



Coos County Planning Department
Land Use Application

Official Use Only	
FEE:	\$ 1479.00
Receipt No.	212842
Check No./Cash	158
Date	6/27/19
Received By	E.O.M
File No.	ACU-19-026

Please place a check mark on the appropriate type of review that has been requested.

- Administrative Review Hearings Body Review
 Final Development Plan (BDR) Variance

An **incomplete** application **will not** be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed. Please indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: Vacasa LLC Telephone: 208-789-2884
Address: 121 N 9th St STE 302
City: Boise State: ID Zip Code: 83702

B. Owner:

Name: Lynnette and Dan Robbin Telephone: 541-941-9353
Address: 675 Maverick St
City: Central Point State: OR Zip Code: 97502

C. As applicant, I am (check one): Please provide documentation.

- The owner of the property (shown on deed of record);
 The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).
 A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
 The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 27S Range 14 Section 33DC Tax Lot 00600
Tax Account 7467900 Lot Size .99 Zoning District RR-5

E. Information (please check off as you complete)

- 1. Project Proposal. Attach description if needed. _____
- 2. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½" x 11" paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map)Covenants or deed restrictions on the property, if unknown contact title company.
- 3. Existing Use Residential - 2nd home
- 4. Site Address 89077 Beverly Lane, Bandon, OR
- 5. Access Road Randolph Rd.
- 6. Is the Property on Farm/Forest Tax Deferral no
- 7. Current Land Use (timber, farming, residential, etc.) Residential
- 8. Major Topography Features (streams, ditches, slopes, etc.) Level lot, gravel driveway and backs up to trees
- 9. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map.
- 10. Identify any homes or development that exists on properties identified in #9.
- 11. A copy of the current deed of record.

F. Proposed use and Justification

Please attach an explanation of the requested proposed use and **findings (or reasons)** regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

List of Applicable Criteria and Justification:

G. Authorization:

All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

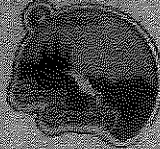
As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

Applicant(s) Original Signature

Applicant(s) Original Signature

Print Name

Print Name



Coos County Planning Department
 Coos County Courthouse Annex, Coosville, Oregon 97423
 Mailing Address: Planning Department, Coos County Courthouse, Coosville, Oregon 97423
 (541) 336-7720
 FAX (541) 336-1022 / TDD (541) 336-2900

Jill Wolfe, Planning Director

CONSENT

On this 10th day of June, 2019

I, Lynnette + Dan Robben
(Print Owners Name as on List)

as owner/owners of the property described as Township 27.5 Range 14

Section 33 Tax Lot 00600 Deed Reference _____

hereby grant permission to Vacasa, LLC as their agent
(Print Name)

Conditional Use Permit application can be submitted to the Coos
(Print Application Type)

County Planning Department.

Owners Signature's X Dan Robben

Lynnette Robben

Coos County is an Affirmative Action/Equal Opportunity Employer and complies with Division 504 of the Rehabilitation Act of 1973.

E.1 Project Proposal : (1) Vacation rental/short term rental - Subject to the following criteria:

- (a) Shall be found to be compatible with the surrounding area. *home is compatible because there are other vacation rentals in the area. The guests will be required to adhere to strict rules to not disrupt neighbors residential use.*
- (b) Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350; *we will get a license through coos health and wellness after receiving approval through the coos county planning department.*
- (c) Shall meet parking access, driveway and parking standards as identified in Chapter VII; *we turned in a parking plan with application and believe the parking will meet the standards,*
- (d) Shall not be conveyed or otherwise transferred to a subsequent landowner without a the new property owner submitting a Compliance Determination Application showing compliance with this section.

F. Findings of Fact for 89077 Beverly Lane, Bandon, OR 97411:

The property contains an existing single-family dwelling with a circular gravel driveway off the intersections of Randolph Rd and Beverly Lane. The property is on a .99 acre lot accessed by the private driveway. It is set back off Hwy 101 and backed by dense woods. The lot is level, wooded, private and has many trees. There is a large parking area that can easily accommodate up to three vehicles. There is also an oversized, attached garage and a small outbuilding. The home itself comprises approximately 30% of the acreage. The home is somewhat secluded.

The neighborhood is comprised of a mix of full-time residents and second homes. Some of the second homes are existing vacation rentals. I have attached a page from VRBO (Vacation Rentals by Owner) that indicates the location of said property in relation to other vacation rentals in the neighborhood.

The home is a second home for owners Lynnette and Daniel Robbin. They bring their family to enjoy the Bandon area and to relax. Most of the time the home is unoccupied.

I believe the characteristics of the property and home are suitable for the proposed use. Please consider approving this Conditional Use Permit.

Policies

[Company](#) › [Policies](#)

Summary of Rental Terms

This Agreement is between: (1) Vacasa LLC* (“Vacasa,” “we,” or “us”), acting for itself and for the owner of the Property (“Owner”), and (2) the person who is the responsible renter of the Property (collectively “Renter” or “you”).

- A. The property shall not be used by more than the number of adults and children listed in your reservation.
- B. All guests shall abide by Vacasa’s good neighbor policy and shall not engage in illegal activity. Quiet hours are from 10 p.m. to 8 a.m.
- C. Pets are not permitted unless specifically noted in your reservation.
- D. The responsible renter must be at least 21 years of age (or the specified minimum age required to rent the property, if higher). Guests under 21 years of age are welcome, but must be accompanied by a parent or legal guardian.
- E. No smoking is permitted anywhere on the premises.
- F. No commercial photography or filming is permitted on the property. Tents or other structures may not be erected.
- G. Renter is liable for any damage to the property and agrees to accept charges to the card on file should damage occur during occupancy.
- H. **Cancellation Policy:**
Rental payments (less the booking fee) are fully refundable up until 30 days prior to the reservation.
- I. **Trip Protection:**
Purchase Trip Protection to receive a full refund for any nights of your reservation canceled due to the documented death or serious illness of any guest or immediate family member, flight delays or cancellations, or access closures due to natural disasters or inclement weather. Trip Protection is not insurance and does not replace travel insurance.

A breach of any of the above terms may result in a forfeiture of your rights regarding this rental property, including eviction from the premises without refund.

* If the Property is located in the European Union, your rental agreement will be with Vacasa Europe AG.

[Click here](#) to view our full standard rental agreement.

Date Received: 6/20/19
Receipt # 212843

COOS COUNTY ROAD DEPARTMENT



ACCESS/DRIVEWAY/ROAD/ PARKING VERIFICATION PERMIT

THIS FORM NEEDS TO BE SUBMITTED TO COOS COUNTY PLANNING DEPARTMENT
225 N. ADAMS STREET OR MAILED TO: 250 N. BAXTER, COQUILLE OR 97423

All new and replacement dwellings, commercial or industrial development requires this form.
Other development may require verification of access.

Payment for this permit can be submitted to the Cos County Planning Department in the form of cash or check

For Office Use Only, FILE # DR-19-069 FEE: \$153

Applicant/Agent (print name): Vacasa LLC
Mailing address: 121 N 9th St. STE 302 Boise, ID 83702
Phone: 208-789-2884 Email: donna.rudd@vacasa.com

Land Owner (print name): Daniel and Lynnette Robbin
Mailing address: 675 Maverick St. Central Point, OR 97502
Phone: 541-941-9353 Email: lynnelterr@gmail.com

LOCATION

27S 14 33 00600
Township Range Section Tax Lot

89077 Beverly Lane, Bandon, OR 97411
Site address

RR-5 .99
Zone (s) Acreage

EXISTING IMPROVEMENTS Describe any improvements to the property such as any roads, structures, etc.

This is for parking plan for vacation Rental

Applicant Signature: [Signature] - Vacasa LLC

Through applying for this application I authorize the Coos County Roadmaster or designee to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. The applicant shall contact the Coos County Road Department to arrange for the site visit once the access, driveway, road and/or parking requirements have been met. If you would like to schedule a visit or inquire further about requirements including bonding please contact 541-396-7660. This signed form must be returned to the Planning Department prior to the issuance of a zoning compliance letter.

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access

Bonded Date: _____ Receipt # _____

Comments and Requirements

ersion 10/2016

NOTICE: The Applicant is responsible for providing enough information in this application for staff to make reasonable findings.

REQUIRED SUBMITTALS

1. All permits shall contain the following:

