



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: **Thursday, January 27, 2022**
File No(s): ACU-21-052

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): Andrea Blanchard

Staff Planner: Jill Rolfe, Planning Director

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 **Friday, February 11, 2022**. 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 (3)(a) Controlled Development*. *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 | 2917204 |
| Map Numbers | 29S1501CB-03504 |
| Property Owners | BLANCHARD, ANDREA AMANDA 2820 S ALMA SCHOOL RD 18-178 |
| Situs Addresses | CHANDLER, AZ 85286-4392 |
| Acreages | 54218 ROHRER RD BANDON, OR 97411 |
| Zoning(s) | 0.37 Acres CONTROLLED DEVELOPMENT-10 (CD-10) |
| Special Development Considerations and Overlays | BANDON URBAN GROWTH BOUNDARY (BGB) |

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

This notice shall be posted from January 27, 2022 to February 11, 2022

are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, 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 Crystal Orr, Planner I 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: _____ Date: **Thursday, January 27, 2022** .
Jill Rolfe, Planning Director

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 "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

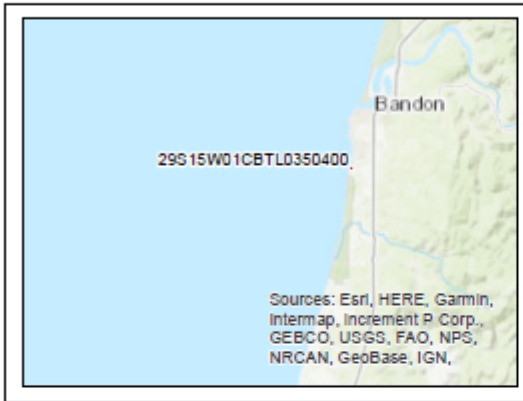
1. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity.
2. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter (ZCL) shall be required prior to the use of the dwelling as a *Vacation Rental* on the property; however, the following 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

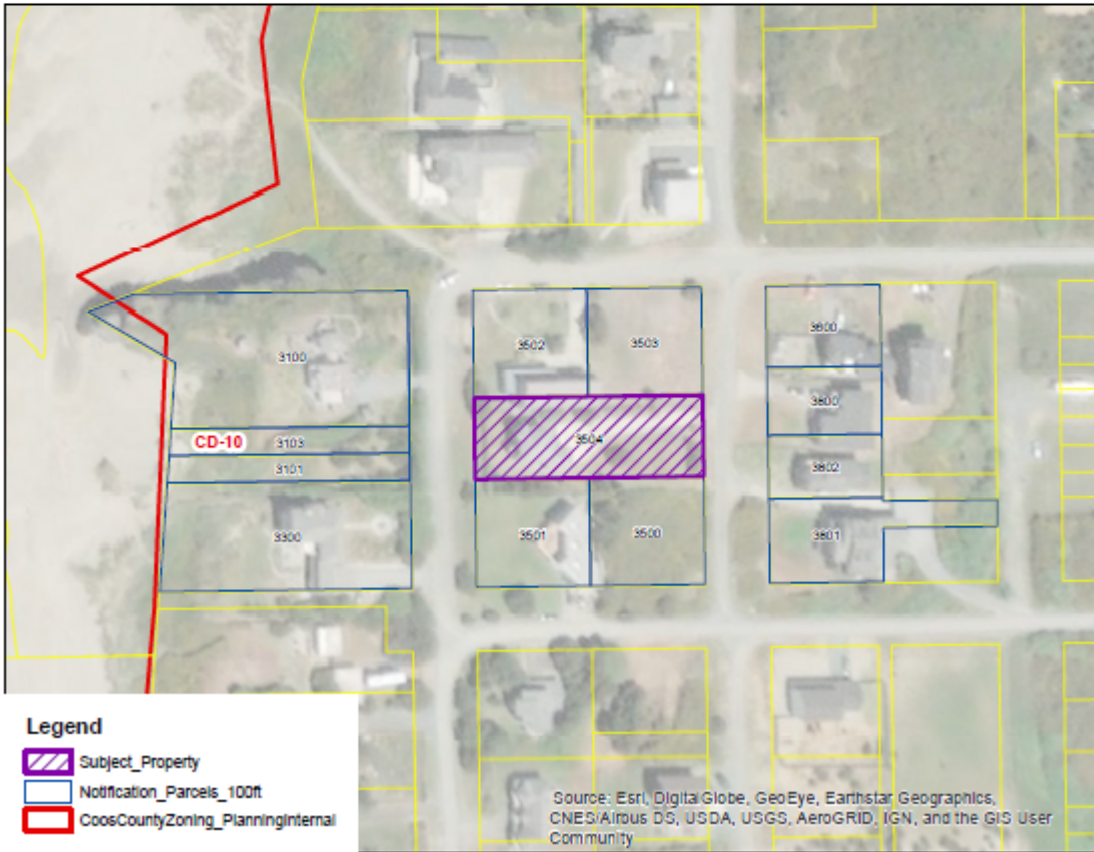


COOS COUNTY PLANNING DEPARTMENT

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-21-052 |
| Applicant/ Owner: | Andrea Blanchard Andrea Blanchard |
| Date: | January 4, 2021 |
| Location: | Township 29S Range 15W Section 1CB TL 3504 |
| 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 was part of a larger tract of land that received approval to build in the Beaches and Dunes with Limited Suitability through an Administrative Conditional Use (file Number ACU-92-30). This application was extended until 2001 at which time a Zoning Compliance Letter (ZCL-02-258) was applied and received approval May 30, 2002 to site a new *Single Family Dwelling*, onsite septic system. A request for a situs address was received on December 23, 2002.
- C. LOCATION:** The subject property is located south of the City of Bandon in the Bandon Urban Growth Boundary (UGB). The property is accessed from Rohrer Road.
- D. ZONING:** The subject property is zoned Controlled Development-10 (CD-10).

ARTICLE 4.2 – ZONING PURPOSE AND INTENT

***SECTION 4.2.200 MIXED COMMERCIAL-RESIDENTIAL
Controlled Development (CD)***

The intent of the Controlled Development is to reserve areas that are experiencing or are projected to experience limited conversion of residential areas to commercial uses. Urban Growth Areas include Urban Growth Boundaries (UGB) and Urban Unincorporated Communities (UUC) that were developed to urban levels of development and could be included in an Urban Growth Boundary expansion in the future. This designation is applied to specific portions of the following Urban Growth Areas: Bandon, Charleston, Barview and Bunker Hill.

There are two different controlled development zoning districts: Controlled Development-5 (CD-5) and Controlled Development-10 (CD-10).

The purpose of the “CD-5” and “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 and to exclude those uses which would be inconsistent with the purpose of this district, recognizing tourism as a major component of the County’s economy.

- E. SITE DESCRIPTION AND SURROUNDING USES:** The subject property is .37 of an acre and is surrounded by like zone properties. The lot is located between Rohrer Road and Gould Road. To the north Tax lot 3502 is developed with a dwelling and tax lot 3503 has been approved to site a dwelling. To the south Tax lot 3501 is developed with a Dwelling and tax lot 3500 was approved for a dwelling but no action to site a dwelling has been complete.



F. **COMMENTS:** Comments were not required for this use. A notice of Decision will be provided to the City of Bandon.

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 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-complaint.

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 by pre-ordinance plat. Therefore, it is a lawfully created unit of land.

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 | REC | 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 (3)(a) Controlled Development. Siting standards with the exception of parking 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 that was sited in 2003. According to assessment records the dwelling is three-bedroom Dwelling. 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.

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. This means there needs to be 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. There are approximately four lawfully established vacation rentals within 500 feet of the subject property that have operated without complaints.

In order to maintain the residential character of the Single Family Dwelling the limitation on guest is based on the number of bedrooms. In average a bedroom compacity is two occupants per room so as a condition of approval the vacation rental shall have no more than six (6) overnight guest. Vehicles on site for the guest shall be no more than two vehicles. This does not account for cleaning service and other related maintenance service or when the property owner is using the dwelling. There shall be quite times and a clear sign posted with the contact information so neighbors that have complaints may contact the rental service that is managing the vacation rental.

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 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. 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 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 OVERALYS:

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 Urban Residential-2 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 apply 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 100 feet of the subject properties and the following agencies, special districts, or parties: Bandon RFPD and the City of Bandon

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, Assessor's Office, 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.



Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

DR-21-114
ACU-21-052

FILE NUMBER:

Date Received: 8/13/21

Receipt #: 226372

Received by: MB

Health Fee

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) Andrea Blanchard

Mailing address: 2820 S Alma School Rd #18-178, Chandler, AZ 85286

Phone: 480-271-9013

Email: dreauwyo@me.com

Township: 29S Range: 15W Section: 1 1/4 Section: C 1/16 Section: B Tax lots: 3504

Select Select Select Select Select

Tax Account Number(s): 2917204

Zone: Select Zone Controlled Development (CD)

Tax Account Number(s) _____

Please Select

B. Applicant(s) Andrea Blanchard

Mailing address: 2820 S Alma School Rd #18-178, Chandler, AZ 85286

Phone: 480-271-9013

dreauwyo@me.com

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: City Water

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](#)

EXHIBIT "D"

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 Blanchard

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: 54218 ROHRER RD, BANDON, OR 97411

Type of Access: County Road Name of Access: Rohrer Rd

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-21-

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.

Water Service Type: Shared/Community Sytem

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?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

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:

EXHIBIT "D"

July 29, 2021

Jill Rolfe, Director
Coos County Planning Department
60 E. Second St.
Coquille, OR 97423

Jill,

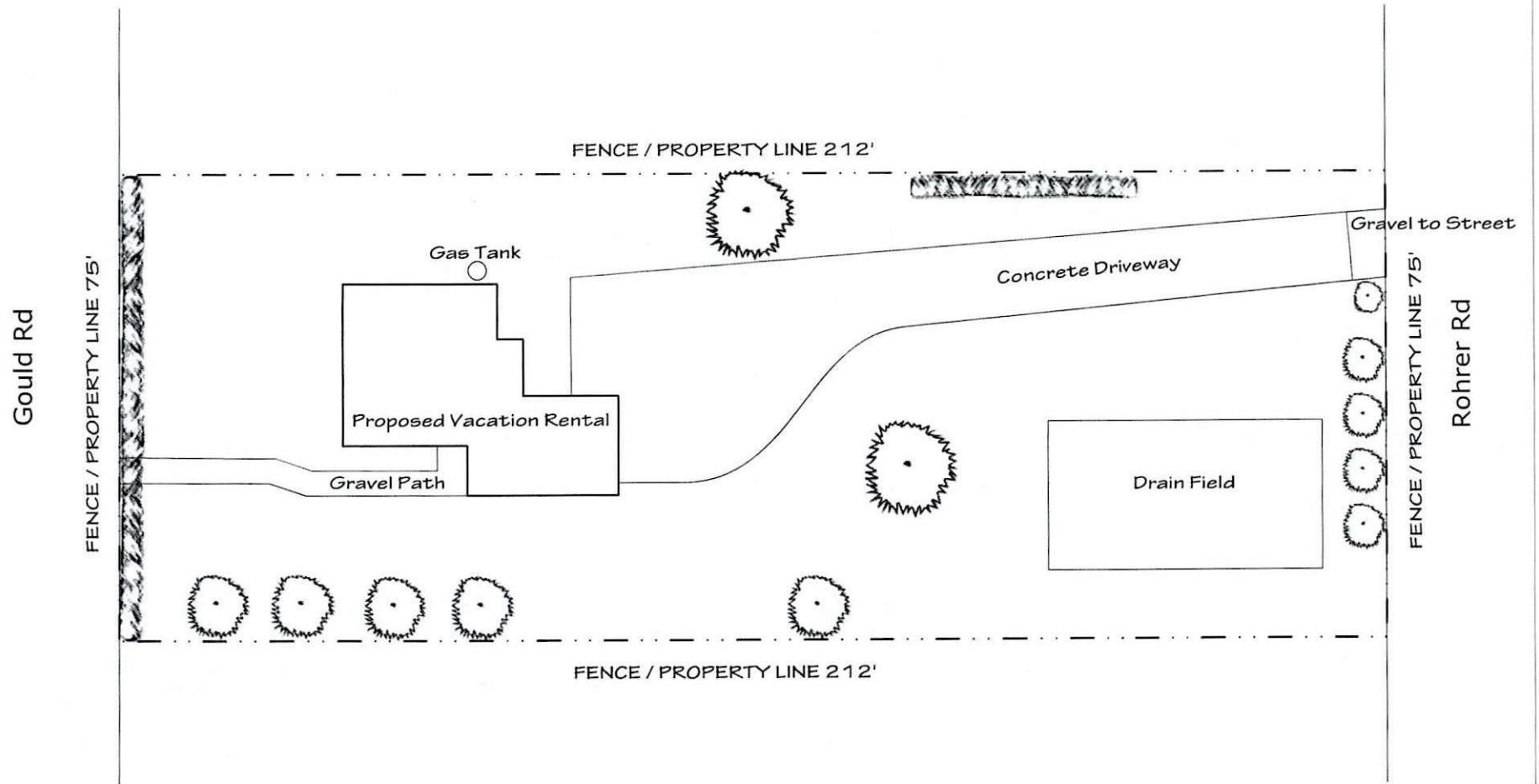
Attached is a Conditional Use Application for a vacation rental for a single-family dwelling located at 54218 Rohrer Rd in Bandon. This property meets all the criteria for a vacation rental and surrounded by similar properties in Bandon's Urban Growth Boundary known as Sunset City, many of which are also vacation rentals. It has city water and on-site septic which are shown in the included plot plan.

If you have any questions, please do not hesitate to reach out to me or my future property management company in Bandon, Exclusive Property Management, Inc.

Andrea Blanchard
480-271-9013
dreauwyo@me.com

Exclusive Property Management, Inc.
541-347-3790
manager@visitbandon.com

Plot Map



SCALE: 1" = 25'

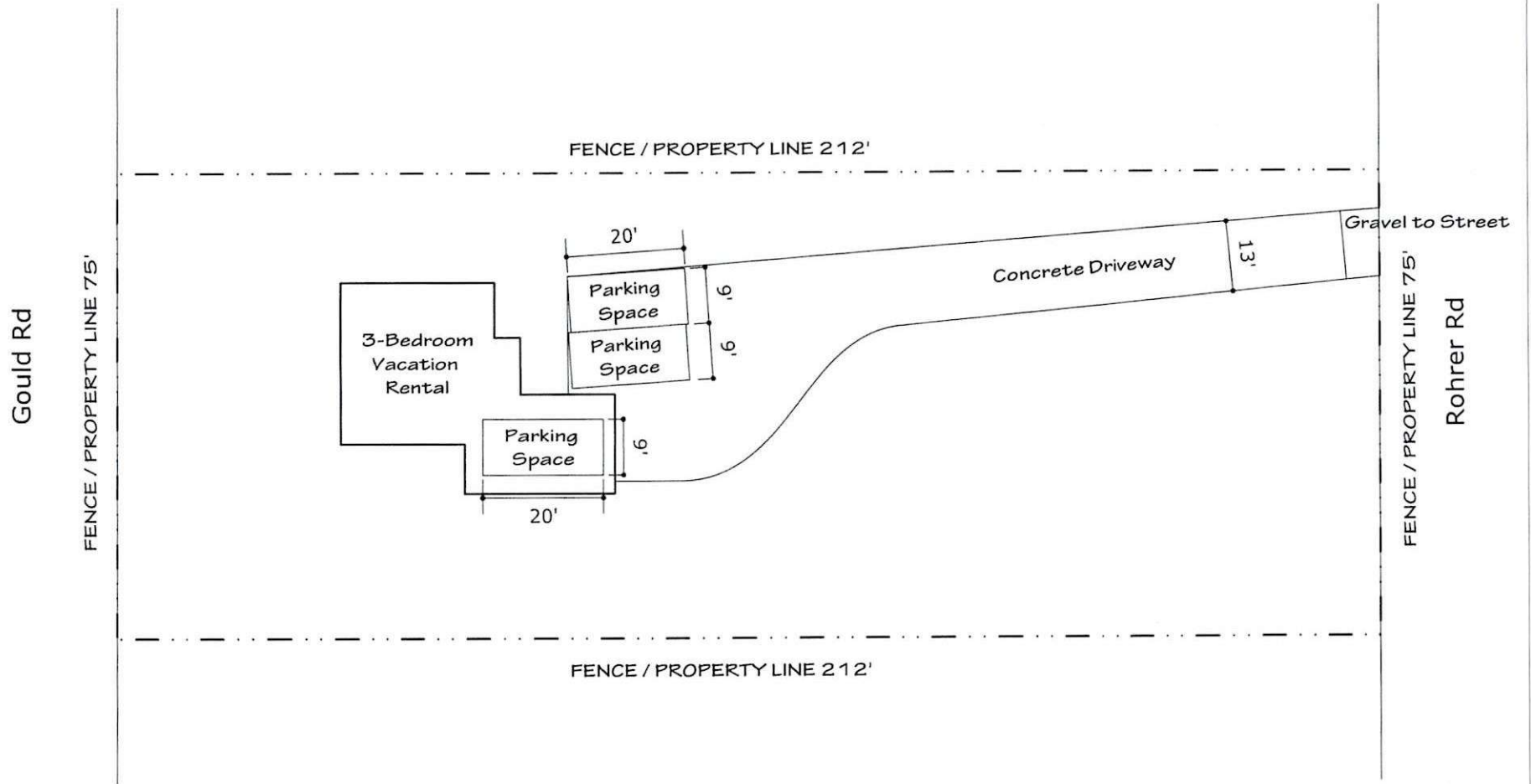


= Existing Hedge



= Existing Trees

Parking Plan



SCALE: 1" = 25'

EXHIBIT "D"

29S15W01CB / 3504, 54218 Rohrer Rd, Proposed Blanchard Vacation Rental

(1) Vacation rental/short term rental - Subject to the following criteria:

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

Response:

This house is in the Sunset City area of Bandon which has many existing vacation rentals.

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

Response:

This vacation rental will be in full compliance with CHW inspections.

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

Response:

The parking for this house is paved and entirely on the property.

(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; and

Response:

This vacation rental will only be for the current owner.

(e) A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.

Response:

This vacation rental will be in full compliance.

EXHIBIT "D"

Sanitation Information Questions

1. How many employees/vendors/patrons, total, will be on site?

This house has three bedrooms. If we add a hide-a-bed in the living room, the maximum guests staying at the vacation rental should be 8.

2. Will food be offered as part of an on-site business?

There will be no food offered as part of this vacation rental.

3. Will overnight accommodations be offered as part of an on-site business?

There will be guests staying overnight.

4. What will be the hours of operation of the business?

As a vacation rental there should be guests there 24 hours a day.

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

Coos County, Oregon **2021-07796**
\$91.00 Pgs=2 **07/08/2021 02:39 PM**
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

GRANTOR'S NAME:
Lee Family Trust

GRANTEE'S NAME:
Andrea Amanda Blanchard

AFTER RECORDING RETURN TO:
Order No.: 360621036075-LS
Andrea Amanda Blanchard
2820 S Alma School Rd #18-178
Chandler, AZ 85286

SEND TAX STATEMENTS TO:
Andrea Amanda Blanchard
2820 S Alma School Rd #18-178
Chandler, AZ 85286

APN: 2917204
7658700
Map: 29S-15-01CB TL 3504
28-15-36CB TL1700
54218 Rohrer Road, Bandon, OR 97411
1444 Strawberry Dr, Bandon, OR 97411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Gregory D. Lee and Virginia L. Lee, as Trustees of the Lee Family Trust, Grantor, conveys and warrants to **Andrea Amanda Blanchard**, 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 5, 6, 7, 16, 17 and 18, Block 15, Sunset City, Coos County, Oregon. Together with that portion of the vacated alley abutting said lots that would inure by operation of law.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED TWENTY-NINE THOUSAND AND NO/100 DOLLARS **(\$829,000.00)**. (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 2021-2022.

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.

EXHIBIT "D"
STATUTORY WARRANTY DEED
(continued)

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

Dated: 07-07-21

Lee Family Trust

BY: Gregory D. Lee TRUSTEE
Gregory D. Lee
Trustee

BY: Virginia L. Lee Trustee
Virginia L. Lee
Trustee

State of Washington
County of Clallam

This instrument was acknowledged before me on July 7, 2021 by Gregory D. Lee and Virginia L. Lee as Trustee of the Lee Family Trust.

Ellen Grace Shanks
Notary Public - State of Washington
My Commission Expires: 08/29/2021



29S15W01CB / 3504, 54218 Rohrer Rd, Proposed Blanchard Vacation Rental

Code Criteria Statement – Revised 9/23/2021

- (1) Vacation rental/short term rental - Subject to the following criteria:
(a) Shall be found to be compatible with the surrounding area.

Response:

This house is in Bandon’s Sunset City. Sunset City is a distinct neighborhood in Bandon’s Urban Growth Boundary which is a strip of land that is roughly a half mile long and a quarter mile wide. This area is well known for its retirement homes and vacation rentals. In fact, at least three of the nine of the addressed parcels within 100 feet of this home are already vacation rentals and the rest are single family dwellings.

The current houses in this area are all well-maintained and this vacation rental will be completely compatible with the uses and aesthetics of this area. The local company that will be managing this property, Exclusive Property Management, Inc., (541) 347-3790, has successfully managed multiple vacation homes in Sunset City for more than 20 years. They already manage one of the homes within 100 feet of this home and will be on call for any guest or neighbor concerns. They will be listed with the police as a contact for any concerns or emergencies, as well. This house will have regular landscaping to maintain the area aesthetics and reinforce natural sight and sound barriers currently provided by the existing trees, hedges, and fences. This property is completely fenced on all sides. As a vacation rental, it will have private garbage pickup which will be after each guest departure, and sooner for longer term guests. Authorized guests staying here will have to sign a contract taking responsibility for any people in their party and for their care of the property, acknowledging that the house is in a quiet residential neighborhood, and agreeing “to fully comply with local noise regulations and to use common sense in keeping noise volume low after dark,” or lose the remainder of their stay and a \$500.00 security deposit. They will also be provided with beach access instructions and a tsunami evacuation map.

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

Response:

This vacation rental will be in full compliance with CHW inspections.

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

Response:

The parking for this house is paved and entirely on the property.

- (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; and

Response:

EXHIBIT "D"

This vacation rental will only be for the current owner.

- (e) A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.

Response:

This vacation rental will be in full compliance.

29S15W01CB / 3504, 54218 Rohrer Rd, Proposed Blanchard Vacation Rental

Code Criteria Statement – Revised 9/23/2021



- (1) Vacation rental/short term rental - Subject to the following criteria:
(a) Shall be found to be compatible with the surrounding area.

Response:

This house is in Bandon's Sunset City. Sunset City is a distinct neighborhood in Bandon's Urban Growth Boundary which is a strip of land that is roughly a half mile long and a quarter mile wide. This area is well known for its retirement homes and vacation rentals. In fact, at least three of the nine of the addressed parcels within 100 feet of this home are already vacation rentals and the rest are single family dwellings. It is in one of Coos County's CD-10 zones, which is intended for residential, commercial, and recreational uses and promotes a "village atmosphere" while recognizing tourism as significant to the County's economy.

The current houses in this area are well-maintained and this vacation rental will be completely compatible with the uses and aesthetics of this area. The local company that will be managing this property, Exclusive Property Management, Inc., (541) 347-3790, has successfully managed multiple vacation homes in Sunset City for more than 20 years and will continue to strive for maximum harmony with their houses and the surrounding neighborhood. They already manage one of the homes within 100 feet of this home and will be on call for any guest or neighbor concerns. They will be listed with the police as a contact for any concerns or emergencies, as well. This house will serve up to six adults with no more than three overnight vehicles and will prohibit large gatherings. It will have regular landscaping to maintain the area aesthetics and reinforce natural sight and sound barriers currently provided by the existing trees hedges in addition to the fence which goes completely around all sides of the property. The house will be secured with locks provided in coded lockboxes and will be monitored regularly. As a vacation rental, it will have private garbage pickup which will be after each guest departure, and sooner for longer term guests. Authorized guests staying here will have to sign a contract taking responsibility for any people in their party and for their care of the property, acknowledging that the house is in a quiet residential neighborhood, and agreeing "to fully comply with local noise regulations and to use common sense in keeping noise volume low after dark," or lose the remainder of their stay and a \$500.00 security deposit. They will also be provided with beach access instructions and a tsunami evacuation map.

Although Exclusive Property Management has not had any complaints from vacation rental neighbors in many years, they find it important to note that a problematic vacationer for a weekend is much less disruptive than a problematic long-term residential renter.

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

Response:

This vacation rental will be in full compliance with CHW inspections.

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

EXHIBIT "D"

Response:

The parking for this house is paved and entirely on the property and matches the required number of parking spaces.

- (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; and

Response:

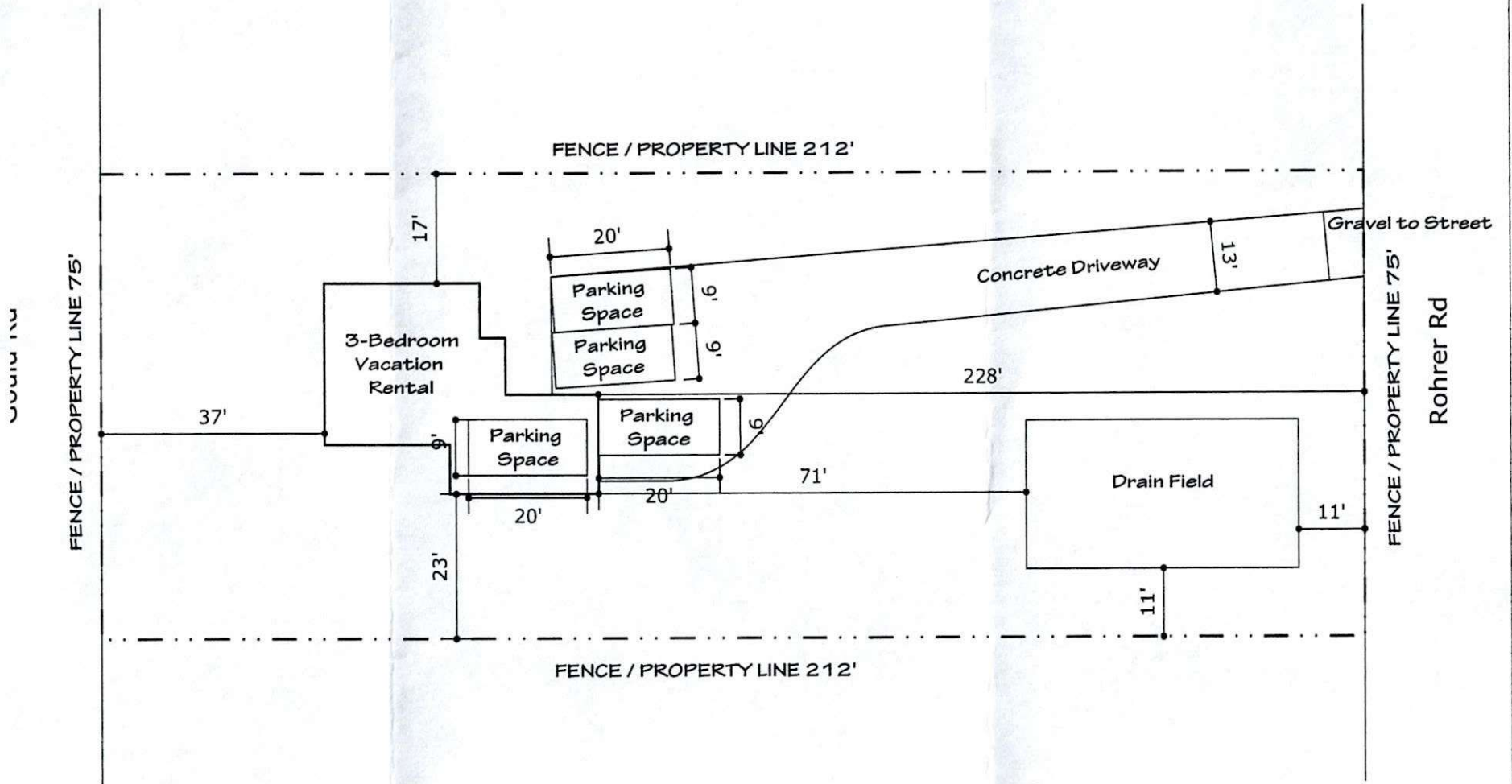
This vacation rental will only be for the current owner.

- (e) A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.

Response:

This vacation rental will be in full compliance.

EXHIBIT "D" Parking Plan



SCALE: 1" = 25'