational destination for beach combers, horse lovers and golfers. It is an area with several short-term rentals and second homes which are vacant part of the year. Very few homes in this area are occupied full time, so the transient, short-term nature of the rental is extremely compatible and consistent with development patterns in this neighborhood.

As part of a Nuisance Plan, occupants are informed that objectionable traffic, noise, smoke, and litter will not be permitted, and would subject them to immediate eviction and forfeit of security deposit. The local manager lives in Bandon, and their contact information will be on file with the planning department and police department as required by the conditions of approval for this permit application.

With respect to traffic impacts, a review of available on-line information from the Institute of Transportation Engineers (ITE) publication "Trip Generation, 7th Edition" shows that a Recreational/Vacation Home generates a daily average of 3.16 trips per unit. Based on this data, the proposed use appears to be more compatible in regard to traffic than a full-time residential property. Additionally, the county currently restricts parking at the subject site to 2 vehicles.

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 owner will comply with all licensing requirements that the County has in place as a condition of approval.**

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

**Applicant's Response: Parking at the house consists of 2 parking spaces within the garage. A plot plan identifying parking spaces has been submitted along with this conditional use; the applicant is aware that a sign off from the Coos County Road Department is required prior to a Zoning Compliance Letter being issued for the Vacation Rental use.**

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, subject to the requirements and provisions of Oregon law. Future owners will be notified that receipt of a compliance determination from the County is required by the County to continue the operation as a vacation rental, and 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, subject to the requirements and conditions of state and local law.**

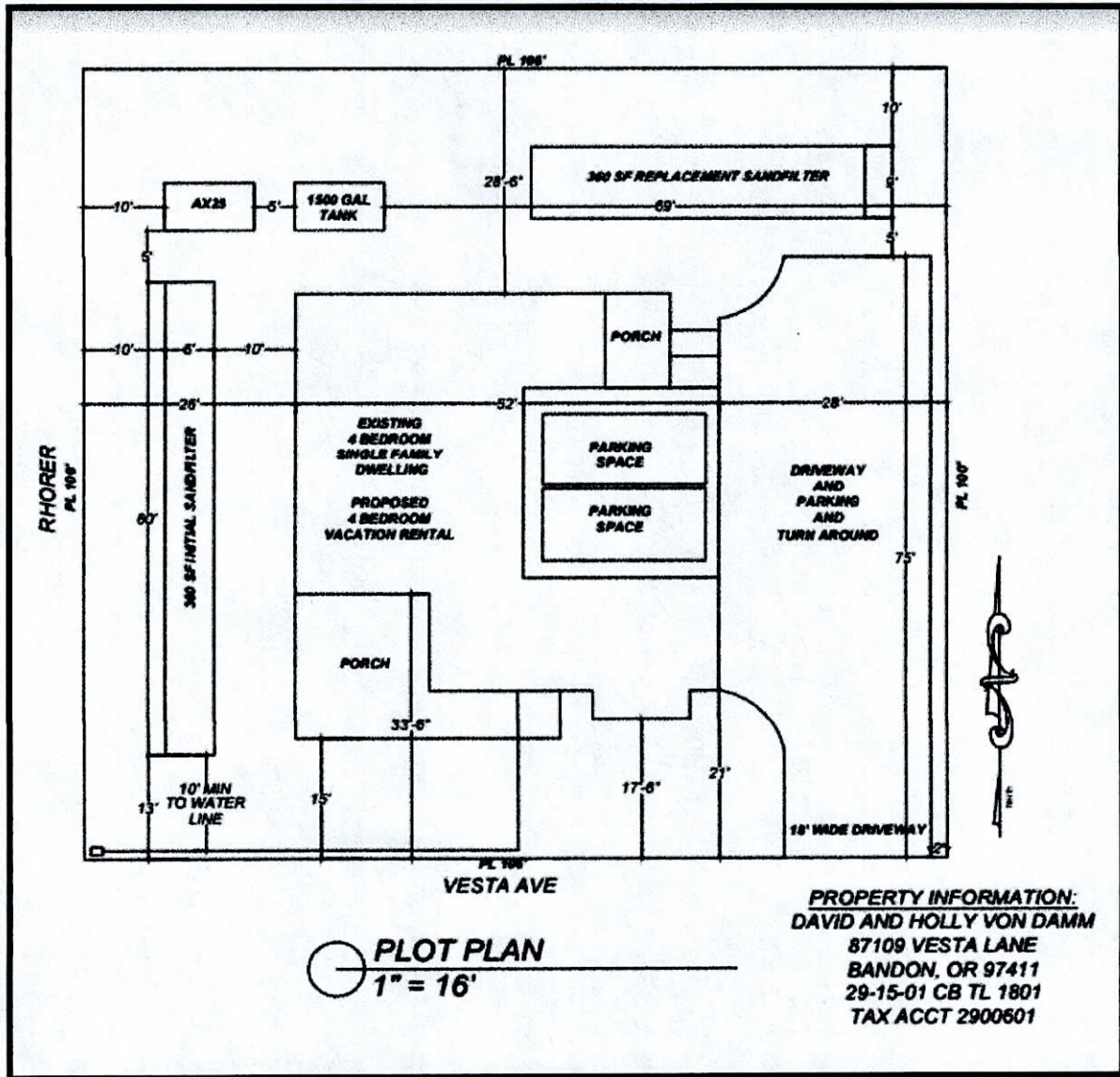
5.2.100 Conditional Uses are discretionary reviews that involve judgment or discretion in determining compliance with the ordinance.

**Applicant's Response: The applicant has provided an application for an Administrative Conditional Use Permit for a 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:** Approval of the parking plan will be required prior to receiving Zoning Compliance. There is ample room for parking and turn around on the subject site without backing into the street.



PARKING PLAN