

- 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. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. 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.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

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 the application is signed by an agent, the owner's written authorization must be attached.

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.

Andrea Chaves

Digitally signed by Andrea Chaves
Date: 2021.02.04 10:48:58 -08'00'

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: 54135 Gould Rd

Type of Access: County Road Name of Access: Driveway

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 his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or Bonded. Contact by phone at 541-396-7600

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-20-

February 4th, 2020

Jill Rolfe, Director
Coos County Planning Department

RE: 54135 Gould Rd Bandon, OR Conditional Use as Vacation Rental

Dear Jill,

Attached is a Conditional Use Application for a Vacation Rental for the property located at 54135 Gould Rd.

The property at 54135 Gould Rd in Bandon, OR is a Single Family home. We are looking for an approval for use as a vacation rental. The property meets all the criteria for a Vacation Rental, is part of the CD-10 zone (which is zoned for vacation rentals) and is surrounded by similar properties, some of which are vacation rentals as well. It has access to city water and an on-site septic which is shown in the plot plan included below.

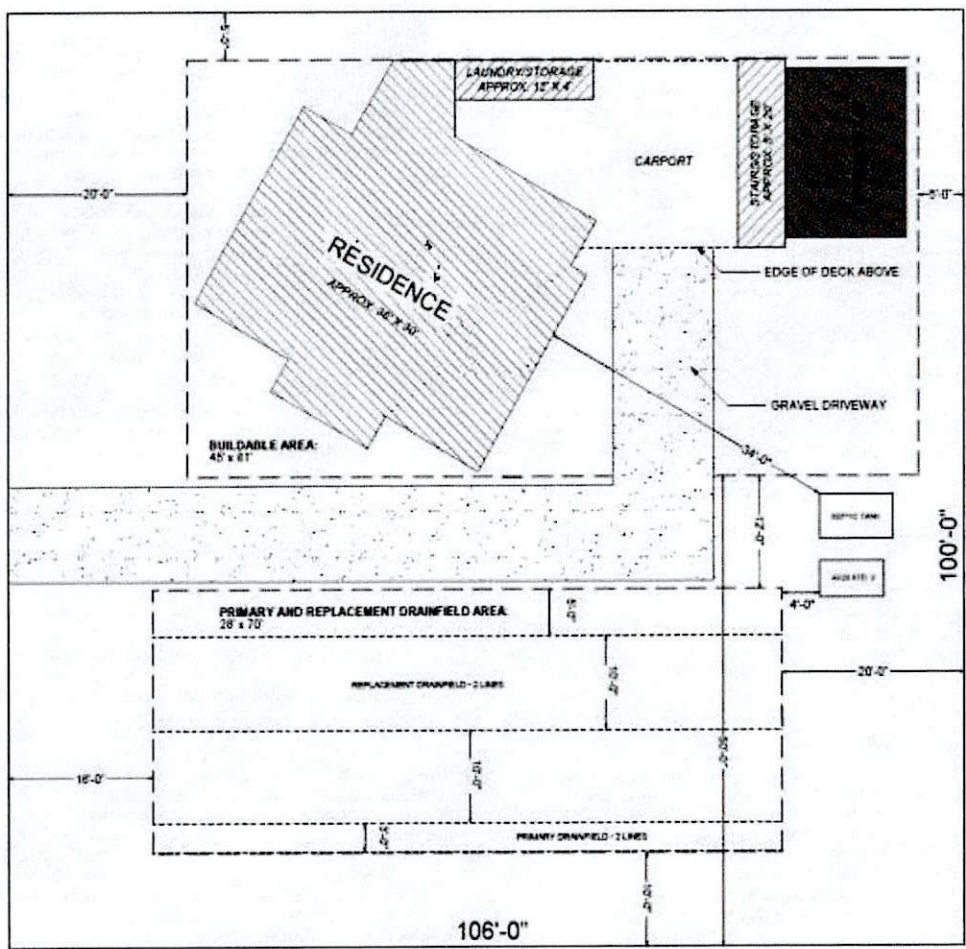
Below is a list of all the criteria that need to be met for Vacation Rental Use

1. Shall be found to be compatible with the surrounding area.
 - a. **SUMMARY:** The property is a single family home in a neighborhood of other homes and vacant land zoned as CD-10, which allows Vacation Rentals. Several other houses nearby also operate as vacation rentals. The property has close access to the beach and Devil's Kitchen State Park which makes it a desirable location. Other houses within walking distance also operate as Vacation Rentals, therefore the use is compatible with the surrounding area which is mostly comprised of 2nd homes and vacation rentals
2. Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;
 - a. **SUMMARY:** Once the Conditional Use application is approved, we will obtain the required license from CHW
3. Shall meet parking access, driveway and parking standards as identified in Chapter VII;

- a. **SUMMARY:** The house meets all driveway and parking requirements based on Coos County standards. It has a carport that can fit 2 vehicles.
4. 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; and
 - a. **SUMMARY:** We understand that this conditional use application is for us, the current owners. It will not be transferred in the event of a sale
5. 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.
 - a. **SUMMARY:** We understand that this conditional use will be recorded.

If you have any questions, please do not hesitate to reach out to me via email at chaves.andrea@gmail.com or phone at (520) 248-6616. A plot plan is also included below

PLOT PLAN
SCALE: 1" = 15'



PROJECT DATA

1. SITE LOCATION
54135 GOULD ROAD
BANDON, OREGON 97411
2. OWNER:
ANDREA CHAVES
2587 RIVERWALK LOOP
EUGENE, OR 97401
PHONE: 520.248.8616

Thank you
Andrea Chaves

GOULD ROAD

