



NOTICE OF LAND USE DECISION

You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.

Coos County Planning
60 E Second St.
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
planning@co.coos.or.us

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. (See attached vicinity map for the location of the subject property).

Date of Notice: **Wednesday, September 01, 2021**
File No(s): ACU-21-012

Proposal: Request for a Land Use Approval through an Administrative Conditional Use to change the use of a Single Family Dwelling to a Vacation/Short Term Rental.

Applicant(s): Vacasa LLC
121 N 9th St Suite 302
Boise, ID 83702

Staff Planner: Amy Dibble, Planner II

Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Thursday, September 16, 2021**. Appeals are based on the applicable land use criteria found in the Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with *Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and 6.1.125 Lawfully Created Lots or Parcels*. Vacation Rental reviews are subject to CCZLDO Use Table found in *Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU) 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 (2) Rural Residential*. Siting standards do not apply to this type of review because there are no new structures proposed with this review. **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.**

Property Information

Account Numbers	7577100
Map Numbers	27S1428BC-00300
Property Owners	HANSEN, NEIL S
Situs Addresses	58484 CLIFFORD RD BANDON, OR 97411
Acreages	1.06 Acres
Zoning(s)	RURAL RESIDENTIAL - 5 (RR-5)
Special Development Considerations and Overlays	NONE

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as 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,

This notice shall be posted from September 1, 2021 to September 16, 2021

Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. **NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

Staff tries to post all applications on the website at the following link:

<https://www.co.coos.or.us/planning/page/applications-2021>

The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. If you would like to view the record in this matter, please make an appointment. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Amy Dibble, Planner II and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: Amy Dibble Date: Wednesday, September 01, 2021 .
Amy Dibble, Planner II

This decision is authorized by the Coos County Planning Director, Jill Rolfe 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.

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit C: Staff Report -Findings of Fact and Conclusions

Exhibit D: Application

Exhibit E: Comments Received (None)

EXHIBIT "A"

The applicant (applicant includes property owner and any successor) shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

CONDITIONS OF APPROVAL

1. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity.
2. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter (ZCL) shall be required prior to the use of the dwelling as a *Vacation Rental* on the property; however, the following conditions need to be submitted with a request for your ZCL:
 - a. The applicant shall complete the following to ensure compatibility:
 - i. submit a plan to cover nuisance issues to ensure the use is compatible with the neighborhood. The plan shall consist of contacts for the property manager to report problems to, noise restriction and emergency contact information. The advertisement for the rental shall include a property manager name and contact information.
 - ii. A contract that will be used for the rental shall contain all this information and shall be filed with the Planning Department.
 - iii. If the property is receiving public services for water or sewer a letter from those utility companies is required that there is no limitation on service.
 - iv. The number of overnight occupants are limited by the number of bedrooms. The Dwelling contains three (3) bedrooms and maximum capacity should be limited to six (6) overnight guests.
 - v. 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 there may be vendors to serve that specific event.
 - b. 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.
 - c. The parking and access shall be reviewed and signed off by the Coos County Road Department prior to receiving a Zoning Clearance Letter from staff. There will be a limit on how many vehicles can park onsite per County Roadmaster permit.
3. 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 your license shall be provided to the Planning Department to show the use remains in compliance.

**EXHIBIT "B"
VICINITY MAP**



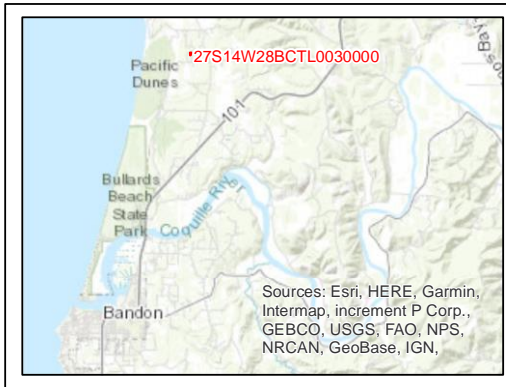
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 225 N. Adams, Coquille, Oregon 97423

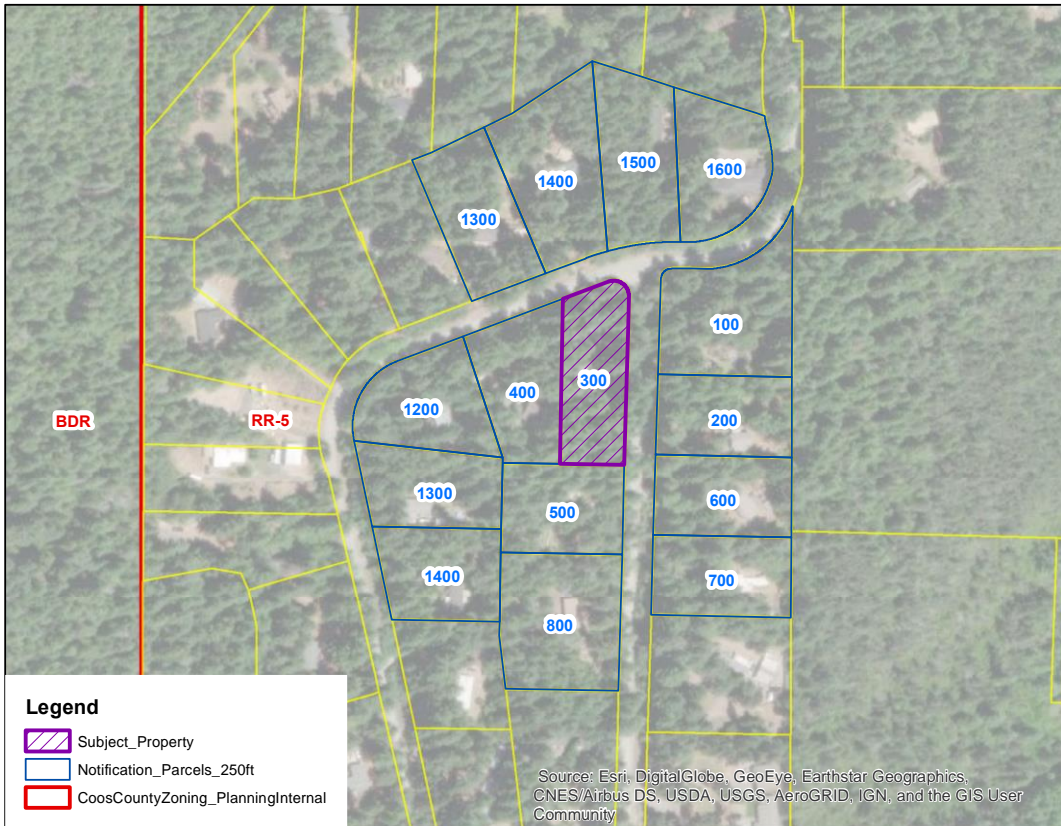
Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



File:	ACU-21-012
Applicant/ Owner:	Vacasa LLC Neil Hansen
Date:	August 27, 2021
Location:	Township 27S Range 14W Section 28BC TL 300
Proposal:	Administrative Conditional Use



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

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

A. PROPOSAL: Request for a Land Use Approval through an Administrative Conditional Use to change the use of a Single Family Dwelling to a Vacation/Short Term Rental.

B. BACKGROUND/PROPERTY HISTORY:

This property has a manufactured home that was sited in 2000. This was applied for by the property owner through an application (Application Number VL-99-211). There is an Accessory Structure that was sited in 2000 through an approved land use application (Application Number VL-98-473).

On February 18, 2021, the current Administrative Conditional Use (ACU-21-012) application was received by the property owner to change the use the existing *Dwelling (Manufactured)* to a *Vacation Rental*. The application was deemed incomplete within the 30-day time frame explained in the Coos County Zoning and Land Development Ordinance Section 5.0.200 (ORS 215.427) and 5.0.250. The additional information listed in the deemed incomplete letter was submitted and staff deemed the application complete for the purpose of review on April 19, 2021. The deemed complete process is a review that all the materials have been submitted as explained in the applications. This is not full review of the criteria as the burden of proof rest with the applicant and the details of the application are reviewed during the review period.

C. LOCATION: The subject property is located north of the City of Bandon, in the Seven Devils area. The property is accessed off Jackie Road at 58484 Clifford Rd, Bandon, OR 97411.

D. ZONING: The subject property is zoned Residential Residential-2 (RR-5).

ARTICLE 4.2 – ZONING PURPOSE AND INTENT

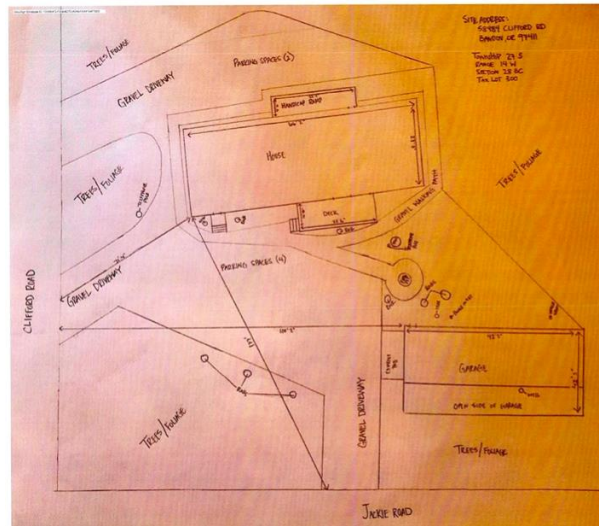
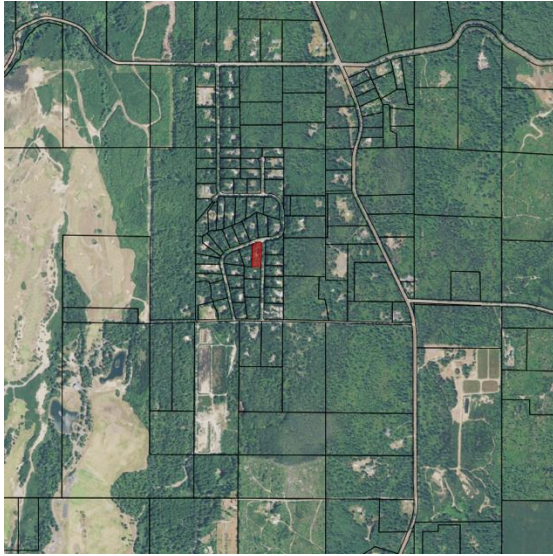
SECTION 4.2.100 RESIDENTIAL***

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.

E. SITE DESCRIPTION AND SURROUNDING USES:

The subject tract contains 1.06 acres (Assessor map) and is developed with a Single Family Manufactured Dwelling and Accessory structure. This subject property is located on Clifford Road, which is in the Pacific Riviera No. 3 subdivision. There are residentially developed properties surrounding the subject property. The Bandon Dunes Golf Resort is located ¼ mile west of the subject property. The property seems to be vegetated with trees.



F. Public Agency Comments: The only agencies that were requested to comment were the County Road Department and Environmental Health. The Parking Plan was sent to the Road Department on March 30, 2021, as of the date of this decision. Comments were not received from the Environmental Health Department prior to the release of this decision.

II. PROPERTY COMPLIANCE:

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 the county files to determine at the time of this report this property is compliant. This does not mean that there is not additional information that was unavailable during this review that would make the properties non-compliant.

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: This tax lot was lawfully created pursuant to 6.1.125.1.a through an approved or pre-ordinance plat (Pacific Riviera No. 3, Block 4, Lot 4)

Pacific Riviera No. 3, Block 4, Lot 4
ASSUMPTIONS:

1. 1977-78 taxes, a lien but not yet payable.
2. Protective Covenants, including the terms and provisions thereof, as shown on the Plat of Pacific Riviera No. 3, recorded May 23, 1973 in Book 9, Page 32, Plat Records of Coos County, Oregon.
3. Right of way easement, which applies to all streets, drives and places being 20 feet in width, including the terms and provisions thereof, granted to Coos-Curry Electric Cooperative, Inc., dated August 1, 1973 and recorded November 30, 1973, bearing Microfilm Reel No. 93833, Records of Coos County, Oregon.
4. Conditions, restrictions, rights, rights of way easements and other matters affecting said realty as they now exist or may be of record.

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for Planning Director Approval to change the existing residential use to a vacation rental.

B. Key definitions:

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.

C. Criteria and standards for Vacation Rentals

I. Vacation Rentals

A. 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 an 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)

FINDING: Vacation Rental reviews are subject to CCZLDO Use Table found in Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU) 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 (2) Rural Residential. Siting standards do not apply to this type of review because there are no new structures proposed with this review.

B. 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:

- Shall be found to be compatible with the surrounding area.
- Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;
- Shall meet parking access, driveway and parking standards as identified in Chapter VII;
- 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 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.

FINDING: A vacation rental can only be established in an existing dwelling. The subject property contains an existing Single-Family Dwelling (Manufactured) that was sited in 2000. The primary criterion for this application is compatibility. As explained above; compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. In order to determine compatibility staff reviews the property with the notification area as directed by the compatibility definition. In this case it is 250 feet from the boundary of the subject tract (tax lot 300). The following table contains the properties within 250 feet and what uses are occurring.

<u>Map No</u>	<u>Parcel No</u>	<u>Residence</u>	<u>Use</u>
27S14W28BB	1300	Yes	Primary Dwelling
27S14W28BB	1400	Yes	Primary Dwelling
27S14W28BB	1500	Yes	Primary Dwelling
27S14W28BB	1600	Yes	Secondary Dwelling (Vacation Rental)
27S14W28BC	100	Yes	Secondary Dwelling
27S14W28BC	200	Yes	Primary Dwelling
27S14W28BC	300	Yes	Secondary Dwelling (Subject Property)
27S14W28BC	400	Yes	Secondary Dwelling
27S14W28BC	500	Yes	Primary Dwelling
27S14W28BC	600	Yes	Primary Dwelling
27S14W28BC	700	Yes	Primary Dwelling
27S14W28BC	800	Yes	Primary Dwelling
27S14W29AD	1200	Yes	Primary Dwelling
27S14W29AD	1300	Yes	Primary Dwelling
27S14W29AD	1400	Yes	Primary Dwelling

There are four (4) secondary (long term rentals or vacation homes) Dwellings and eleven (11) primary Dwelling within the notification area. This is determined based on Assessment Records showing where the property owner receives mail. If it is a local PO Box it is considered a primary Dwelling unless the planning records indicate otherwise based on land use approvals.

It is clear that this area is primarily residential. The zoning purpose is to provide 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. The applicant is required to justify how a vacation rental is compatible which means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. Compatibility results in limitations on occupancy to number of bedrooms that are located within the dwelling, limiting traffic and parking volumes to the same level as a Single Family Dwelling and limiting nuisance issues to remain compatible. RR-5 requires a minimum of two (2) parking spaces but does not have a maximum. Typically, traffic counts are conducted for a Single Family Dwelling based on two (2) vehicles so at this time the Vacation Rental will be limited to two vehicles on site when the Dwelling is used as a Vacation Rental. If the property is receiving public services for water or sewer a letter from those utility companies is required that there is no limitation on service. The number of overnight occupants is limited by the number of bedrooms. The Dwelling contains three (3) bedrooms and maximum capacity should be limited to six (6) overnight guests. Vendors shall be limited to cleaning and maintenance. If a special event is planned by a guest, it shall occur during the day and there may be vendors to serve that specific event. The applicant has stated that the Vacation Rental will be maintained regularly, and all restrictions will be enforced.

The applicant has acknowledged that a license and inspections will be completed by Coos Health & Wellness in compliance with ORS 446.310 through 446.350.

The applicant has acknowledged that the Vacation Rental approval will not transfer to a subsequent owner without a Compliance Determination.

The applicant shall record a deed restriction with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use, this will be made a condition of approval. All conditions shall be complied with as final approval.

C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:

SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed in the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site

SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.

FINDING: No structural or earth moving development is part of this request; therefore, additional review was not required.

IV. DECISION:

The proposed Vacation Rental/Short-Term Rental in the Rural Residential-5 Zoning District meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit "A" of this report.

V. EXPIRATION:

The conditional use will not expire; however, if the property changes ownership the new owner will be required to submit an application to operate a Vacation Rental within the existing Single Family Dwelling.

VI. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special districts, or parties: Bandon Rural Fire Protection District and the Southern Coos General Health District.

A Notice of Decision and Staff Report will be provided to the following: Applicants/Owners, Department of Land Conservation and Development, Coos Health and Wellness, Planning Commission and Board of Commissioners.

Adjacent property owners 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.

Application

DocuSign Envelope ID: 1D5AB4F2-F358-4D7C-A0A9-FEAA194F78D3



Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

DR-21- 055

224305

FILE NUMBER: ACU-21-012

Date Received: 2/18/21 Receipt #: 224230 Received by: A. Dibble

This application shall be filled out electronically. If you need assistance please contact staff.
If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Neil Hansen

Mailing address: 690 Sanders Rd Northbrook IL 60062

Phone: 847-251-6860

Email: brightsidecarpet@yahoo.com

Township: 27S Range: 14W Section: 28 ¼ Section: B 1/16 Section: C Tax lots: 00300

Select Select Select Select Select

Tax Account Number(s): 7577100

Zone: Select Zone Rural Residential-5 (RR-5)

Tax Account Number(s) _____

Please Select

B. Applicant(s) Vacasa LLC

Mailing address: 121 N 9th Street Suit 302 Boise ID 83702

Phone: 208-794-4405

C. Consultant or Agent: _____

Mailing Address _____

Phone #: _____

Email: _____

Type of Application Requested

- Comp Plan Amendment
 Text Amendment
 Map - Rezone

- Administrative Conditional Use Review - ACU
 Hearings Body Conditional Use Review - HBCU
 Variance - V

- Land Division - P, SUB or PUD
 Family/Medical Hardship Dwelling
 Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: On-Site (Well or Spring)

Sewage Disposal Type: On-Site Septic

School District: Bandon

Fire District: Bandon RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)


- 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 referred 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.


NEIL HANSEN

25-Jan-2021

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: 58484 Clifford Rd, Bandon, OR 97411, USA

Type of Access: Public Road Name of Access: Clifford Rd

Is this property in the Urban Growth Boundary? No

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

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

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

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

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

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

By signing the application I am authorizing Coos County Roadmaster or 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-

Written Statment

Property owner Neil Hansen Wishes to establish a Short Term Vacation Rental at 58484 Clifford Rd, Bandon, OR 97411. This 1,782 sq ft home is located on a 1.06 acres lot and with a large detached garage shop and well maintained gravel driveway. Large amount of trees cover the lot and will be well maintained to preserve the surrounding natural environment.

The home will be managed by Vacasa LLC. They are an established property management company with 24/7 emergency contacts and local management within 30 minutes of the property. The home will be consistently cleaned and maintained to keep the integrity of this vacation rental home. No construction will be done.

The home will be found to be compatible with the surrounding area. The Home Shall be licensed with coos Health and Wellness once application is accepted. Parking for 3 of cars (1 per room)is available on Well maintained Gravel Driveway accessed off Clifford rd. The Owner will not transfer permit to a new owner without the new property owner submitting a new Compliance Determination Application and the Owner Will record A deed restriction with coos county clerk's office.



RECORDING REQUESTED BY:
TICOR TITLE

300 Anderson Ave
Coos Bay, OR 97420

AFTER RECORDING RETURN TO:
Order No.: 380620032678-OM
Neil S. Hansen
690 Sanders Rd
Northbrook, IL 60062

SEND TAX STATEMENTS TO:
Neil S. Hansen
690 Sanders Rd
Northbrook, IL 60062

APN: 7577100
Map: 27S1428BC00300

Coos County, Oregon 2021-00192
\$91.00 Pgs=2 01/06/2021 02:44 PM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Daniel Mast, Grantor, conveys and warrants to Neil S. Hansen, 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:

Lot 4, Block 4, Pacific Riviera No. 3(Subdivision) Coos County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SIXTY-SIX THOUSAND AND NO/100 DOLLARS (\$366,000.00). (See ORS 93.030).

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets, alleys and highways.

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 23, 1973
Recording No: Book 9, Page 32 Plat Records

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

Granted to: Coos-Curry Electric Cooperative, Inc
Recording Date: November 30, 1973
Recording No: 73-11-93853

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

Granted to: Coos-Curry Electric Cooperative, Inc
Recording Date: April 25, 1978
Recording No: 78-4-04200

A manufactured home situated on the subject land is classified as real property, as disclosed by document:

Recording Date: October 22, 1999
Document No: 1000-12494

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 30.830, 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.

Deed (Statutory Warranty) Legal
CRD1368.doc / Updated: 04.26.19

Page 1

CR-TT-FNOO-02743.473606-360620032678

STATUTORY WARRANTY DEED
(continued)

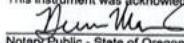
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1-5-2021

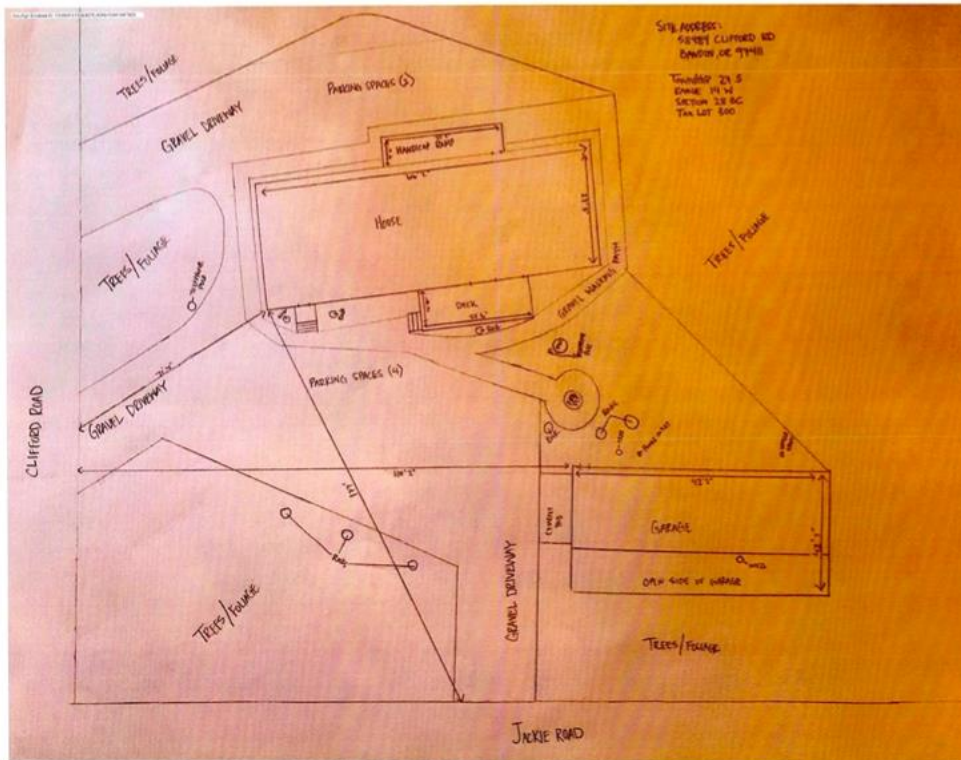
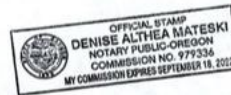

Daniel Mast

State of Oregon
County of Coos

This instrument was acknowledged before me on 1-5-2021 by Daniel Mast.


Notary Public - State of Oregon

My Commission Expires: 9-19-2022



RE: 58484 Clifford RD land use application

From: Michelle Berglund (mberglund@co.coos.or.us)
To: brightsidecarpet@yahoo.com
Cc: planning@co.coos.or.us
Date: Friday, February 12, 2021, 01:08 PM CST

Good morning!

The Coos County Planning Dept is in receipt of your application for a vacation rental. However, it doesn't appear you have sent fees for this application as of yet. There is a non-refundable fee of \$1480.00 for this application.

Please submit a check in this amount to our mailing address so we can put this application in line to be processed. It will not be examined by a Planner until fees are received.

If you have any questions please feel free to email any time to planning@co.coos.or.us

Thank you so much

Michelle, Planning Aide
Coos County Planning Dept

CK #331
ENCLOSED

From: brightsidecarpet@yahoo.com [mailto:brightsidecarpet@yahoo.com]
Sent: Monday, January 25, 2021 12:32 PM
To: Planning Department
Cc: Mason Pfrimmer
Subject: 58484 Clifford RD land use application

This Message originated outside your organization.

Please see attached documents, thank you.

Neil Hansen

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Amy Dibble

From: Mason Pfrimmer <mason.pfrimmer@vacasa.com>
Sent: Monday, April 19, 2021 5:53 PM
To: Amy Dibble
Cc: Planning Department
Subject: Re: 58484 Clifford Rd, Bandon Permit Status

This Message originated outside your organization.

I only know of 1 in the immediate area that is run by us that is

<https://www.vacasa.com/unit.php?UnitID=7641>.

The other one that is somewhat close is

https://www.airbnb.com/rooms/2822866?adults=1&federated_search_id=9481e4ed-606d-4919-bffb-17257835cfa8&source_impression_id=p3_1618879288_nRvllakK9oSNaZMe&guests=1

This home is not close enough to be immediately affected by anything such as noise, but is close enough that the increased traffic from guests to the area should boost its visibility in the rental market in a positive way.

On Mon, Apr 19, 2021 at 5:31 PM Amy Dibble <adibble@co.coos.or.us> wrote:

Mr. Pfrimmer,

Do you know if there are any other Vacation Rentals in the area? If so, are they in close proximity? The written statement just stated that it would be compatible, it did not mention how it would be compatible. These rules can help.

Thank you,
Amy Dibble

From: Mason Pfrimmer <mason.pfrimmer@vacasa.com>
Sent: Monday, April 19, 2021 4:26 PM
To: Amy Dibble <adibble@co.coos.or.us>
Cc: Planning Department <planning@co.coos.or.us>
Subject: Re: 58484 Clifford Rd, Bandon Permit Status

This Message originated outside your organization.

Yes, I did mean Deemed incomplete I apologise. I feel that compatibility with the surrounding area was covered in the written statement but I feel like Neighbor concerns were not addressed. Am I able to send this following statement to you to add or should I resend the entire written statement?

"In addition to the property maintenance Vacasa strictly enforces the following guidelines with all guests and a local representative is available to address any concerns by the neighbors.

- 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. Renter must be at least 21 years of age (or the specified minimum age required to rent the property, if different). Guests under the minimum age 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. Use of charcoal grills is not allowed.
- 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."

Please let me know if this will suffice thank you for all your help!

On Mon, Apr 19, 2021 at 4:10 PM Amy Dibble <adibble@co.coos.or.us> wrote:

Mr. Pfrimmer,

The application was not denied, it was deemed incomplete, this is the first stage in the review process. The criteria pertaining to compatibility was never addressed. This was included with the letter, I have included it below.

SECTION 4.3.220 ADDITIONAL CONDITIONAL USE REVIEW STANDARDS for uses, development and activities listed in table 4.3.200

Rural Residential (RR) – The following conditional use review standards apply to all USES, ACTIVITIES and DEVELOPMENT in the RR zoning districts:

a. Conditional Use Review Criteria - The following criteria only apply to conditional uses in the RR zoning districts:

i. **COMPATIBILITY:** The proposed USE, ACTIVITY OR DEVELOPMENT is required to demonstrate compatibility with the surrounding properties or compatibility may be made through the imposition of conditions. Compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses and not potential or future uses in the surround area.

Thank you,
Amy Dibble

From: Mason Pfrimmer <mason.pfrimmer@vacasa.com>
Sent: Monday, April 19, 2021 3:58 PM
To: Planning Department <planning@co.coos.or.us>
Subject: 58484 Clifford Rd, Bandon Permit Status

This Message originated outside your organization.

Hello,

I wanted to check on the permit status of the home at 58484 Clifford Rd, Bandon OR. The Application was denied pending the parking fee and the deed restriction. We have submitted both and I wanted to know if we are able to move forward or if there was anything else still pending.

--

Mason Pfrimmer | Onboarding Specialist
o: 541.921.4529

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vacasa.com

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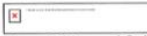
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Mason Pfrimmer | Onboarding Specialist
o: 541.921.4529
vacasa.com

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o: 541.921.4529
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**EXHIBIT “E”
Comments Received**

No comments were received