



3-308


Planning Fee Assessment Form

Planning Action:	VRD-CUP
Address:	1250 TISH-a-Tang
Last Name:	Felice

CITY OF BANDON PLANNING
 P.O. BOX 67
 555 HWY 101
 BANDON, OR 97411
 P:(541) 347-2437
 F:(541)347-1415

APPLICATION TYPE	DEPOSIT OR BASE FEE	FEE ASSESSED
General		
<input type="checkbox"/> Records Request	Hourly Rate + Cost of materials	
<input type="checkbox"/> Research Request (greater than 5 minutes)	Hourly Rate + Cost of materials	
<input type="checkbox"/> Pre-Application Meeting	\$250	
<input type="checkbox"/> GIS Maps	\$25	
<input type="checkbox"/> Public Hearing Notices and Publication	Actual Cost	
<input type="checkbox"/> Third Party Review (Engineering, geotechnical or soils report, etc.)	Actual Cost	
<input type="checkbox"/> Permit Extension (Administrative Approval)	\$200	
<input type="checkbox"/> Re-Submittal Review Fee	30% of original application fee	
<input type="checkbox"/> Re-inspection Fee	\$50	
<input type="checkbox"/> After-the-fact Permit	\$500	
<input type="checkbox"/> Outside City Water Service Request	\$95	
<input type="checkbox"/> Vacation*	\$500	
<input type="checkbox"/> Street Opening*	\$500	
TYPE I		
Residential Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$50	
<input type="checkbox"/> Minor Decision -Type I	\$200	
<input type="checkbox"/> Residential Structure Under 1500 square feet	\$500	
<input type="checkbox"/> Residential Structure 1501 - 2500 square feet	\$750	
<input type="checkbox"/> Residential Structure 2501 - 3499	\$1,250	
<input type="checkbox"/> Residential Structure 3500 square feet and up	\$2,500	
Commercial Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$75	
<input type="checkbox"/> Accessory Structure/Remodel Under 200 square feet	\$300	
<input type="checkbox"/> Accessory Structure/Remodel Over 200 square feet – or new connections	\$500	
<input type="checkbox"/> Commercial Structure Up to 3500 square feet	\$2,000	
<input type="checkbox"/> Commercial Structure 3501 – 10,000 square feet	\$2,500	
<input type="checkbox"/> Commercial Structure 10,001 or more	\$3,000	
<input type="checkbox"/> Home Occupation Permit	\$300	
<input type="checkbox"/> Sign Permit	\$100	

<input type="checkbox"/> Certificate of Appropriateness	\$100	
<input type="checkbox"/> Property Line Adjustment*	\$350 per adjustment	
<input type="checkbox"/> Final Plat Review	Actual Cost	
TYPE II		
Plan Review		
<input type="checkbox"/> Residential	Actual Cost + \$500 Deposit	
<input type="checkbox"/> Commercial	Actual Cost + \$1,000 Deposit	
<input type="checkbox"/> Subdivision Tentative Plan*	Actual Cost + \$1,600 and \$200/lot Deposit	
<input type="checkbox"/> Partition*	Actual Cost + \$1,000 and \$100/lot Deposit	
<input type="checkbox"/> Appeal of a Type II Decision	\$250	
TYPE III		
<input type="checkbox"/> Planned Unit Development (PUD)	Actual Cost + \$2,750 and \$200/unit Deposit	
<input type="checkbox"/> Variance	Actual Cost + \$500 Deposit	
<input checked="" type="checkbox"/> Conditional Use Permit*	Actual Cost + \$1,000 Deposit	\$1,000
<input type="checkbox"/> RV/Manufactured Dwelling Park	Actual Cost + \$500 and \$100/unit Deposit	
<input type="checkbox"/> Appeals	Actual Cost + \$250 or half of original fee, up to \$1,000 Deposit	
TYPE IV		
<input type="checkbox"/> Annexation*	\$3,750	
<input type="checkbox"/> Zoning Code Amendment (text/map)*	\$3,000	
<input type="checkbox"/> Comprehensive Plan Amendment*	\$3,500	
<input type="checkbox"/> Combined Map/Plan Amendment*	\$3,700	

Planning Staff Contact:  Date Assessed: 5/2/22

Finance Staff Contact: Linda Eckhoff Date Paid: 5-2-22

Receipt Number: 9.128180

22-051

II. PROJECT INFORMATION		
Street Address: 1250 Tish-A-Tang Road, Bandon, OR 97411		
Map Number / Tax Lot(s): 28S1536CC01900 /	Zone: CD-1	Floodplain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Was the property previously approved as a Vacation Rental Dwelling? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>		
Please describe the residence, its existing and proposed use: A 3145 square foot single family home on a .35 acre lot. Previously occupied by owners. Would like to use as a VRD and second home.		
How many bedrooms will be provided? 4		
What is your requested occupancy? (max. of 10) 10		
How many off-street parking spaces are available? 8 Please provide a parking plan which shows the location, material, and dimensions of your proposed parking.		
Are there carbon monoxide and smoke detectors in the residence? YES <input checked="" type="checkbox"/> (please show in floor plan) NO <input type="checkbox"/>		
Does the property owner live within the city limits of Bandon? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If no, please provide contact information for the designated local management person living within Bandon city limits who will respond immediately to any emergency or complaint related to the vacation home rental.		
Manager's Name: Amanda Lawrence with Airbnb	Phone Number: 541-404-2100	
Email Address: ap.cleaning@outlook.com		
Physical Address: 55563 Bear creek Rd		
City: Bandon	State: OR	Zip Code: 97411
Mailing Address (if different from Physical Address):		

III. APPLICANT'S INFORMATION: (must be an individual)	
The VRD Conditional Use Permit is valid for the named applicant of record and is not transferable to a new applicant. Upon change in named applicant due to sale, transfer, or other reason, the CUP shall become null and void. A new applicant shall apply for a new conditional use permit.	
Applicant's Name: Matthew Filice	Phone: 916-505-8984
	E-Mail: matt.filice@yahoo.com
Applicant's Mailing Address: 1362 US Hwy 395 N, Ste 102-416, Gardnerville, NV 89410	

IV. PROPERTY OWNER'S INFORMATION	
<input checked="" type="checkbox"/> Property owner and applicant information is the same.	
Property Owner's Name:	Phone:
	E-mail:
Mailing Address:	

V. CONSENT

- I have read the application and the attached documentation and I understand that my application may be delayed or deemed incomplete if I have provided insufficient information and documentation to allow for approval.
- I certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge.
- I authorize the City of Bandon or its acting agent, to enter onto the subject property, as described herein.
- The City of Bandon is obligated to report all ground disturbances within the City of Bandon to the Coquille Indian Tribe. Property owners and applicants must adhere to all conditions and requirements set out by the Coquille Indian Tribe, State Historic Preservation Office (SHPO) or both if required.
- It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Oregon State Building Codes, Oregon State Department of Environmental Quality, FEMA, Oregon State Fish and Wildlife and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.
- It is the property owner/applicant's responsibility to provide the City of Bandon all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, deed restrictions, vacation records, easement records, etc.
- I authorize the individual(s) listed herein, to act as applicant, upon their consent, in regard to the attached application for the subject project described herein.
- I authorize the individual(s) listed herein, to act as representative, upon their consent, in regard to the attached application for the subject project described herein.
- I acknowledge, understand, and agree, that all relevant documentation will be provided to the City of Bandon, and that all required permits and consent will be obtained prior to the start of operation, with all conditions of approval adhered to.

X Applicant's Signature: <i>Matthew J. P...</i>		Date: <i>5/2/22</i>
X Representative's Signature:		Date:
Representative's Name: <i>Amber Peterson</i>	Phone Number: <i>541-404-2100</i>	
Mailing Address: <i>55563 Bear Creek Rd Bandon OR</i>	Email Address: <i>cap.cleaning@outlook.com</i>	
<i>Property owner's signature is required if applicant is not the property owner</i>		
X Property Owner's Signature:		Date:

In addition to this completed form, the applicant must provide the following:

- A written narrative that addresses all approval standards and provisions.
- A site plan that includes existing and proposed landscaping, drawn to scale.
- A parking plan that includes existing and proposed off-street parking, drawn to scale.
- Floor plans showing the size, function, and arrangement of interior rooms, drawn to scale.
- Digital photographs of the subject residence's interior and exterior.
- Other information deemed necessary by the Planning Director to review the applicant's proposal.
- Payment of applicable fees, which can be found in the City's fee schedule.

**AN ELECTRONIC COPY OF THIS FORM IS ACCEPTABLE FOR THE PURPOSE OF FILING AN APPLICATION.
HOWEVER, THE ORIGINAL WILL BE REQUIRED PRIOR TO FINAL APPROVAL.**

My name is Matthew Filice. I have visited the town of Bandon the past two summers and have fallen in love with the area. This past winter I purchased 1250 Tish-A-Tang Road. My plan is to spend the next few months updating the property in order to offer this home as a VRD as well as use it as our family vacation home.

Thank you for your consideration of this application.

Matthew Filice

Approval standards for conditional uses:

- A. It is our view that the home and site is consistent with the comprehensive plan.
- B. The home site is located within the CD-1 zone and conforms with the dimensional standards without any modifications to the home.
- C. The lot size is .35 acres.
- D. The site has adequate space between neighboring properties.
- E. The home is 3145 square feet and after remodeling will be 4 bedrooms, 4 ½ baths with a large kitchen, open living space and laundry area. Maximum occupancy as a VRD would be 10 guests. Pets will not be permitted.
- F. All public facilities and services have adequate capacity to serve the needs of this VRD.
- G. We will not have to alter the home or landscaping. This home as a VRD should have no effect or impairment of the permitted use of surrounding properties.
- H. We believe that all requirements of this title will apply.

All vacation rental dwellings shall comply with the following provisions:

- 1. The home was built in 1980.
 - 2. Currently there is a 23.1 saturation rate around the property (see study).
 - 3. The home is located within the CD-1 zone.
 - 4. Matthew Filice will be the applicant and owner of the home. He understands that the CUP is nontransferable.
 - 5. A tsunami evacuation map will be posted in the entry of the home.
 - 6. The home will offer 8 off street parking spaces and should not create any additional traffic, noise, smoke, litter, light or odor that would not be normal for a neighborhood dwelling.
 - 7. There is no private beach access on this property.
 - 8. The home does not have a joint driveway.
 - 9. Landscaping will be maintained monthly by Villa Landscaping Company. The home is presently being remodeled inside and out.
-

10. The property can accommodate 8 vehicles (6 on concrete driveway, 2 on gravel RV space), not including the garage. No on street parking will be needed.
 11. Weekly garbage service will be provided by Bandon Disposal and Recycle.
 12. Amanda Lawrence with Airbnb will be available to manage complaints and problems by phone and in-person on a 24-hour basis.
 13. All reporting and accounting requirements will be done in accordance with the City of Bandon.
 14. It is understood that if the VRD fails to rent for more than 10 nights within a calendar year the VRD permit will become null and void.
 15. Per the Planning Commission standards, the home will not exceed 10 guests. The largest bedroom will be furnished with one king sized bed and one set of bunk beds. Of the other three bedrooms, one will be furnished with a king sized bed and two will be furnished with queen sized beds.
 16. All conditions have been addressed in this application. If any additional information is required it will be furnished upon request.
 17. An annual report will be provided to the City of Bandon as requested.
 18. Smoke detectors will be installed and maintained in all sleeping areas.
-

RECORDING REQUESTED BY:



201 Central Avenue, PO Box 1075
Coos Bay, OR 97420

GRANTOR'S NAME:

William R. Gombeski, Jr. and Babette Hiestand

GRANTEE'S NAME:

Matthew A. Filice

AFTER RECORDING RETURN TO:

Order No.: 360621038500-TT
Matthew A. Filice
201 Stony Creek Rd
Gardnerville, NV 89460

SEND TAX STATEMENTS TO:

Matthew A. Filice
201 Stony Creek Rd
Gardnerville, NV 89460

APN: 7507400

Map: 28S1536CC01900

1250 Tish-A-Tang Road, Bandon, OR 97411

Coos County, Oregon

2022-00610

\$91.00

Pgs=2

01/20/2022 01:26 PM

eRecorded by: TICOR TITLE COQUILLE - 105 E. 2ND
ST. OR 97423

Diris D. Murphy, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William R. Gombeski, Jr. and Babette Hiestand, as tenants by the entirety, Grantor, conveys and warrants to Matthew A. Filice, 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 16, Seabird Terrace, Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$1,360,000.00). (See ORS 93.030).

Subject to:

1. Easements, conditions, restrictions and notes as delineated on the recorded plat.
2. 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: March 28, 1969

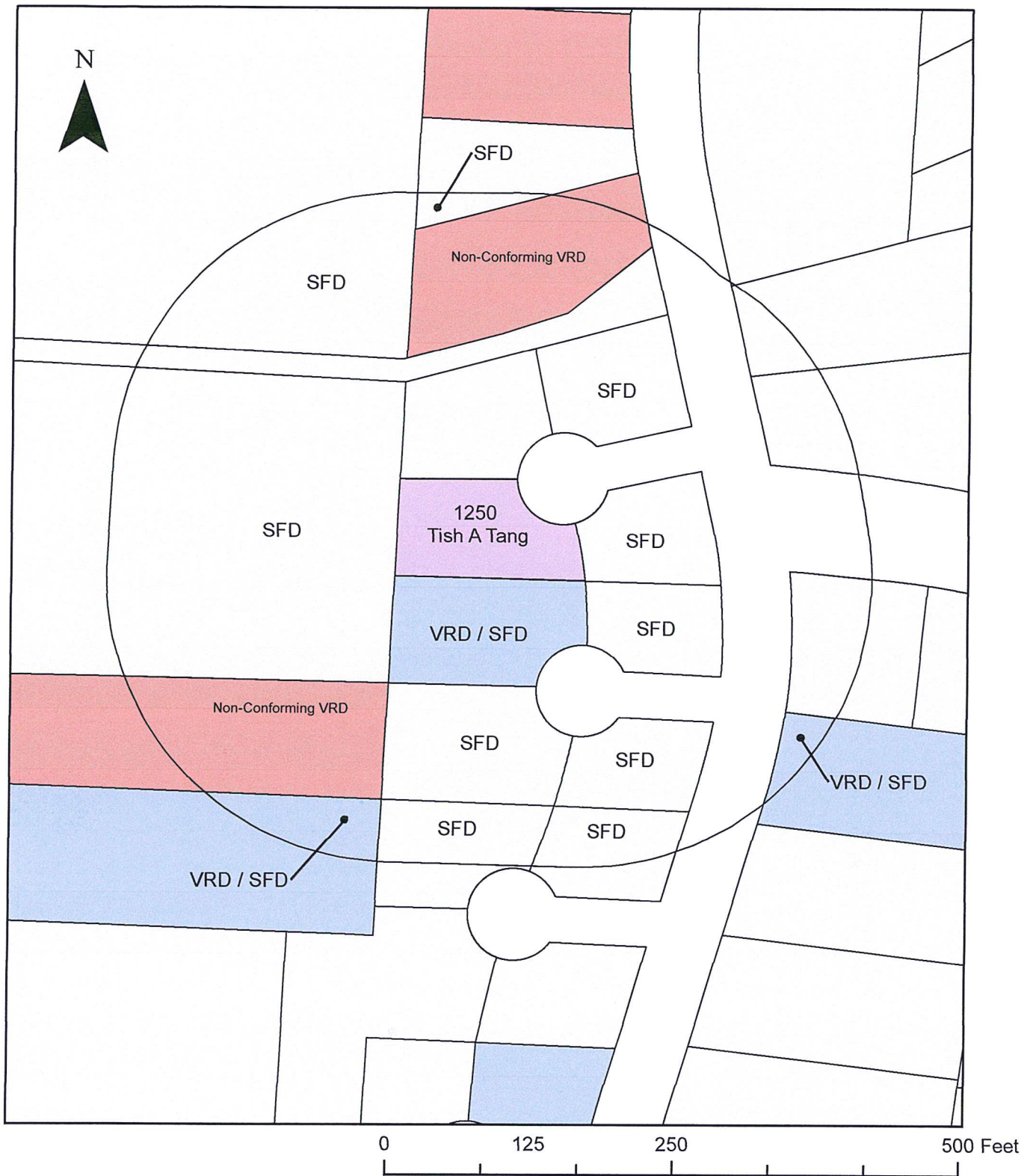
Recording No: 69-03-37335

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 30, 1993

Recording No: 93-11-1342

Saturation Study: 1250 Tish A Tang



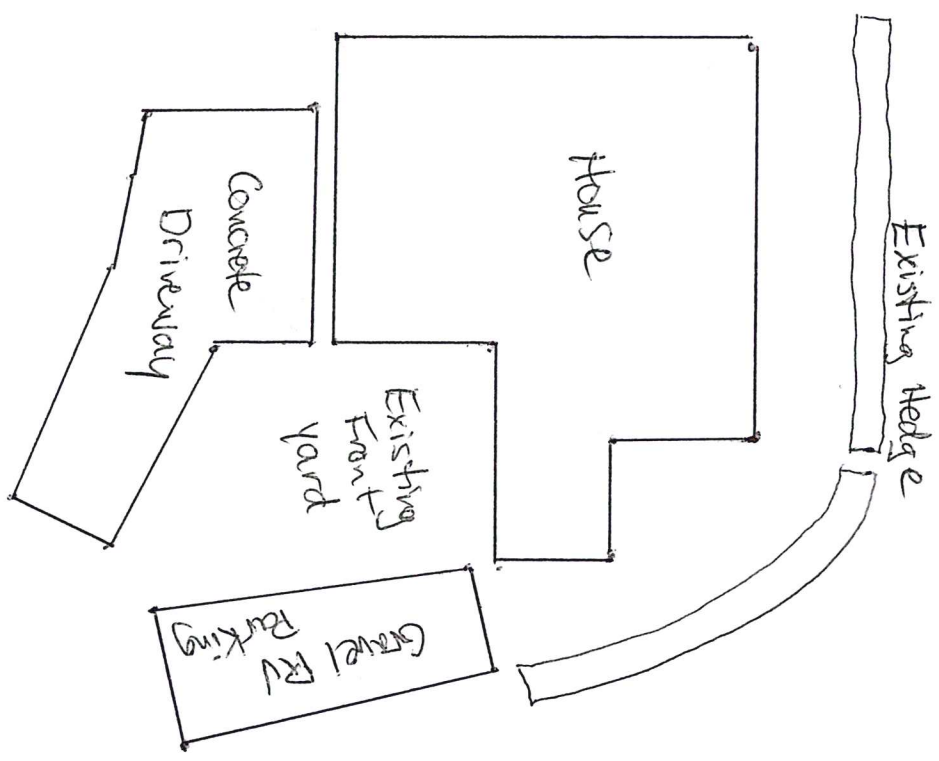
Legend

- 1250 Tish A Tang
- 250' Buffer
- VRDs
- Nonconforming VRDs

Saturation Calculation	
13 SFDs	
3 VRDs	
$3 \text{ VRDs} / 14 \text{ SFDs} = 23.1\% \text{ Saturation Rate}$	

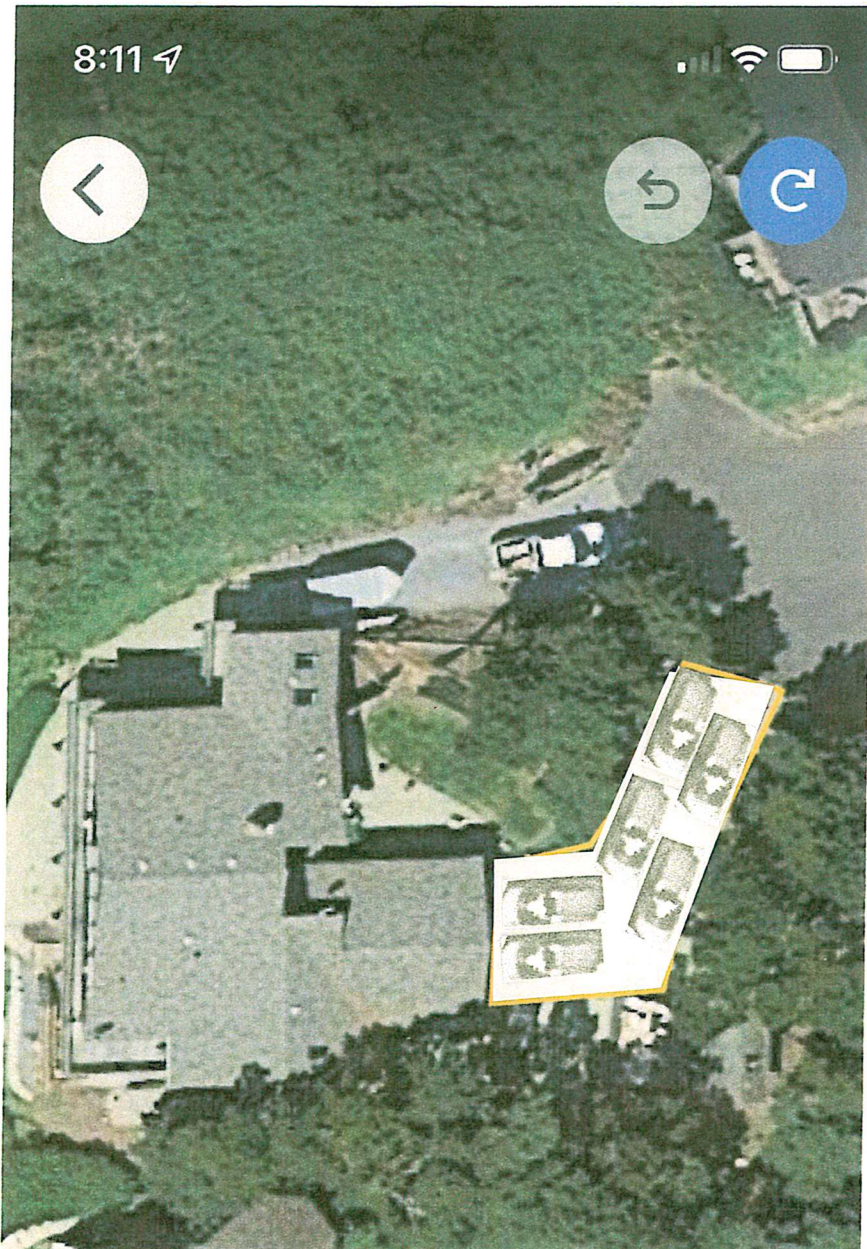
Site Plan

↑
N



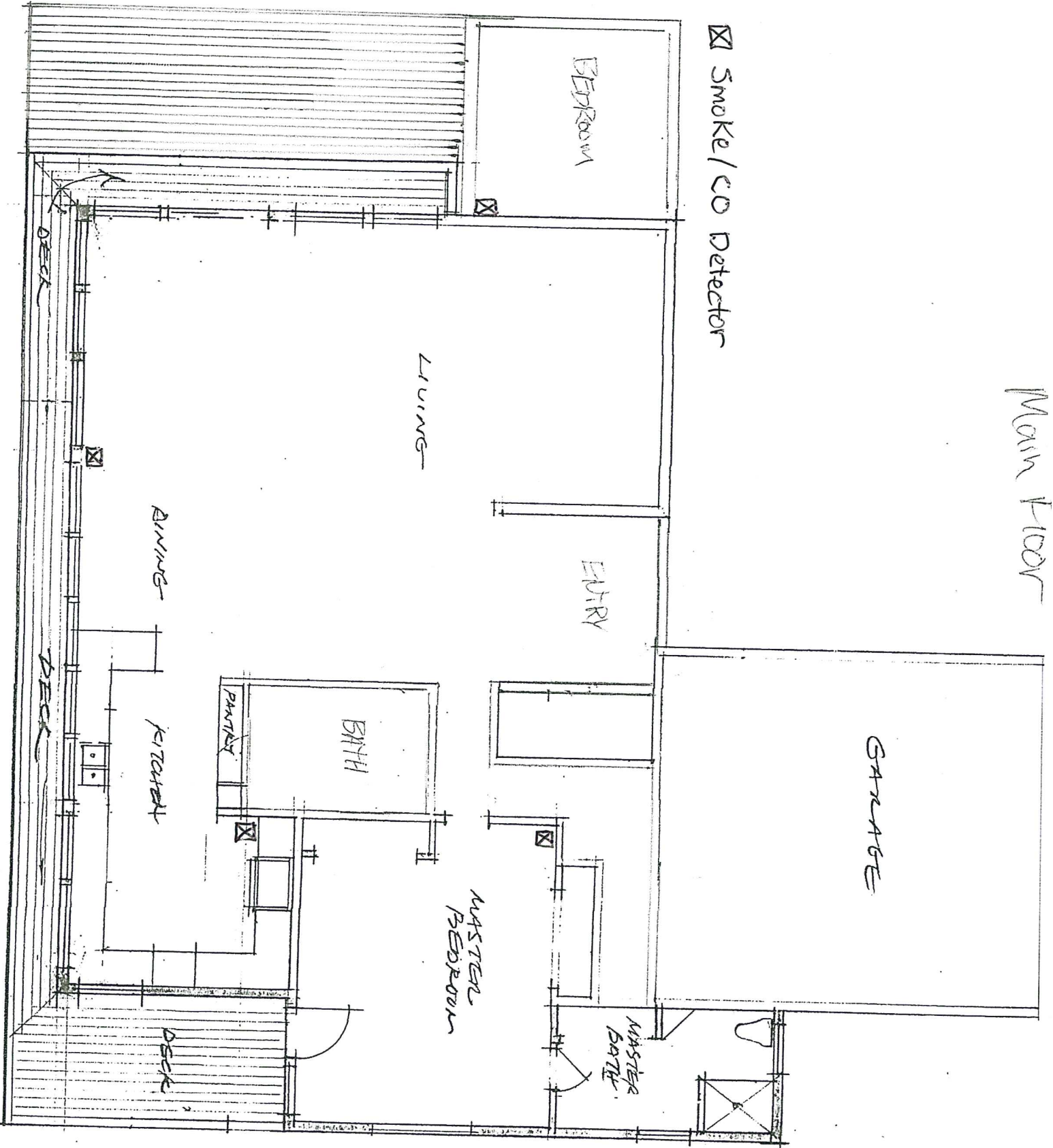
Parking Plan

As you can see from this aerial view, the concrete driveway that is adjacent to the garage is capable of handling six vehicles. Two additional spaces are available on the gravel RV pad.

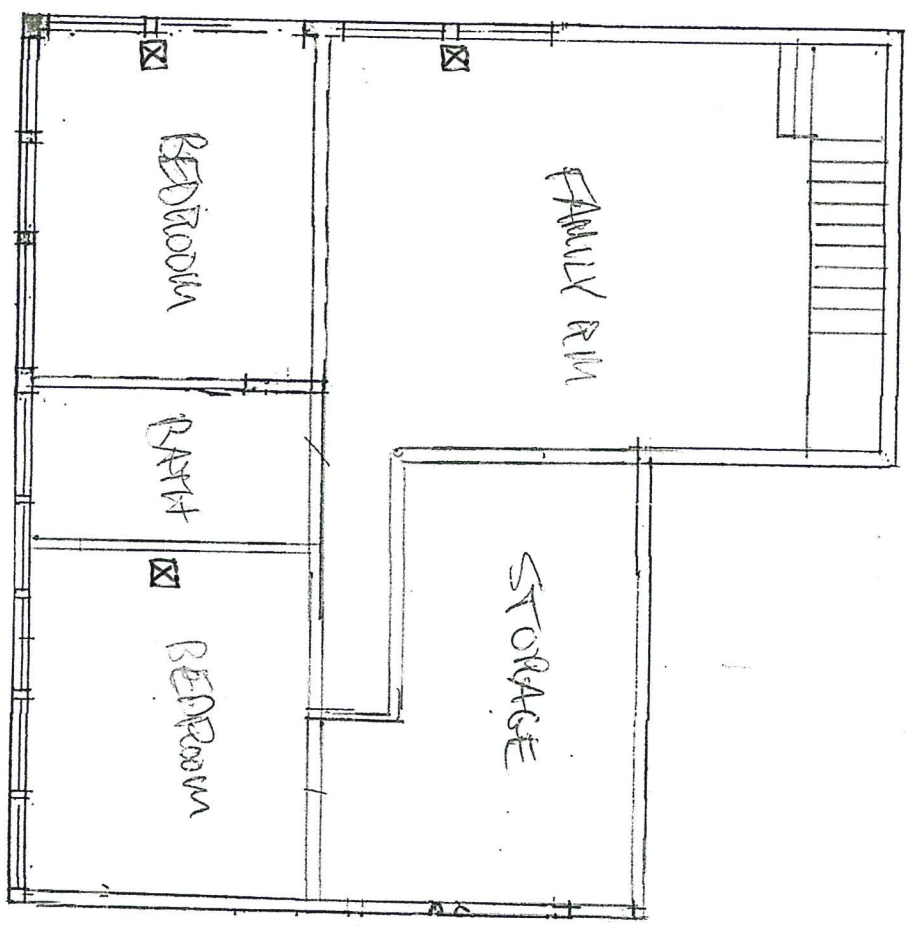


Main Floor

☒ Smoke/CO Detector



Lower Floor











12:07



Face Rock State
Scenic Viewpoint



CARTER ST SW

ROGERS PL

BEACH LOOP RD

SEABIRD C

Windermere
On The Beach

Johnson Creek

☀️ 48°
AQI 41 ●

🔍 Search Maps





Property Flood Risk Assessment

1250 Tish-Tang Rd Bandon OR



FEMA

X Zone

Outside Special Flood Hazard Area and indicates **moderate to low risk.**

[Learn more on FEMA](#)



MINIMAL

Flood Factor®

This property has a **minimal** Flood

~~Factor~~

CITY OF BANDON
PO BOX 67
555 HIGHWAY 101
BANDON OR 97411

541-347-2437

Receipt No: 9.128180

May 2, 2022

1250 TISH-A-TANG - FILICE

Previous Balance:	.00
LICENSES AND PERMITS	
CONDITIONAL USE	1,000.00
100-413-09	
PLANNING PERMIT FEES	

Total:	1,000.00
--------	----------

CHECK

Check No: 2905	1,000.00
----------------	----------

Payor:
1250 TISH-A-TANG - FILICE

Total Applied:	1,000.00
----------------	----------

Change Tendered:	.00
------------------	-----

05/02/2022 11:42 AM