

**II. PROJECT INFORMATION**

Street Address: 1388 FACE ROCK DRIVE

Map Number / Tax Lot(s): 20515W36 BC 1 102 Zone: CD-1 Floodplain:  Yes  No

Was the property previously approved as a Vacation Rental Dwelling? Yes  No  Unknown

Please describe the residence, its existing and proposed use:  
THE CURRENT USE IS FOR USE AS A SINGLE FAMILY DWELLING,  
PROPOSED USE TO BE A VACATION RENTAL

How many bedrooms will be provided? 3

What is your requested occupancy? (max. of 10) 9

How many off-street parking spaces are available? 4  
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  (please show in floor plan) NO

Does the property owner live within the city limits of Bandon? YES  NO   
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: SAM HERNANDEZ Phone Number: 541-404-9244

Email Address: MANAGER@VISITBANDON.COM

Physical Address: 1212 ALABAMA

City: BANDON State: OR Zip Code: 97411

Mailing Address (if different from Physical Address):  
EXCLUSIVE PROPERTY MGT

**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: DAVID REED Phone: 541-551-0057  
E-Mail: INFO@WAYWARDSTUDIO.COM

Applicant's Mailing Address: P.O. BOX 10300 BANDON OR 97411

**IV. PROPERTY OWNER'S INFORMATION**



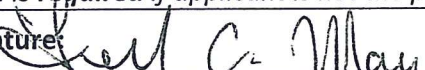
Property owner and applicant information is the same.

Property Owner's Name: FRED MAU Phone: E-mail: FREDMAU47@GMAIL.COM

Mailing Address: 1388 FACE ROCK DRIVE, BANDON OR 97411

**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.

<b>X Applicant's Signature:</b> 		Date: 4/20/22
<b>X Representative's Signature:</b> 		Date: 4/20/22
Representative's Name: David Reen	Phone Number: 541 351 0059	
Mailing Address: P.O. Box 1508 Bandon	Email Address: INFO@WAYWARDKSPUG.CO.COM	
Property owner's signature is required if applicant is not the property owner		
<b>X Property Owner's Signature:</b> 		Date: 4/20/22

**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.**



4-21-22

City of Bandon  
Attn: Planning Department  
555 Hwy 101  
Bandon OR. 97411

To Whom it may concern,

The following is a brief narrative as required per the Conditional Use Application for Vacation Rental Dwelling. The proposed Vacation rental to be located in the existing residence located at 1388 Face Rock Drive for Fred Mau. The format of the narrative is consistent with the lettering designation shown on the application.

**A. The Comprehensive Plan**

The proposed Vacation Rental is located in West Bandon, in a Controlled Development Area (CDA) and is not identified in the comprehensive plan as a scenic resource. The house is located in a cluster of similar sized housing, out of view from both pedestrian and vehicular traffic.

**B. Purpose and Dimensional Standards of the Zone**

The proposed Vacation Rental is located in the Controlled Development (CD-1) zone. The purpose of the CD-1 zone is to recognize the scenic and unique qualities of Bandon's oceanfront and control development while balancing a mix of permitted and conditional uses. The proposed vacation rental is one of the conditional uses of the CD-1 zone. The proposed vacation rental and site does conform with all of the requirements as identified in the CD-1 zone, chapter 17.20. The layout of the residence is a two story structure surrounded by like construction. The location of the structure does not obscure pedestrian or vehicular traffic passing the property along Face Rock Drive.

**C. The Size and Dimensions provide adequate area for the needs of the proposed use**

The proposed Vacation Rental has a total of 2,116 square feet. The floor plan includes 3 bedrooms, kitchen, dining room, and living room; it is more than adequate to meet the needs of the 9 occupants proposed.

**D. The site size and dimensions provide adequate area for aesthetic design treatment to mitigate possible adverse effect from the use of surrounding properties and uses.**

The proposed vacation rental structure is designed architecturally to maintain cohesion with the surrounding residences in the neighborhood. Patio space is enclosed and located away from views into adjacent properties to maintain privacy and avoid adverse effects of use.

**E. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features.**

The proposed Vacation Rental is located "ideally" for the proposed use when considering its size, shape, and location; within walking distance to beach and viewing access.



**F. All required public facilities and services have adequate capacity to serve the proposal and are available, or can be made available, by the applicant.**

The proposed Vacation Rental has adequate capacity to serve the needs of the proposed occupancy. All additional services including waste disposal, recycling and property Management will be contracted by the owner within ten (10) business days of the Vacation Dwelling application approval.

**G. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the permitted uses listed in the underlying zone district.**

The Proposed Vacation Rentals ingress and egress is located on site directly from Face Rock Drive. Exterior patios are accessible directly on site or from the interior of the residence. Neither access or entertaining spaces will impact the surrounding properties.

**H. All other requirements of this title that apply.**

(Responses to all provisions are italicized and in bold)

Bandon Municipal Code Section 17.92.090

1. The single-family detached dwelling proposed for the VRD shall be at least three years old, calculated from the date of issuance of a certificate of occupancy.  
*The proposed vacation rental was constructed in 2006.*
2. Less than 30% of the single-family detached dwellings within 250 feet of the subject property, and located in a zone where VRD's are allowed, are VRD's.  
*The proposed vacation rental is in a zone where VRD's are less than 30% (approximately 27%) of The single family detached dwellings within 250 feet of the subject property. (Saturation rate calculated from the city of Bandon VRD Rental list and corresponding map provided to applicant on 4-14-22)*
3. In the CD-1 zone, single-family detached dwellings proposed for VRD status may be located only in the VRD- overlay zone as indicated on the attached map. VRD's are allowed as a conditional use in all areas of the CD-2 and CD-3 zones.  
*The proposed vacation rental is located in the VRD overlay zone*
4. 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.  
*The owner of the proposed Vacation rental understands that the VRD permit is not transferrable.*
5. Tsunami Preparedness - all VRD's shall post the Bandon Tsunami Evacuation Route map in a conspicuous location within the dwelling.  
*The proposed vacation rental will post the Bandon Tsunami Evacuation Route map in a conspicuous location within the dwelling.*



6. No more objectionable traffic, on-street parking, noise, smoke, light, dust, litter or odor is emitted from the VRD than a normal neighborhood dwelling.

***The owner will contract with a local property management company to prevent any objectionable traffic, on-street parking, noise, smoke, light, dust, litter or odor; no more than a normal neighborhood dwelling***

7. VRD's without private beach access shall provide written permission from all persons with an interest in a private beach access to be used by the VRD or positive action to notify renters of the location and required use of public beach access points shall be taken.

***Any future property management company shall provide information to notify renters of the location and required use of public beach access points***

8. VRD's using a joint access driveway shall provide evidence that all other owners of property utilizing the private access agree to the proposed vacation rental dwelling using the private access.

***The proposed vacation rental does not use a joint access driveway***

9. VRD's will be maintained at or above the level of surrounding dwellings in the neighborhood, including landscaping, signage and exterior maintenance.

***Any future property management company shall maintain the exterior of the residence, landscaping and signage equal to or above the level of the surrounding dwellings.***

10. VRD's shall have one off-street parking space for each bedroom in the VRD, but in no case have less than two off-street parking spaces. A bedroom is defined as an enclosed sleeping area with a built-in closet. Approved off-street parking areas shall be available to accommodate full occupancy of the VRD without the use of on-street parking.

***The proposed vacation rental has four off-street parking spaces and is applying for a permit to allow for three bedrooms.***

11. Evidence shall be provided ensuring that there is regular garbage removal from the premises.

***A contract for waste management and recycling services will be secured by the owner within ten (10) business days of the Vacation Dwelling application approval.***

12. There shall be an owner or designated local management person immediately available to handle complaints and problems on a 24-hour basis. The name and contact information of the designated local management person shall be kept on file in the Police Department and Planning Department. The owner \ or management person shall be available by phone and physically able to respond to the VRD within a reasonable time period.

***The owner will contract with a local property management company. When approved, the designated representative will provide contact information to the Bandon police and Planning department***

13. Compliance with all reporting and accounting requirements of the transient occupancy tax ordinance shall be done in accordance with the City of Bandon requirements.

***The proposed vacation rental will comply with all reporting and accounting requirements of the transient occupancy tax ordinance in accordance with the city of Bandon.***



14. If the VRD activity ceases for a period of one year, or fails to be rented for more than 10 nights within a calendar year, as determined by the transient occupancy tax receipts and rental documentation, the VRD permit becomes null and void with no further proceedings.

***The owner acknowledges the terms which would void the VRD permit***

15. Occupancy of any VRD shall not exceed 3 people per bedroom up to a maximum of 10 people. The Planning Commission shall determine the maximum occupancy of the VRD based upon bedrooms, parking, overall home floor plan and site plan, and other factors determined by the Commission based upon neighborhood characteristics outlined in item 6 above and others deemed significant. The occupancy determined by the Planning Commission may be less than the maximum allowed.

***The proposed vacation rental has three bedrooms and the applicant is applying for a maximum occupancy of 9 people (three per bedroom).***

16. VRD's require a conditional use permit (CUP). All criteria for a CUP must be addressed and included as part of the application materials. The applicant shall also address the surrounding neighborhood and provide information how the proposed VRD is appropriate given the specific characteristics of the neighborhood.

***The proposed vacation rental is located in a developing neighborhood having a mixture of both existing single family residences and permitted Vacation Dwellings. The mixture of both types of structures prevents oversaturation of either within the proximity of proposed vacation rental.***

17. The applicant shall provide an annual report to the Bandon Planning Department showing compliance with all conditions and ordinance requirements. Failure to provide such report shall result in revocation of the Conditional Use Permit.

***The owner will contract with a local property management company that shall provide annual reporting showing compliance with all conditions and ordinance requirements.***

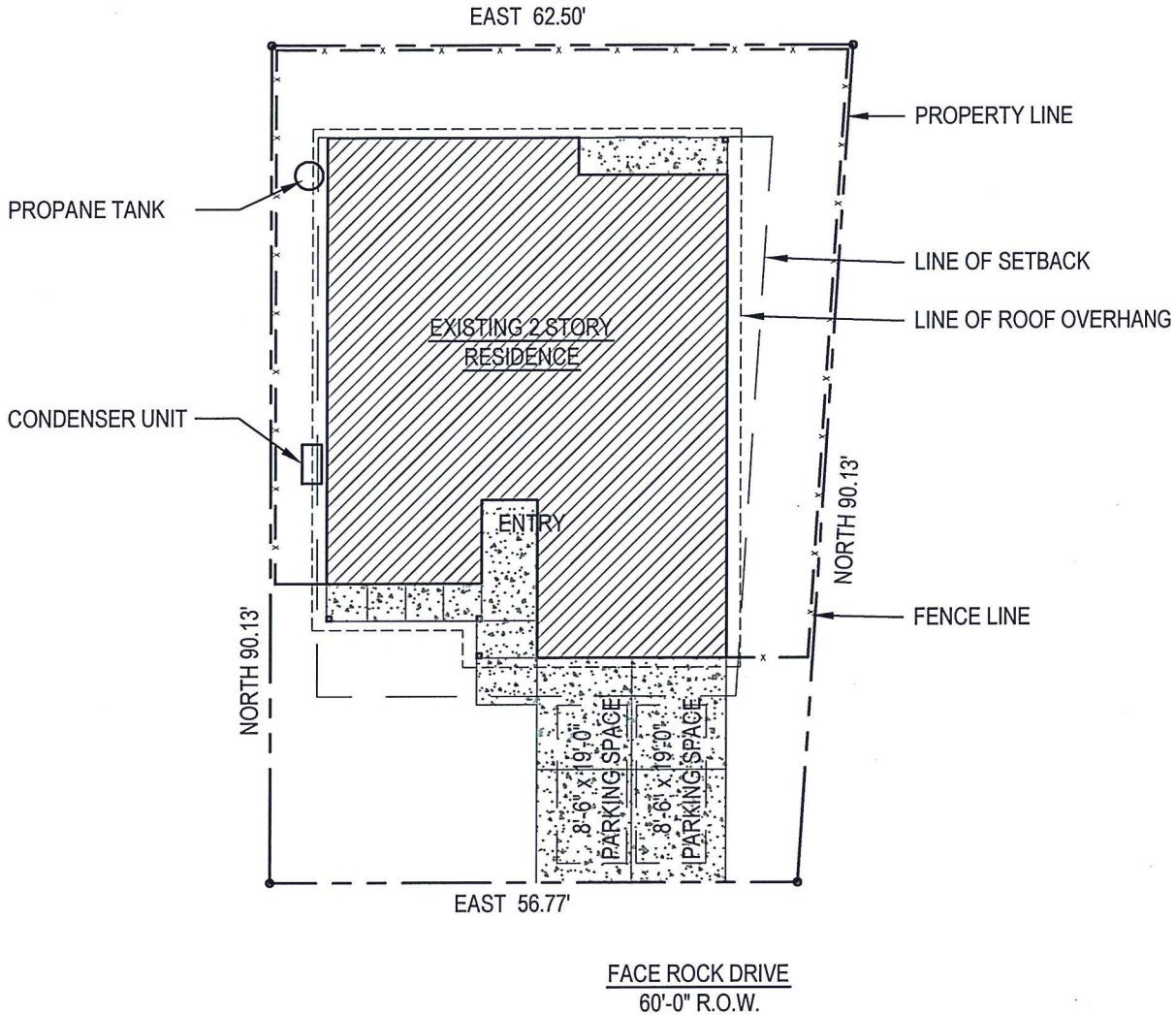
18. Smoke detectors shall be provided in all potential and actual sleeping areas, whether or not such detectors are required by the building code.

***The proposed vacation rental has smoke detectors located in all bedrooms and where required by code***

Enclosures:

1. Site plan
2. First Floor Plan
3. Second Floor Plan
4. Exterior Photographs (North/South/East/West)
5. Interior Photographs
6. Interior Photographs
6. Vacation Rental saturation study 4-20-22
7. Existing Vacation Rental Inventory list  
(provided by the city of Bandon 4-14-22)

BLANCHARD  
 VACATION RENTAL DWELLING  
 1388 FACE ROCK DRIVE  
 BANDON OR. 97411



## SITE PLAN

SCALE : 1"=20'-0"



### SUMMARY TABLE

#### SITE DATA

MAP AND TAX LOT: 28S15W36BC LOTS 108  
 ZONING DISTRICT: CD-1  
 LOT SIZE: 0.13 ACRES

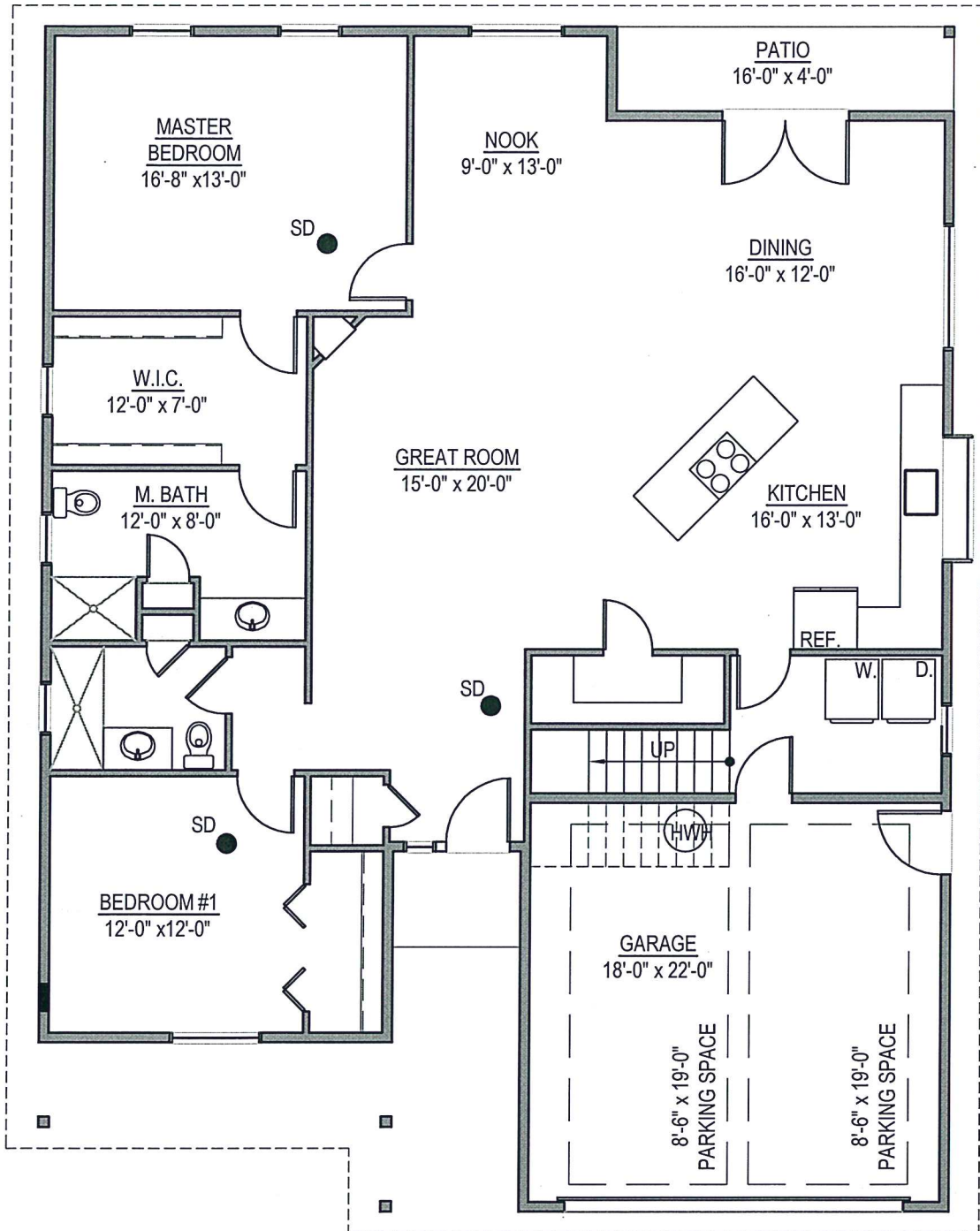
SECOND FLOOR 226sf  
 FIRST FLOOR 1707sf

GARAGE 402sf  
 TOTAL 2335 sf

THE WAYWARD R STUDIO  
 BANDON OREGON  
 DAVID REED / 541-551-0057

4-21-22

BLANCHARD  
VACATION RENTAL DWELLING  
1388 FACE ROCK DRIVE  
BANDON OR. 97411



## FIRST FLOOR PLAN

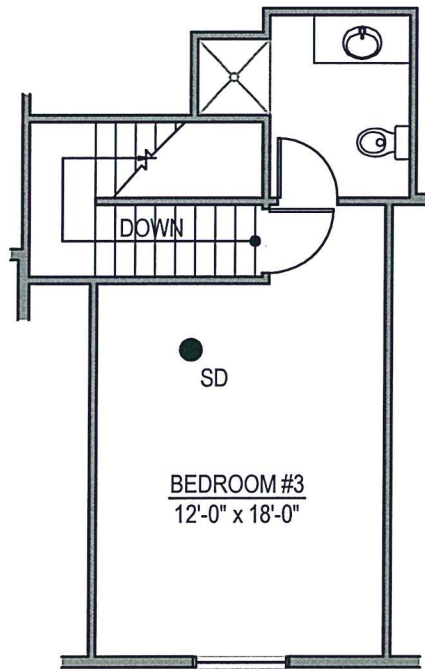
SCALE: 1/8"=1'-0"

THE WAYWARD R STUDIO  
BANDON OREGON  
DAVID REED / 541-551-0057

4-21-22



BLANCHARD  
VACATION RENTAL DWELLING  
1388 FACE ROCK DRIVE  
BANDON OR. 97411



## SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

THE WAYWARD R STUDIO  
BANDON OREGON  
DAVID REED / 541-551-0057

4-21-22



# The Wayward R Studio

Design | Preservation | Presentation

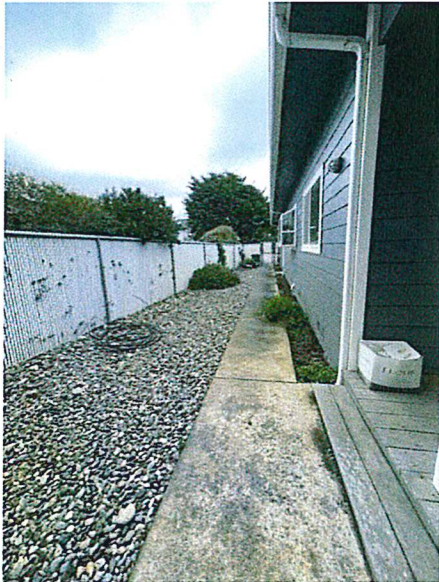
South Elevation (Front)



West Elevation (Side)



East Elevation (Side)

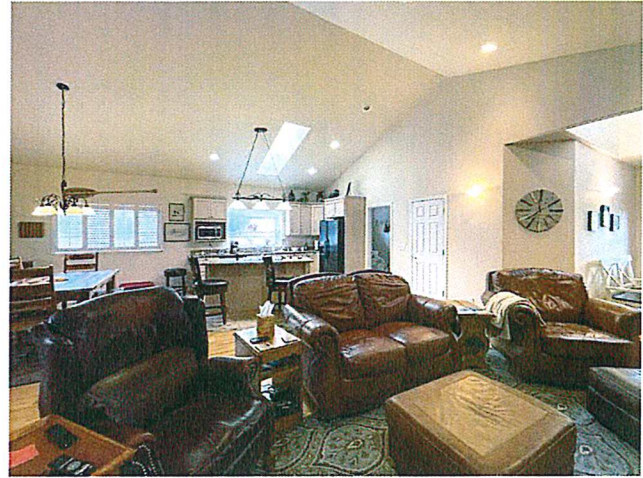


North Elevation (Rear)

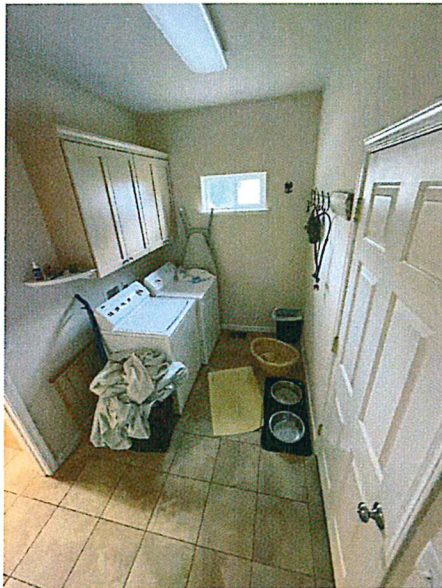




Entry



Living / Dining / Kitchen



Laundry



Bedroom #1



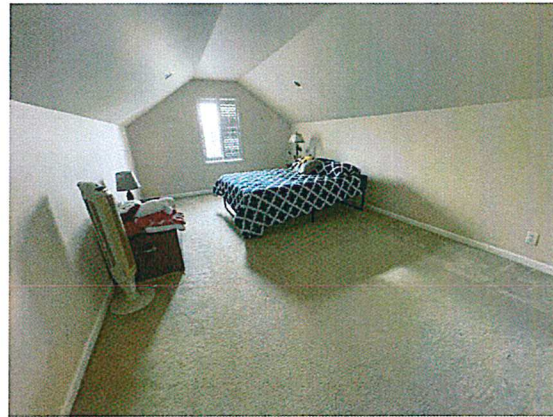
Master Bedroom



Master Bath



First Floor Bath

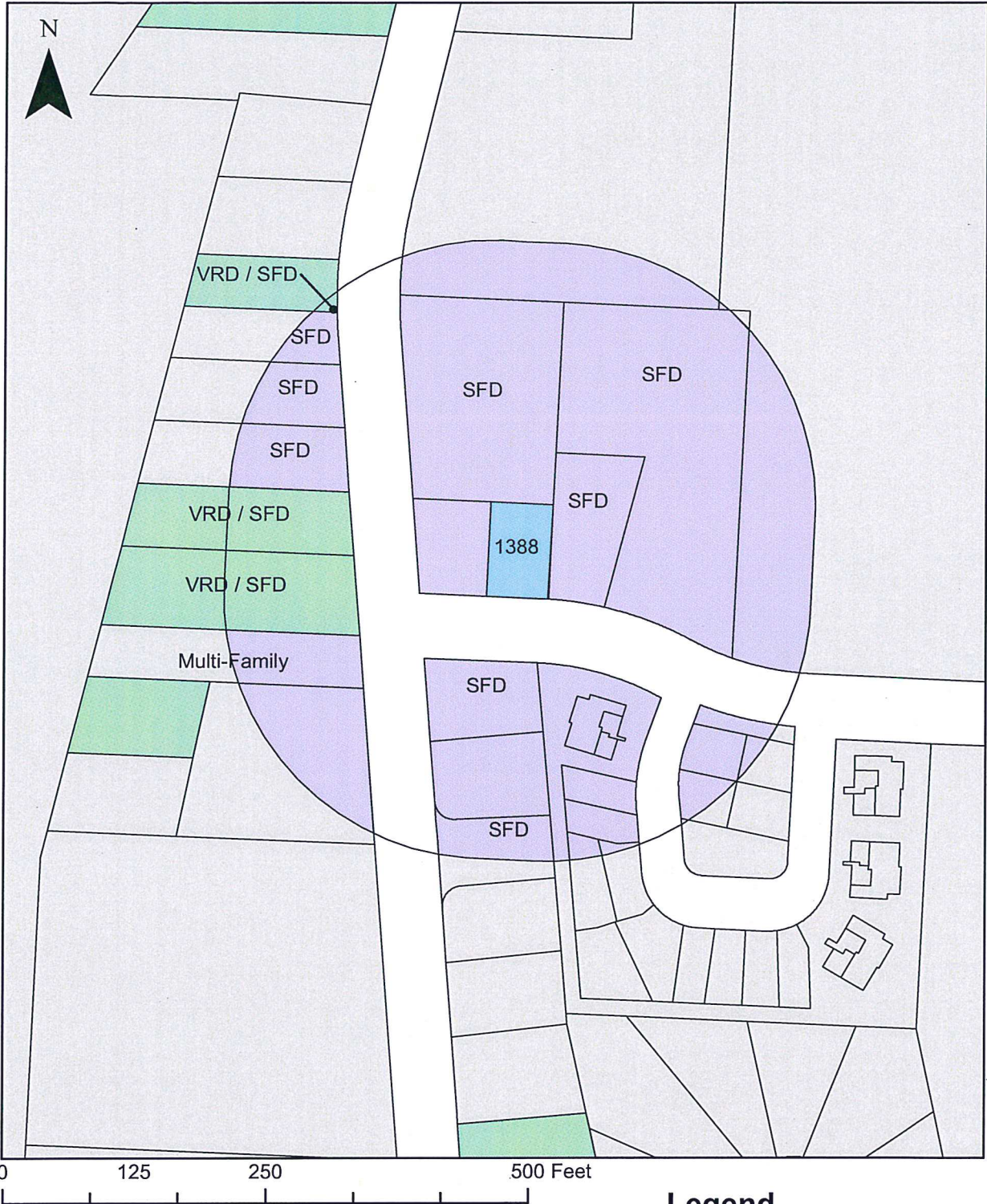


Second Floor Bedroom (Bedroom #2)



Second Floor Bath

# Saturation Study: 1388 Face Rock Drive



**Saturation Calculation**

3 VRDs  
11 SFDs




$3 \text{ VRDs} / 11 \text{ SFDs} = 27.27\%$

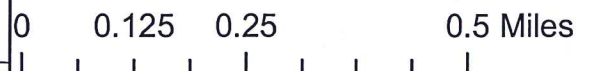
- Legend**
- 1388 Face Rock Drive
  - VRDs
  - 250' Buffer
  - Properties within 250'

# Vacation Rentals



## Legend

-  City of Bandon
-  Vacation Rental Dwellings
-  Nonconforming VRDs



Map By: Eric Montes

Address	Street	Business
1490	11th Street SW	Vacation Rental Dwelling
460	1st Street SW	Vacation Rental Dwelling
1050	3rd Street SW	Vacation Rental Dwelling
1165	4th Street SW	Vacation Rental Dwelling
1250	6th Street SW	Vacation Rental Dwelling
1265	6th Street SW	Vacation Rental Dwelling
1455	8th Street SW	Vacation Rental Dwelling
725	Beach Loop Drive SW	Vacation Rental Dwelling
835	Beach Loop Drive SW	Vacation Rental Dwelling
845	Beach Loop Drive SW	Vacation Rental Dwelling
897	Beach Loop Drive SW	Vacation Rental Dwelling
1175	Beach Loop Drive SW	Vacation Rental Dwelling
1183	Beach Loop Drive SW	Vacation Rental Dwelling
1260	Beach Loop Drive SW	Vacation Rental Dwelling
1275	Beach Loop Drive SW	Vacation Rental Dwelling
1337	Beach Loop Drive SW	Vacation Rental Dwelling
1445	Beach Loop Drive SW	Vacation Rental Dwelling
1530	Beach Loop Drive SW	Vacation Rental Dwelling
1600	Beach Loop Drive SW	Vacation Rental Dwelling
1750	Beach Loop Drive SW	Vacation Rental Dwelling
1755	Beach Loop Drive SW	Vacation Rental Dwelling
1760	Beach Loop Drive SW	Vacation Rental Dwelling
1812	Beach Loop Drive SW	Vacation Rental Dwelling
1920	Beach Loop Drive SW	Vacation Rental Dwelling
1950	Beach Loop Drive SW	Vacation Rental Dwelling
1980	Beach Loop Drive SW	Vacation Rental Dwelling
2179	Beach Loop Drive SW	Vacation Rental Dwelling
2295	Beach Loop Drive SW	Vacation Rental Dwelling
2480	Beach Loop Drive SW	Vacation Rental Dwelling
2482	Beach Loop Drive SW	Vacation Rental Dwelling
2490	Beach Loop Drive SW	Vacation Rental Dwelling
2885	Beach Loop Drive SW	Vacation Rental Dwelling
2930	Beach Loop Drive SW	Vacation Rental Dwelling
2990	Beach Loop Drive SW	Vacation Rental Dwelling
3010	Beach Loop Drive SW	Vacation Rental Dwelling
3022	Beach Loop Drive SW	Vacation Rental Dwelling
3055	Beach Loop Drive SW	Vacation Rental Dwelling
3160	Beach Loop Drive SW	Vacation Rental Dwelling
3177	Beach Loop Drive SW	Vacation Rental Dwelling
3620	Beach Loop Drive SW	Vacation Rental Dwelling
3802	Beach Loop Drive SW	Vacation Rental Dwelling
460	Highway 101	Vacation Rental Dwelling
650	Jetty Road	Vacation Rental Dwelling

447 Lincoln Ave SW	Vacation Rental Dwelling
560 Lincoln Ave SW	Vacation Rental Dwelling
300 Madison Ave SW	Vacation Rental Dwelling
437 Madison Ave SW	Vacation Rental Dwelling
475 Madison Ave SW	Vacation Rental Dwelling
583 Madison Ave SW	Vacation Rental Dwelling
646 Madison Ave SW	Vacation Rental Dwelling
850 Portland Ave SW	Vacation Rental Dwelling
877 Portland Ave SW	Vacation Rental Dwelling
943 Portland Ave SW	Vacation Rental Dwelling
1200 Queen Anne Court	Vacation Rental Dwelling
1324 Queen Anne Court	Vacation Rental Dwelling
608 Seabird Drive	Vacation Rental Dwelling
2952 Spinnaker Drive	Vacation Rental Dwelling
2967 Spinnaker Drive	Vacation Rental Dwelling
1411 Strawberry Drive	Vacation Rental Dwelling
1455 Strawberry Drive	Vacation Rental Dwelling
1247 Wavecrest	Vacation Rental Dwelling





3-308

# Planning Fee Assessment Form

Planning Action:	CUP / VRD
Address:	1388 Face Rock Dr.
Last Name:	Biancard / Reed

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
<b>General</b>		
<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	
<b>TYPE I</b>		
<b>Residential Zoning Compliance Review</b>		
<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	
<b>Commercial Zoning Compliance Review</b>		
<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	

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

541-347-2437

Receipt No: 9.128047      Apr 21, 2022

677 HARRISON AVE - REED/HARMON

Previous Balance:	.00
LICENSES AND PERMITS	
ZC - MINOR DECISION TYPE	200.00
1	
100-413-09	
PLANNING PERMIT FEES	
Total:	200.00

1388 FACE ROCK DR - BLANCHARD/REED

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

CHECK	
Check No: 1252	1,200.00
Payor:	
WAYWARD R STUDIO	
Total Applied:	1,200.00
Change Tendered:	.00

04/21/2022 2:39 PM