

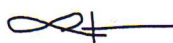
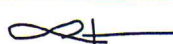

II. PROJECT INFORMATION			
Street Address: 25 Cleveland Ave			
Map Number / Tax Lot(s): 28-15-25AD	/1600	Zone: C-3	Floodplain: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Was the property previously approved as a Vacation Rental Dwelling? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>			
Please describe the residence, its existing and proposed use: 700sf one bedroom Single Family Dwelling with a covered entry and deck. Proposed use is a Vacation Rental Dwelling.			
How many bedrooms will be provided? One			
What is your requested occupancy? (max. of 10) Three			
How many off-street parking spaces are available? Two for VRD and One for 55 Cleveland Ave; Three total 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 checked="" type="checkbox"/> NO <input 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: Dana Friedland		Phone Number: 541-404-4037	
Email Address: danafriedland222@gmail.com			
Physical Address: 20 Cleveland Ave SW			
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: Coos Curry Consulting/Sheri McGrath	Phone: 541-982-9531
	E-Mail: cooscurry@gmail.com
Applicant's Mailing Address: P.O. Box 1548, Bandon, OR 97411	

IV. PROPERTY OWNER'S INFORMATION	
<input type="checkbox"/> Property owner and applicant information is the same.	
Property Owner's Name: David R. Gamble Trust	Phone:
	E-mail:
Mailing Address: P.O. Box 1817, Gardnerville, NV 89410	

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: 		Date: 4-11-22
X Representative's Signature: 		Date: 4-11-22
Representative's Name: Sheri McGrath	Phone Number: 541-982-9531	
Mailing Address: P.O. Box 1548, Bandon, OR 97411	Email Address: cooscurry@gmail.com	
<i>Property owner's signature is required if applicant is not the property owner</i>		
X Property Owner's Signature: 		Date: 4-11-22

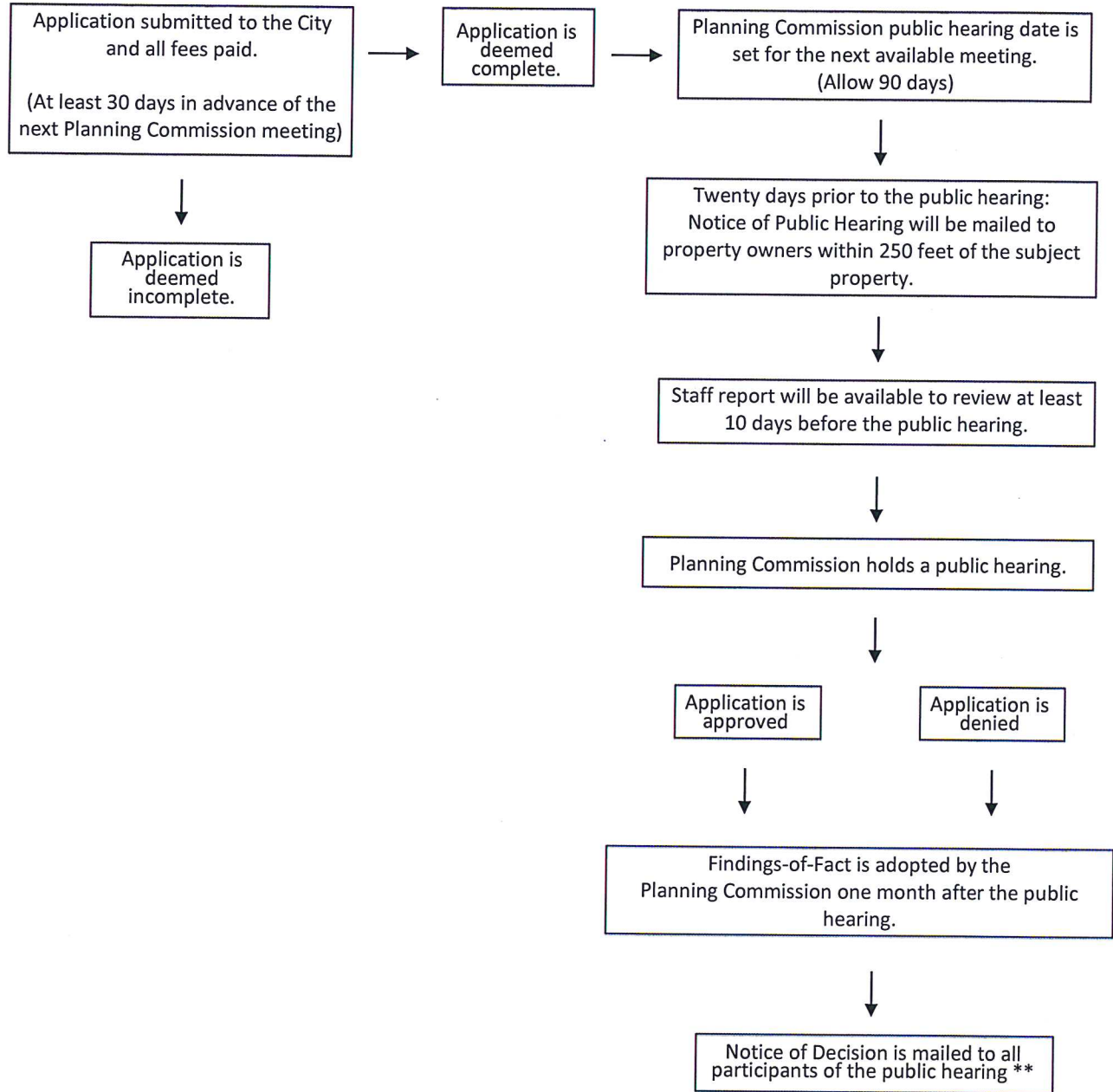
In addition to this completed form, the applicant must provide the following:

- 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.**

CONDITIONAL USE PERMIT APPLICATION PROCESS

A Conditional Use Permit is a land use decision that requires a full public hearing before the Planning Commission. Any other related applications will be processed concurrently.



** There is a ten-day appeal period that begins when the Notice of Decision is mailed. Only persons who presented testimony in writing or at the public hearing may appeal the decision of the Planning Commission.

If you have any questions, please see chapter 17.120 of the Bandon Municipal Code, or contact the Bandon Planning Department.

Sheri McGrath, Inc
Coos Curry Consulting
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, David R Gamble Trust of P.O. Box 1817, Gardnerville, NV 89410-1817 give permission to Coos Curry Consulting to represent me on all design, permit and consulting matters concerning the property located on Coos County Tax Assessor's Map 28-15-25AD TL 1600. The tax account for this property is 3090600. The situs address is 25 Cleveland Ave SW, Bandon, OR 97411.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the above property.

Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411


This consent automatically expires twelve months from the date below, without requirement of notice.

DATED: April 11, 2022

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT


By: DAVID R GAMBLE

Conditional Use Permit Application for Vacation Rental Dwelling (VRD)

Gamble VRD

Project Narrative and Proposed Findings of Compliance with BMC 17.92.040 & BMC 1792.090

APN: 28S-15W-25AD Tax Lot 1600

ADDRESS: 25 Cleveland Avenue SW, Bandon, OR 97411

OWNER: David R. Gamble Trust
PO Box 1817
Gardnerville, NV 89410

APPLICANT'S REPRESENTATIVE:
Coos Curry Consulting (Sheri McGrath)
PO Box 1548
Bandon, OR 97411

PROJECT NARRATIVE

The subject property is located in the C-3 Zone, adjacent to the Coquille River waterfront. It includes a one story, approximately 700 sq.ft., single-family residential structure, with a great room, kitchen, dining area, bathroom, bedroom, and laundry/mud room; an attached deck; an accessory storage shed; and parking area.

The property has been owned, used, and enjoyed as a family vacation home by the Gamble family since 2000. The owners now wish to operate the residence as a vacation rental dwelling (VRD), so that it can be similarly utilized by other visitors to Bandon during periods when it is not being used by the Gamble family and friends, and would otherwise be vacant.

Maps, plans, and photographs of the existing building and property are enclosed. The application with 11x17 plot plan and supporting documentation to the application are attached.

As required by the City of Bandon, compliance with each of the approval standards of BMC 17.92.040 and compliance with the provisions of BMC 17.92.090 are addressed below.

COMPLIANCE WITH APPROVAL STANDARDS FOR CONDITIONAL USES (BMC 17.92.040)

A. The Comprehensive Plan.

Per the Bandon Municipal Code (BMC 16.42.010 - Definitions), “*Vacation rental dwelling (VRD)*’ means an existing single-family detached dwelling which is rented, or is available for rent (whether advertised or not) for a period of less than one month to a family, group or individual. A VRD is considered to be a commercial use. (Ord. 1625, 9/18).” The subject building was constructed on the property as a single-family home around 1940. It has been utilized as a family vacation home by the current owners since 2000, and has remained in compliance with all of the applicable City of Bandon regulations since then.

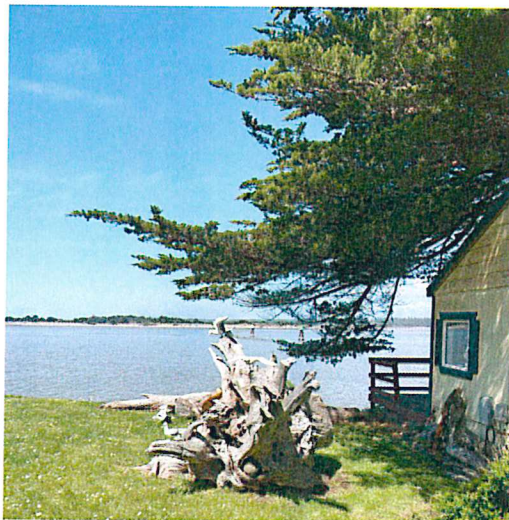
With respect to the location of a VRD, the Bandon Comprehensive Plan states, “*Place tourist commercial uses in areas frequented by tourists, such as Beach Loop Road, and Old Town.*” As a “tourist commercial use,” the proposed Gamble VRD is appropriately located in Old Town, which is an area specifically designated by the Comprehensive Plan as the proper location for such a facility. This project is in full compliance with, and furtherance of, the Comprehensive Plan goals, policies, and objectives.

B. The purpose and dimensional standards of the zone except as those dimensional standards have been modified in authorizing the conditional use permit.

The Bandon Municipal Code Zoning Ordinance (BMC 17.48.010) states, “*The purpose of the C-3 (Marine Commercial) zone is to provide areas suitable for uses which depend upon, or are benefitted by, a waterfront location, and to retain adequate areas for these uses.*” The most viable and desirable locations for a VRD in Bandon are those along the waterfront. As shown on the enclosed maps, plans, and photographs, the Gamble house is located along the Coquille River waterfront. The nature and scale of the existing land and building have been approved by the City of Bandon, and no modifications of the dimensional standards of the C-3 zone are being proposed. The use of the Gamble house as a VRD will remain in compliance with the purpose and dimensional standards of the C-3 zone.



PROPOSED VRD IS LOCATED ON THE WATERFRONT IN OLD TOWN



VIEW OF THE COQUILLE RIVER AT THE PROPERTY LINE

- C. That the site size and dimensions provide adequate area for the needs of the proposed use.**

Since its construction in approximately 1940, and through its continued use as a family vacation home since at least 2000, the site size and dimensions have been found to be adequate to meet the needs of a single-family residence. This proposal is to retain the single-family dwelling nature of the building and property, but to expand the property's use from strictly a family vacation home to a

vacation rental dwelling (VRD) that can thereby be utilized by Bandon visitors in addition to the family and friends of the owner. Otherwise, no changes to the site use, size, or dimensions are being proposed.

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

This neighborhood along Cleveland Avenue and the adjacent segment of First Street consists of several small cottages in an area which has historically (locally) been referred to as "Short Street" or "Little America." The design and location of this house are an integral part of this neighborhood, and are fully compatible with the aesthetics of the surrounding properties and uses. This neighborhood, including the Gamble house, has a significantly positive impact on Old Town and the nearby residential and commercial properties. No changes to the exterior design of the building are being proposed. Allowing its use as a VRD will ensure its continued economic viability as an integral part of one of the most historic and aesthetically pleasing local small neighborhoods in Bandon.

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

The characteristics of the site, including size, shape, location, topography and natural features have proven suitable for the Gamble residence, and will be retained. No changes to these site characteristics are being proposed.

- 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 Gamble house has been connected to the City of Bandon water, sewer, and electric utilities for many years, and no capacity problems or issues have been encountered. Utilization of the property for VRD purposes will not increase the demand on public facilities or services beyond that currently placed upon them.

- 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 zoning district.**

The Gamble house has been fully compatible with the character of the surrounding area since around 1940. No changes to the design or use of the property are being proposed that would alter the character of the surrounding area. Nothing in the use of the Gamble house as a VRD will limit, impair, or preclude the use of surrounding properties for the permitted uses in the underlying C-3 zoning district.

H. All other requirements of this title that apply.

The proposed VRD will comply with all requirements of the Bandon Municipal Code, and any conditions as may be imposed by the City of Bandon in approving the requested Conditional Use Permit.

***COMPLIANCE WITH REQUIREMENTS FOR VACATION RENTAL DWELLINGS
(BMC 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.**

It is estimated that the Gamble house was constructed on this property around 1940, which would make it approximately 82 years old in 2022. The proposed VRD therefore complies with the three years age requirement.

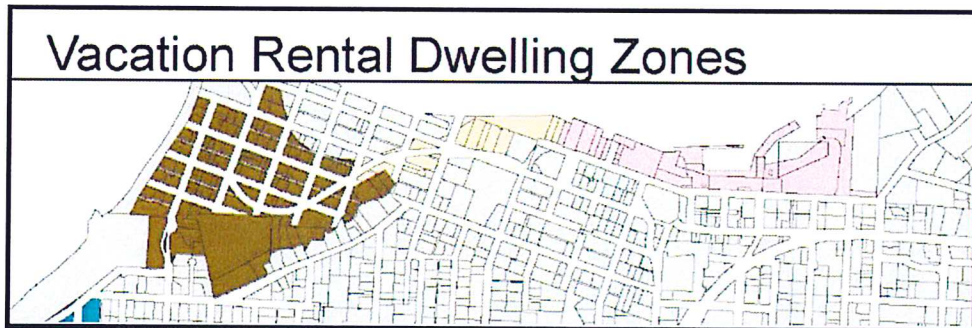
- 2. Less than 30% of the single-family detached dwellings within 250 feet of the subject property, and located in a zone where VRD's are allowed, are VRD's.**

A copy of the City of Bandon's official list of Vacation Rental Dwellings is enclosed. As shown on that list, there are currently no other VRD's within 250 feet of the subject property. The nearest existing VRD is the River House at 460 First Street SW, which is located approximately 400 ft. to the west. A VRD application and appeal have been submitted for the next-door residence at 55 Cleveland Avenue SW, but the final decision by the City on that VRD has not been made at the time of this application. Even if that VRD is approved, the proposed project would still meet the 30% within 250 feet density requirement.

Address	Street	Business
1490	11th Street SW	Vacation Rental Dwelling
460	1st Street SW	Vacation Rental Dwelling
1050	3rd Street SW	Vacation Rental Dwelling
1057	4th Street Sw	Vacation Rental Dwelling
1165	4th 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
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
1740	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
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
3085	Beach Loop Drive SW	Vacation Rental Dwelling
3160	Beach Loop Drive SW	Vacation Rental Dwelling
3177	Beach Loop Drive SW	Vacation Rental Dwelling
3356	Beach Loop Drive SW	Vacation Rental Dwelling
3620	Beach Loop Drive SW	Vacation Rental Dwelling
3802	Beach Loop Drive SW	Vacation Rental Dwelling
447	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
1321	Queen Anne Court	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
1277	Wavecrest	Vacation Rental Dwelling

- 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 property on which the proposed Gamble VRD is located is within the Marine Commercial (C-3) Zone, which lists "Vacation Rental Dwelling" as a Conditional Use, "when it is found that the proposed use would be benefitted by a waterfront location." The most viable and desirable locations for a VRD in Bandon are those along the waterfront. As shown on the enclosed maps, plans, and photographs, the Gamble house is located along the Coquille River waterfront. Therefore, the operation of the Gamble house as a VRD is in compliance with, and furtherance of, the purpose and requirements of the Bandon Municipal Code zoning regulations.



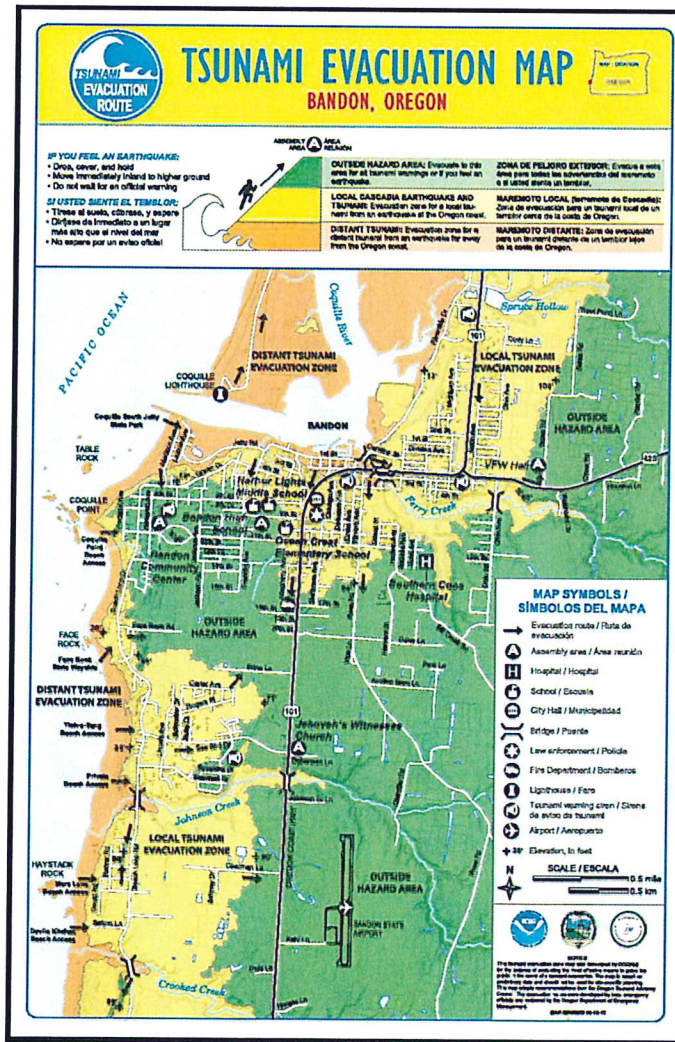
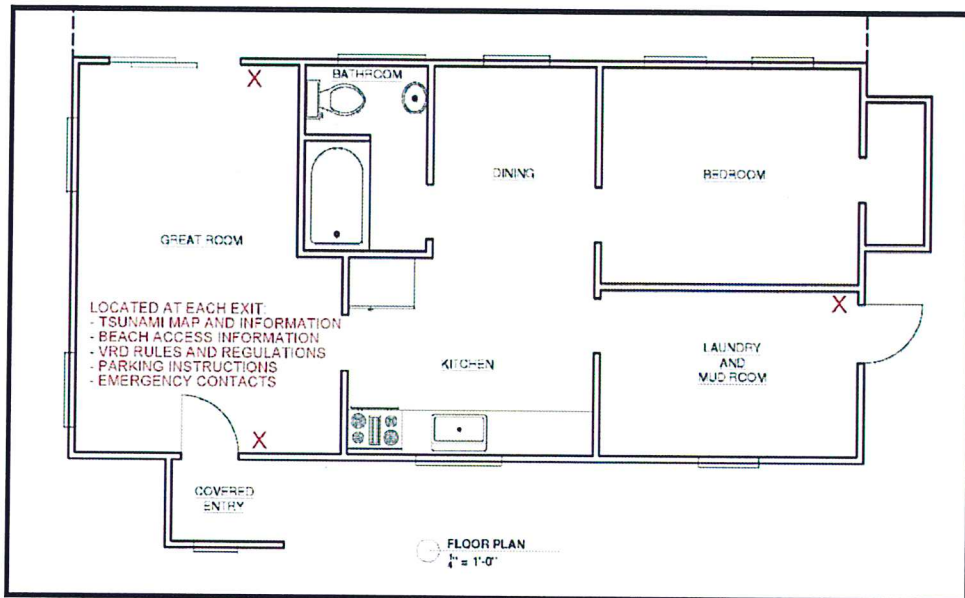
CITY OF BANDON (CROPPED) MAP OF VACATION RENTAL DWELLING ZONES

- 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 property owner acknowledges their agreement and understanding of this requirement. The permit will be in the name of David Gamble, the property owner.

- 5. Tsunami Preparedness - all VRD's shall post the Bandon Tsunami Evacuation Route map in a conspicuous location within the dwelling.**

A Tsunami Evacuation Route Map and a warning regarding the potential tsunami hazard will be posted on the wall adjacent to each exterior VRD entrance/exit. The Local Management Person will be required to provide a verbal notification and explanation regarding the tsunami hazard and evacuation information to each renter.



BE PREPARED!

- Assemble emergency kits with at least a 3-day supply for each family member:
- Local map showing safe evacuation routes to high ground.
 - First-aid supplies, prescriptions and non-prescription medication.
 - Water bottle and filtration or treatment supplies capable of providing 1 gallon per person per day.
 - Non-perishable food (ready-to-eat meals, canned food, baby food, energy bars).
 - Cooking and eating utensils, can opener, Sterno® or other heat source.
 - Matches in water-proof container or lighter.
 - Shelter (tent), sleeping bags, blankets.
 - Portable radio, NOAA weather radio, flashlight, and extra batteries.
 - Rain gear, sturdy footwear, extra clothing.
 - Personal hygiene items (toilet paper, soap, toothbrush)
 - Tools and supplies (pocket knife, shut-off wrench, duct tape, gloves, whistles, plastic bags)
 - Cash

How to help with tsunami awareness in your community

- start a tsunami buddy system
- make and distribute emergency packs
- initiate or participate in a local preparedness program



WHAT TO KNOW about tsunamis

A tsunami is a series of sea waves, usually caused by a displacement of the ocean floor by an undersea earthquake. As tsunamis enter shallow water near land, they increase in height and can cause great loss of life and property damage.

Recent research suggests that tsunamis have struck the Oregon coast on a regular basis. They can occur any time, day or night. Typical wave heights from tsunamis occurring in the Pacific Ocean over the last 500 years have been 20-65 feet at the shoreline. However, because of local conditions a few waves may have been much higher — as much as 100 feet.

We distinguish between a tsunami caused by an undersea earthquake near the Oregon coast (a local tsunami) and an undersea earthquake far away from the coast (a distant tsunami).

WHAT TO DO for both local and distant tsunamis



1. Evacuate on foot, if at all possible. Follow evacuation signs and arrows.
2. If you need help evacuating, tie something white (sheet or towel) to the front door knob. Make it large enough to be visible from the street. If the emergency is a distant tsunami, then help may arrive. In the event of a local tsunami, it is unlikely that anyone will help you, so make a plan and be prepared!
3. Stay away from potentially hazardous areas until you receive an ALL CLEAR from local officials. Tsunamis often follow river channels, and dangerous waves can persist for several hours. Local officials must inspect all flooded or earthquake-damaged structures before anyone can go back into them.
4. After evacuation, check with local emergency officials if you think you have special skills and can help, or if you need assistance locating lost family members.

Local tsunamis

A local tsunami can come onshore within 15 to 20 minutes after the earthquake — before there is time for an official warning from the national warning system. Ground shaking from the earthquake may be the only warning you have. Evacuate quickly!

Distant tsunamis

A distant tsunami will take 4 hours or more to come ashore. You will feel no earthquake, and the tsunami will generally be smaller than that from a local earthquake. Typically, there is time for an official warning and evacuation to safety. Evacuation for a distant tsunami will generally be indicated by a 3-minute siren blast (if your area has sirens) and an announcement over NOAA weather radio that the local area has been put into an official TSUNAMI WARNING. In isolated areas along beaches and bays you may not hear a warning siren. Here, a sudden change of sea level should prompt you to move immediately to high ground. If you hear the 3-minute blast or see a sudden sea level change, first evacuate away from shoreline areas, then turn on your local broadcast media or NOAA weather radio for more information.

If you feel an earthquake, a tsunami may be coming...

WHAT TO DO:

- **DROP, COVER, HOLD** until the earthquake is over; protect yourself
- **MOVE IMMEDIATELY INLAND** to high ground and away from low-lying coastal areas
- **FOLLOW EVACUATION ROUTE SIGNS**
- **DO NOT WAIT** for an official warning
- **GO ON FOOT** if at all possible
- **DO NOT PACK** or delay
- **DO NOT RETURN** to the beach — large waves may continue to come onshore for several hours
- **WAIT** for an "all clear" from local emergency officials before returning to low-lying areas



CONTACTS

Oregon Emergency Management
2225 Sessa Street, P.O. Box 14370
Salem, OR 97399
(503) 378-2911
<http://www.oregon.gov/OMED/OEM/>

Bandon Police Department
555 Highway 101
Bandon, OR 97411
(541) 347-2241 or (800) 954-8916
<http://www.ci.bandon.or.us/police.htm>

Oregon Department of Geology and Mineral Industries
800 NE Oregon Street #208, Suite 945
Portland, OR 97232
(971) 673-1555
<http://www.oregongeology.org>
<http://www.oregonseamline.org>

Nature of the Northwest Information Center
800 NE Oregon Street #208, Suite 945
Portland, OR 97232
(971) 673-3231
<http://www.naturenw.org>

International Tsunami Information Center
Box 50027
Honolulu, HI 96850-4993
(808) 341-1658
<http://www.tsunami.gov.hk>



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Bandon



This information could save your life — Please read it and share it with your family and friends.

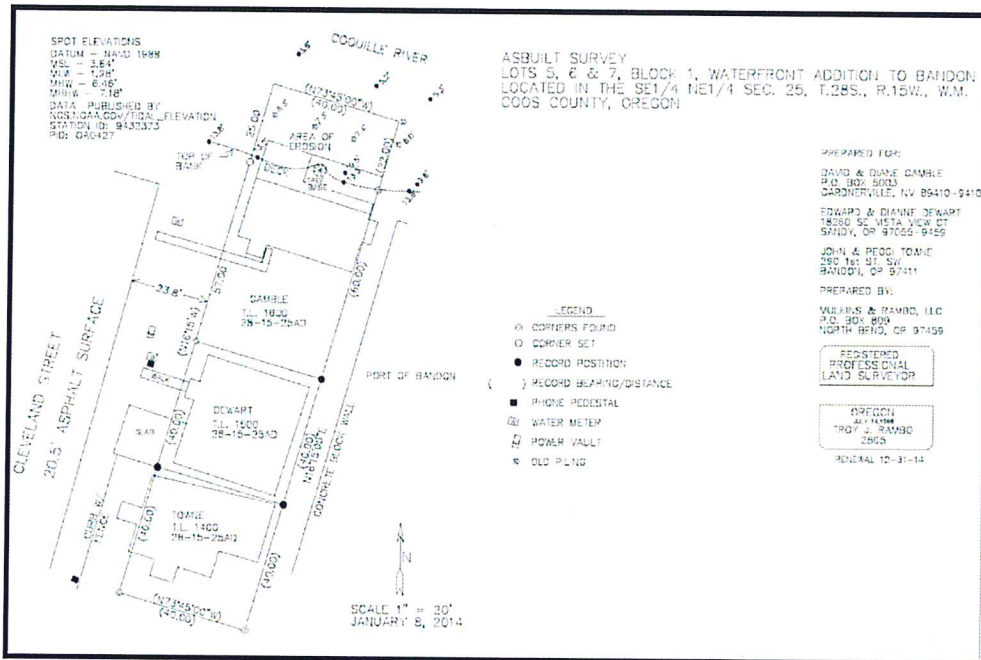


6. No more objectionable traffic, on-street parking, noise, smoke, light, dust, litter or odor is emitted from the VRD than a normal neighborhood dwelling.

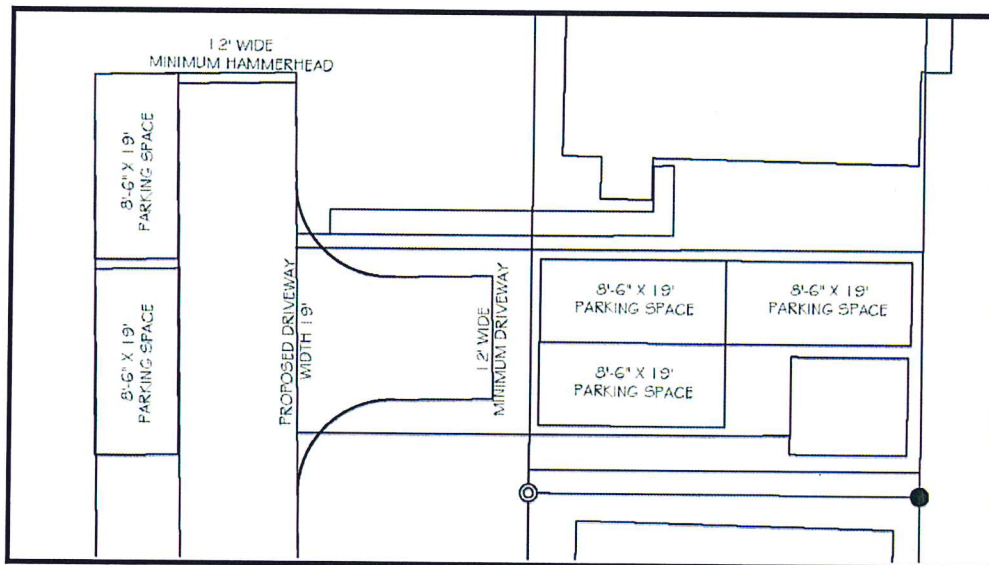
The property has historically functioned as a family vacation home since at least 2000. In appreciation for its historic nature and location, and in light of the large investment involved, the owners are definitely very concerned regarding keeping the property clean and well maintained. They want to cause absolutely no negative impacts on the neighborhood, and will be very selective regarding who is allowed to rent and occupy the VRD. The proposed VRD will cause no more objectionable traffic, on-street parking, noise, smoke, light, dust, litter, or odor to be emitted from the VRD than a normal neighborhood dwelling. The Local Management Person will be required to advise and remind all renters that the VRD is located in a mixed residential and commercial area, with the surrounding residences primarily owner-occupied or long-term rental residents. Occupants will be informed that objectionable traffic, on-street parking, noise, smoke, light, dust, litter or odor will not be permitted, and would subject them to immediate eviction.

Numerous issues raised by the Planning Commission at their public hearing on the Conditional Use Permit application and Variance request for the adjacent VRD at 55 Cleveland Avenue SW revolved around questions associated with street width, dead-end configuration, traffic, parking spaces, and whether cars would be backing onto the street. Therefore, the issues of street width, dead-end configuration, and traffic are being addressed in as much detail as possible in the response to this Requirement 6, with the issues of parking spaces and whether cars would be backing onto the street addressed in detail in the response to Requirement 10 below, which deals specifically with off-street parking.

The pavement on the subject segment of Cleveland Avenue SW is approximately 20'-6" wide as shown on a professional land survey from 2014. A standard turn around detail known as a "hammerhead" requires a back up stall of 12'-0" wide. The enclosed parking scenario shows the current configuration of Cleveland with on street parking along the west side of the pavement. The street can accommodate the on street parking and the required back up area to safely exit a driveway. The map also shows the required vision triangle for vision clearance while approaching a right of way from a driveway. The existing and proposed driveway widths exceed the minimum criteria.



2014 PROFESSIONAL LAND SURVEY BY LICENSED SURVEYOR TROY RAMBO



MAP SHOWING TWO ON STREET PARKING SPACES WITH STANDARD HAMMERHEAD DETAIL FOR BACKING INTO A STREET

The 2000 City of Bandon Transportation System Plan (TSP) indicates that it was a "gravel" street at that time. Based on a review of the TSP and discussions with City staff, it is believed that it was paved by the City to its current width and configuration as part of the 2000 City-wide street paving project. It is also important to note that this property, as well as all of the other properties along

Cleveland Avenue SW, have been paying the Local Option Street Tax of \$0.84 per \$1,000 assessed valuation since its adoption over 20 years ago. The 2010 Bandon Transportation Plan did not include Cleveland Avenue in the study area. The more frequently used street of Caroline generates several trips per day, has on street parking and ranges in width from 17'-6" to 20'-0". This street was also excluded from the study area in 2010 and is considered safe with most residential homes backing into the street to exit their properties.



CAROLINE STREET 17'-6" TO 20' WIDE

As an existing open City street which was accepted and paved at its existing width and dead-end configuration, Cleveland Avenue SW and the VRD application should be considered and reviewed in a similar manner as other VRD approvals on substandard width and dead-end streets in the City. The applicant is unaware of any cases where the matter of street width or dead-end configuration were considered during the VRD review process and served as the basis for disapproval of those VRD's. There are many examples of VRD's which were approved by the City (as recently as September, 2021, and possibly since then), which are located on much narrower 12 ft. to 19 ft wide streets. Some of these streets are also short dead-end streets, and 2 VRD's are even located on a gravel street. (Photographs are attached of some of the numerous VRD's on narrower, dead-end, and/or gravel streets in Bandon.)



VRD at 475 Madison



VRD at 1200 Queen Anne Ct



VRD at 1057 4th ST SW



VRD at 1265 6th ST SW



VRD at 1530 Beach Loop Dr



VRD at 2179 Beach Loop Dr

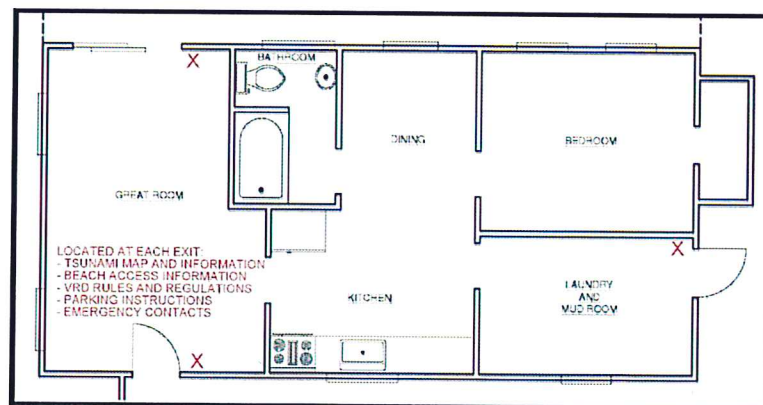
With respect to traffic impacts, a review of available on-line information from the Institute of Transportation Engineers (ITE) publication "Trip Generation, 7th Edition," shows that a Recreational/Vacation Home (ITE Land Use Code 260)

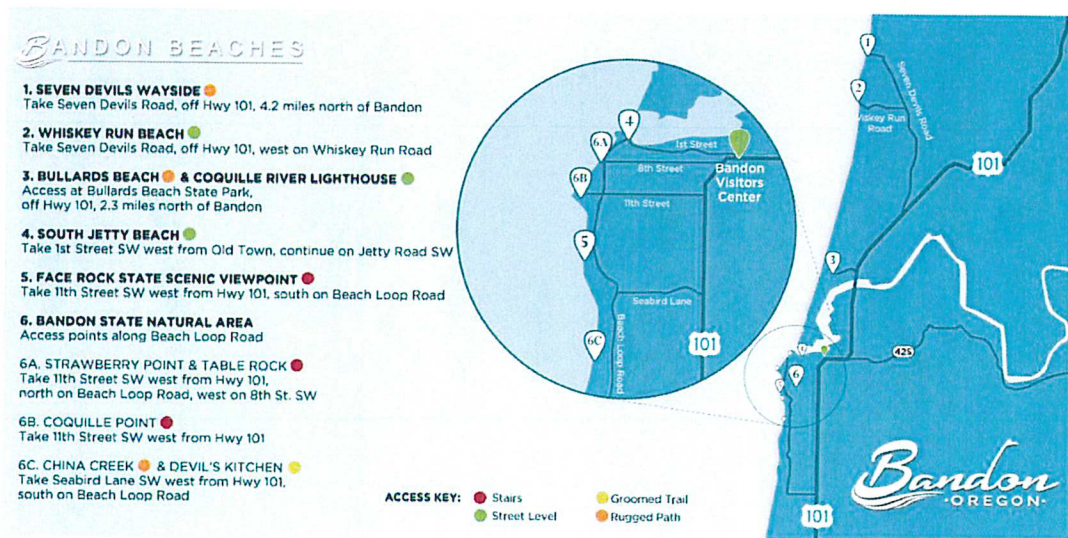
generates a daily average of 3.16 Trips/unit, while a Single Family Dwelling (ITE Land Use Code 210) generates a daily average of 9.57 Trips/unit. Based on these data, it can be concluded that converting the subject single family dwelling into a VRD will significantly reduce the overall traffic loading on Cleveland Avenue SW.

Land Use	Units	Average Trip Generation Rate (Trips/unit)
Single Family Housing	Dwelling	9.57
Apartment, Low Rise	Dwelling	6.59
Apartment, High Rise	Dwelling	4.20
Condominium/Townhouse, General	Dwelling	5.86
Condominium/Townhouse, High Rise	Dwelling	4.18
Mobile Home Park	Dwelling	4.99
Senior Adult Housing – Detached	Dwelling	3.71
Senior Adult Housing – Attached	Dwelling	3.48
Congregate Care Facility	Dwelling	2.02
Recreational/Vacation Homes	Dwelling	3.16

- 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.

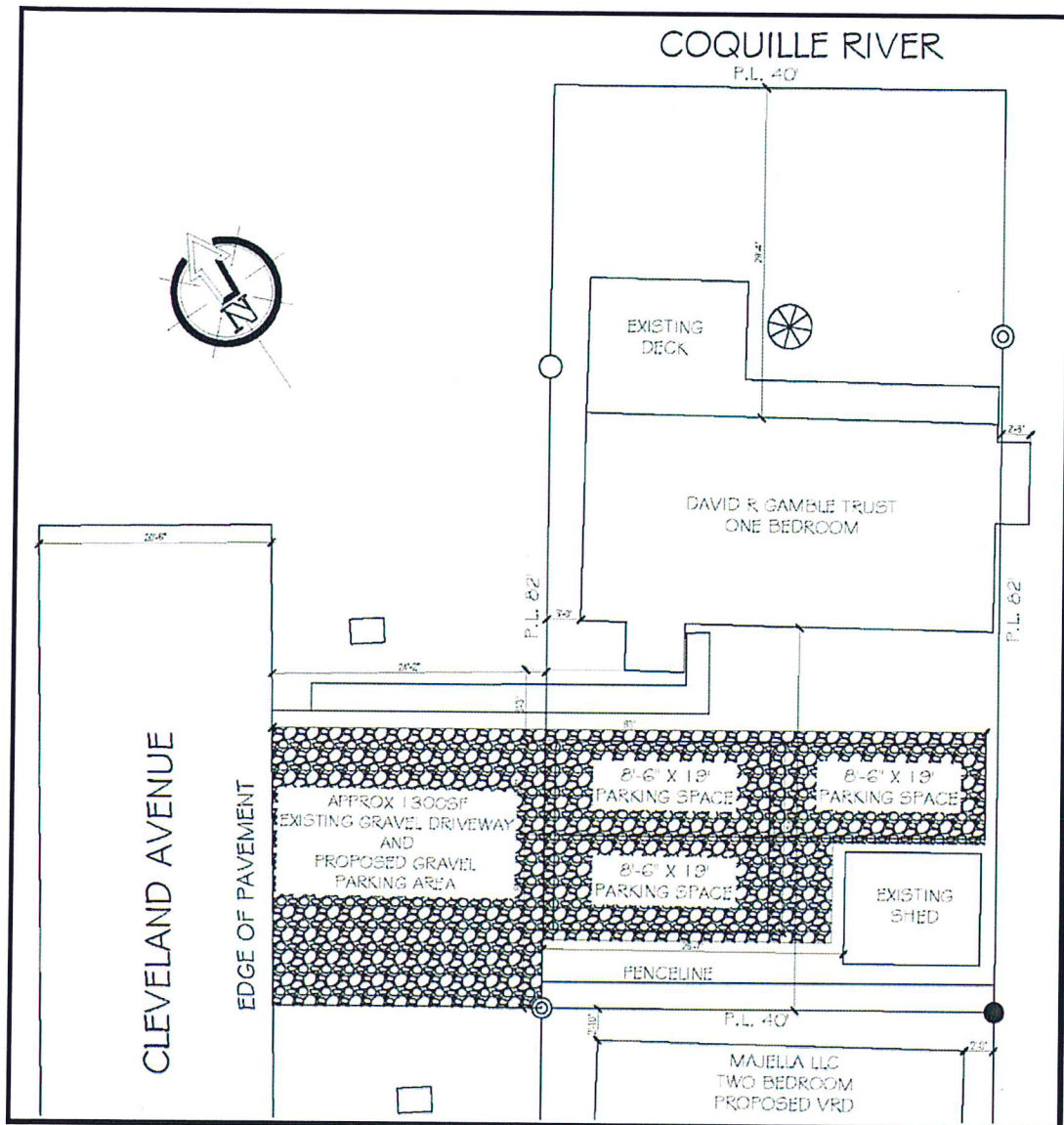
The property abuts the Coquille River waterfront, but does not include a beach access. Guests will be notified by the Local Management Person that access to the beach will be restricted to the existing public access points. Maps and written notice of this requirement will be posted on the wall adjacent to each exterior VRD entrance/exit as shown on the floor plan.





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.**

As previously indicated, the applicant is aware that a VRD application and appeal has been submitted for the next-door residence at 55 Cleveland Avenue SW. In an effort to improve the parking situation along the street, the applicant has agreed to lease one of its four parking spaces to that adjacent property owner in the event that VRD application and appeal are approved by the City. Both this application and that appeal show that both property owners agree to enter into that lease in the event the VRD at 55 Cleveland is approved. Accordingly, both property owners agree to the utilization of the resulting joint private 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.**

The owners have been, and will continue to be, very concerned regarding keeping the property clean and well maintained, and want to cause absolutely no negative impacts on the neighborhood. They will therefore be very selective regarding who is allowed to rent and occupy the VRD, and will ensure that the VRD will be maintained at or above the level of surrounding dwellings in the neighborhood, including landscaping, signage, and exterior maintenance. The Local Management Person will be required to regularly inspect the property to

ensure it is being properly maintained, and to report their findings to the applicant. As necessary, local landscaping and/or property maintenance professionals will be hired to undertake any necessary maintenance.

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 change from the use classification as a one-bedroom single family residence to a one bedroom vacation rental dwelling (VRD) requires the same number of at least 2 off-street parking spaces. Approving the VRD request will significantly improve the parking situation along Cleveland Avenue SW, since 2 additional dedicated off-street parking spaces will be provided, compared to the current on-street parking which would otherwise be allowed to continue.

Per the Bandon Municipal Code (BMC 17.96.040.E), "Off-street parking spaces for dwellings shall be located on the same parcel with the dwelling. Other required parking spaces shall be located not farther than five hundred (500) feet from the building or use they are required to serve, measured in a straight line from the building."

Per the Bandon Municipal Code (BMC 16.42.010 - Definitions), "'Vacation rental dwelling (VRD)' means an existing single-family detached dwelling which is rented, or is available for rent (whether advertised or not) for a period of less than one month to a family, group or individual. A VRD is considered to be a commercial use. (Ord. 1625, 9/18)."

It is clear from the Bandon Municipal Code provisions, and all prior reviews and approvals of VRD's, that a VRD is required to be a "single-family dwelling" in terms of structure, and, at the same time, "commercial" in terms of its use.

Per the Bandon Municipal Code (BMC 17.96.050.F - Design requirements for parking lots), "Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley."

As required by the Bandon Municipal Code, the VRD will be located in an existing single-family dwelling, to which the requirements BMC 17.96.050.F do not apply. Also, since it appears that the vast majority of existing single-family residences and VRD's in Bandon have been approved without regard to the matter of "no backing movements or other maneuvering within a street right-of-way other than an alley," the matter of backing out of the parking spaces

is not an issue that would impact or preclude approval of this or any other VRD approvals. (Photographs enclosed earlier in this document of other VRD's in Bandon which necessitate backing movements or other maneuvering within a street right-of-way other than an alley.)

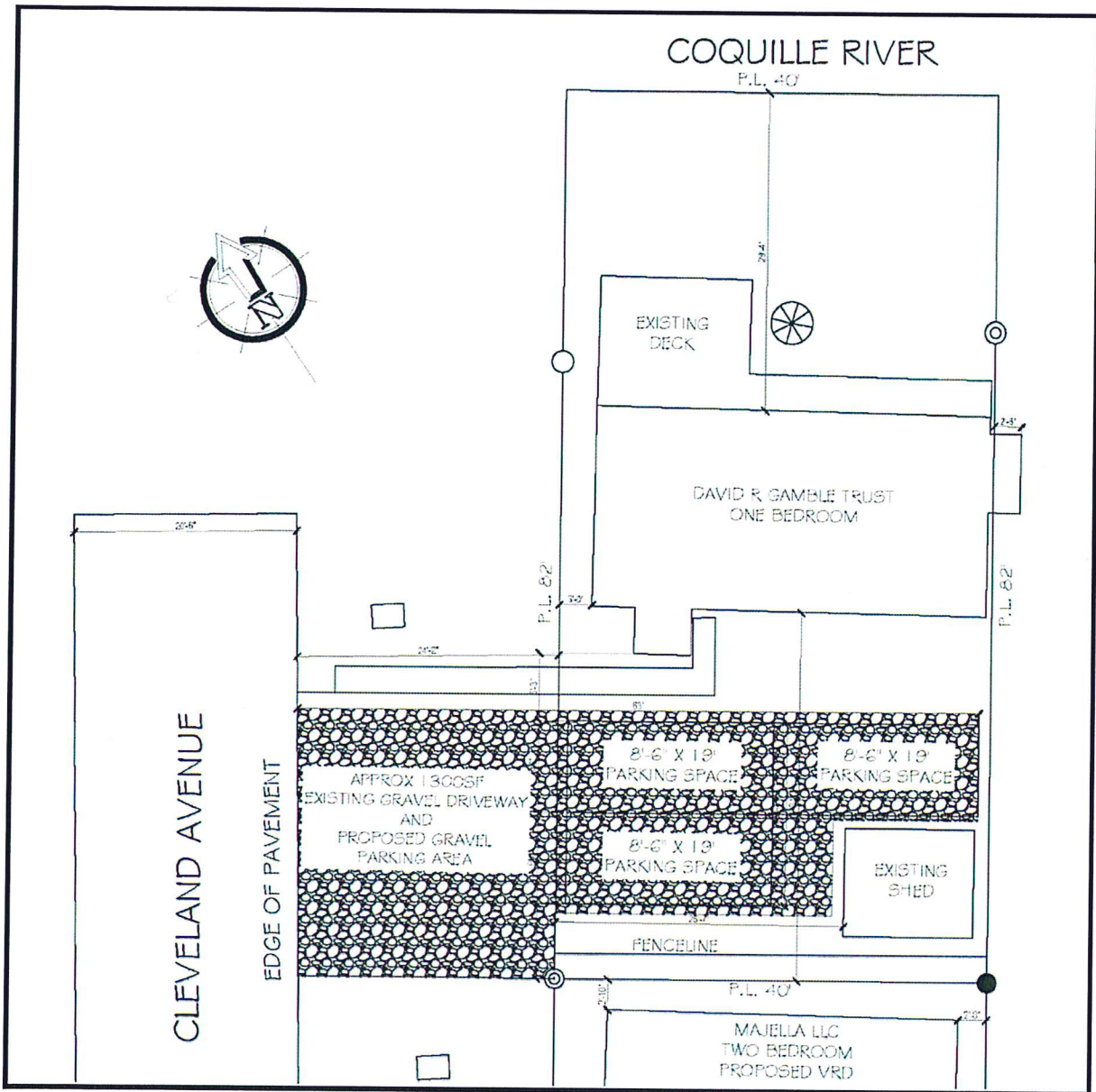
As shown in the enclosed photographs, the most significant on-street parking problems along many streets serving VRD's in Bandon, including Cleveland Avenue SW, are actually the result of inadequate parking for residents and/or visitors at surrounding owner or long-term renter occupied residences. VRD's are often required to provide more off-street parking spaces than older existing dwellings without adequate parking. When such dwellings continue to be occupied by long-term residents, the City has no requirements to increase the number of off-street parking spaces. However, when such dwellings are turned into VRD's, the City's off-street parking requirements are automatically triggered, and, unless a variance has been approved, the necessary additional parking spaces have to be provided. The applicant meets the parking criteria by providing the required off-street parking spaces.



**Existing Parking along
Cleveland Avenue SW**



**Existing Parking at
25 Cleveland Ave**



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

The owner will contract with Bandon Disposal for regular garbage removal and disposal. Evidence to that effect will be provided in whatever form the City desires.

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 applicant intends to utilize the services of a local property management individual or company to serve as the Local Management Person, who will be available by phone and physically able to respond to the VRD within a reasonable time period. The name and contact information of the designated Local Management Person will be provided to the Bandon Police Department and Bandon 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.**

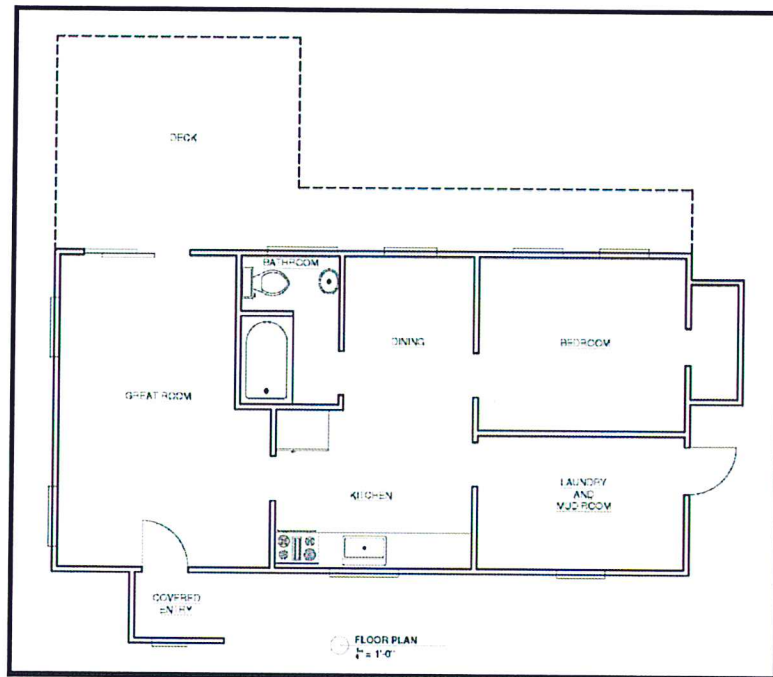
The applicant will comply with all reporting and accounting requirements of the transient occupancy tax ordinance, and shall be done in accordance with the City of Bandon requirements.

- 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 understands that 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.

- 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 Gamble house has one bedroom, therefore the applicant agrees to limit the VRD occupancy to a maximum total of 3 people.



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.**

Per the Bandon Municipal Code (BMC 16.42.010 - Definitions), “*Vacation rental dwelling (VRD)*’ means an existing single-family detached dwelling which is rented, or is available for rent (whether advertised or not) for a period of less than one month to a family, group or individual. A VRD is considered to be a commercial use. (Ord. 1625, 9/18).” The subject building was constructed on the property as a single-family home around 1940. It has been utilized as a family vacation home by the current owners since 2000, and has remained in compliance with all of the applicable City of Bandon regulations since then.

With respect to the location of a VRD, the Bandon Comprehensive Plan states, “*Place tourist commercial uses in areas frequented by tourists, such as Beach Loop Road, and Old Town.*” As a “tourist commercial use,” the proposed Gamble VRD is appropriately located in Old Town, which is an area specifically designated by the Comprehensive Plan as the proper location for such a facility. This project is in full compliance with, and furtherance of, the Comprehensive Plan goals, policies, and objectives.

The Bandon Municipal Code Zoning Ordinance (BMC 17.48.010) states, “*The purpose of the C-3 (Marine Commercial) zone is to provide areas suitable for*

uses which depend upon, or are benefitted by, a waterfront location, and to retain adequate areas for these uses.” The most viable and desirable locations for a VRD in Bandon are those along the waterfront. As shown on the enclosed maps, plans, and photographs, the Gamble house is located along the Coquille River waterfront. The nature and scale of the existing land and building have been approved by the City of Bandon, and no modifications of the dimensional standards of the C-3 zone are being proposed. The use of the Gamble house as a VRD will remain in compliance with the purpose and dimensional standards of the C-3 zone.

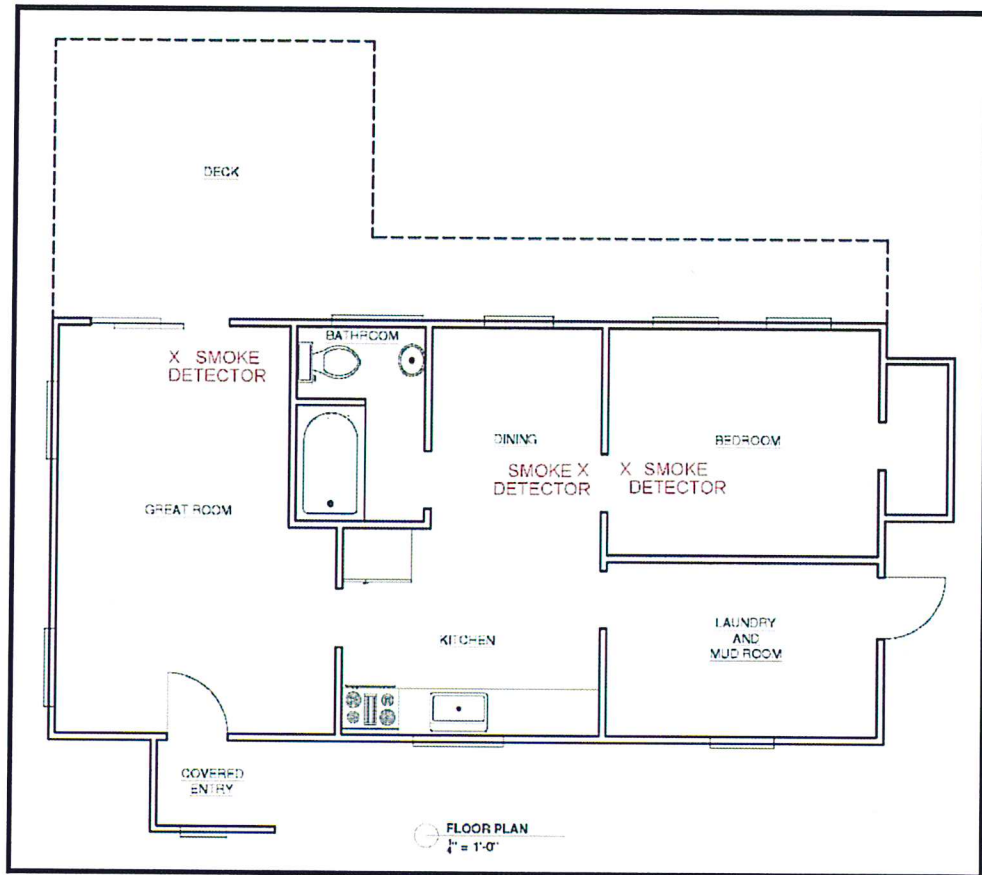
This neighborhood along Cleveland Avenue and the adjacent segment of First Street consists of several small cottages in an area which has historically (locally) been referred to as “Short Street” or “Little America.” The design and location of this house are an integral part of this neighborhood, and are fully compatible with the aesthetics of the surrounding properties and uses. This neighborhood, including the Gamble house, has a significantly positive impact on Old Town and the nearby residential and commercial properties. No changes to the exterior design of the building are being proposed. Allowing its use as a VRD will ensure its continued economic viability as an integral part of one of the most historic and aesthetically pleasing local small neighborhoods in Bandon.

- 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 a report shall result in revocation of the Conditional Use Permit.**

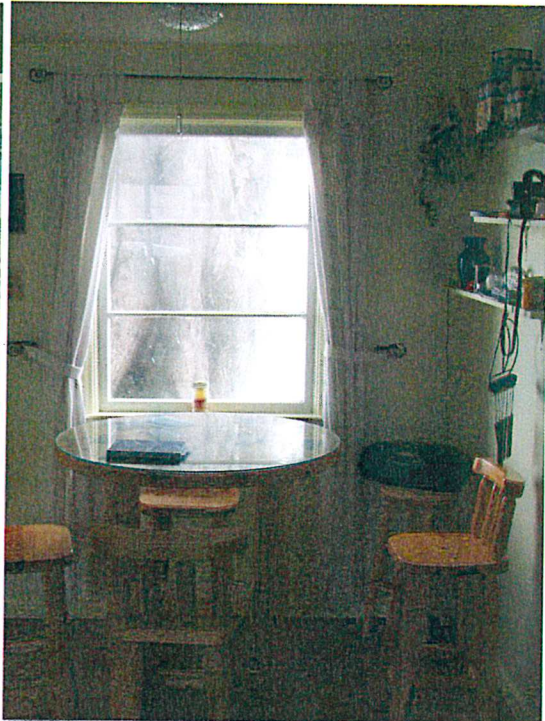
As required, the owner agrees to prepare and submit an annual report to the Bandon Planning Department showing compliance with all conditions and ordinance requirements.

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

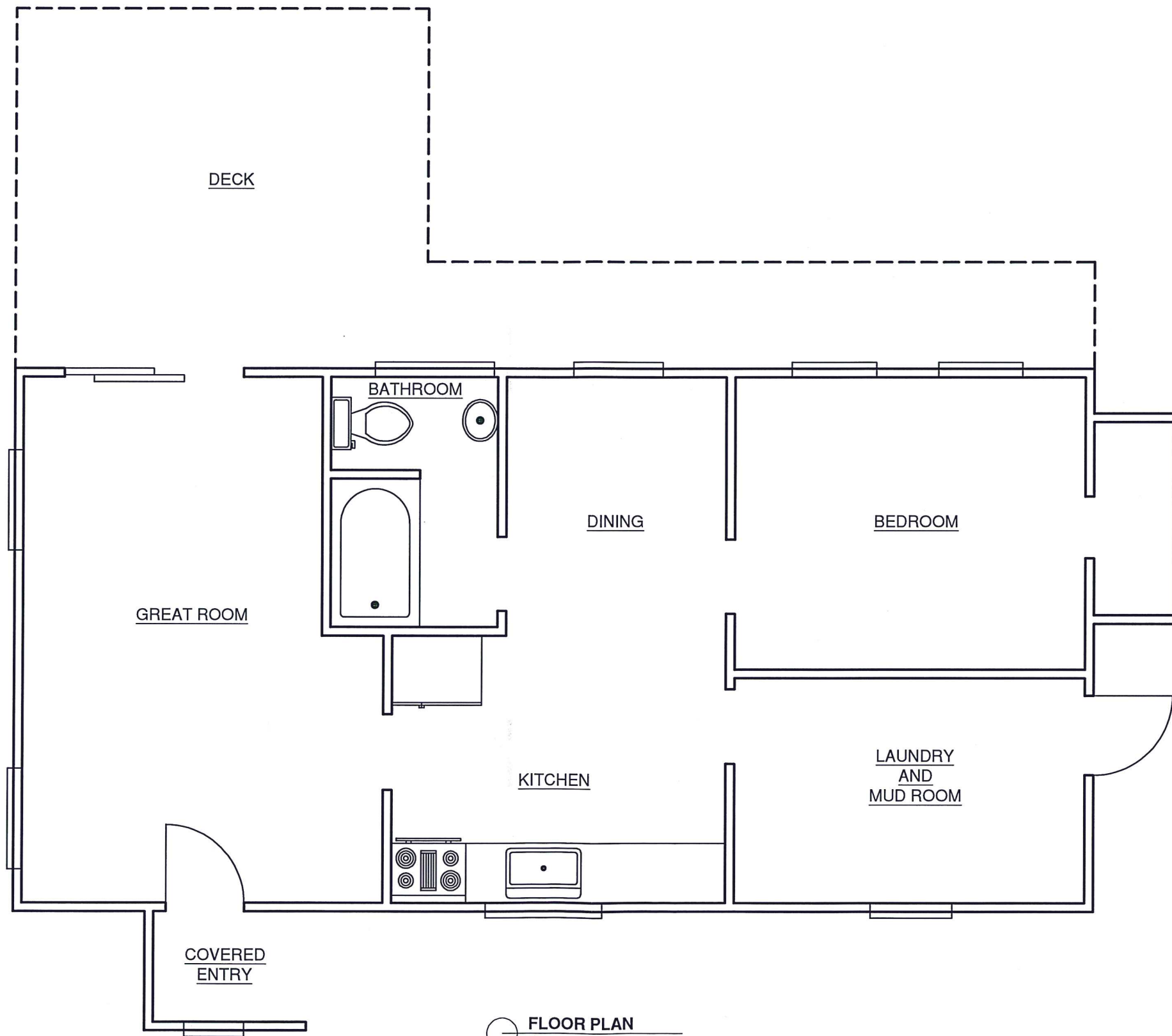
The required smoke detectors are already provided in all potential and actual sleeping areas. The owner will upgrade these to provide both smoke and carbon monoxide detection. The Local Management Person will be responsible for ensuring that the smoke/carbon monoxide detectors are properly maintained and operational.







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;
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;
5. Tsunami Preparedness - all VRD's shall 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;
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;
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;
9. VRD's will be maintained at or above the level of surrounding dwellings in the neighborhood, including landscaping, signage and exterior maintenance;
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;
11. Evidence shall be provided ensuring that there is regular garbage removal from the premises;
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;
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;
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;
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
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.
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.
18. Smoke detectors shall be provided in all potential and actual sleeping areas, whether or not such detectors are required by the building code.



FLOOR PLAN
 $\frac{1}{4}'' = 1'-0''$

PROJECT DESCRIPTION:

THE SUBJECT PROPERTY IS LOCATED AT 25 CLEVELAND AVENUE SW IN BANDON, OREGON AND IS KNOWN AS TAX LOT 1600 ON THE COOS COUNTY TAX ASSESSOR'S MAP 28-15-25AD. EXISTING DEVELOPMENT INCLUDES A SINGLE FAMILY RESIDENCE THAT WAS SITED IN OR AROUND 1940. THERE IS AN EXISTING ONE BEDROOM HOME WITH COVERED ENTRY, DECK, SMALL SHED, SIDEWALKS AND AN OFF STREET GRAVEL PARKING AREA THAT CAN PROVIDE PARKING FOR UP TO FOUR VEHICLES.

THE SITE HAS BEEN OWNED BY THE GAMBLE FAMILY SINCE 2000, AND IT HAS SERVED AS A LOVELY GET AWAY FOR FAMILY PURPOSES ONLY. THE PROPERTY HAS NOT BEEN RENTED AS A LONG TERM OR SHORT TERM RENTAL, AND THEY WOULD NOW LIKE TO RENT TO THE SPACE ON A SHORT TERM BASIS.

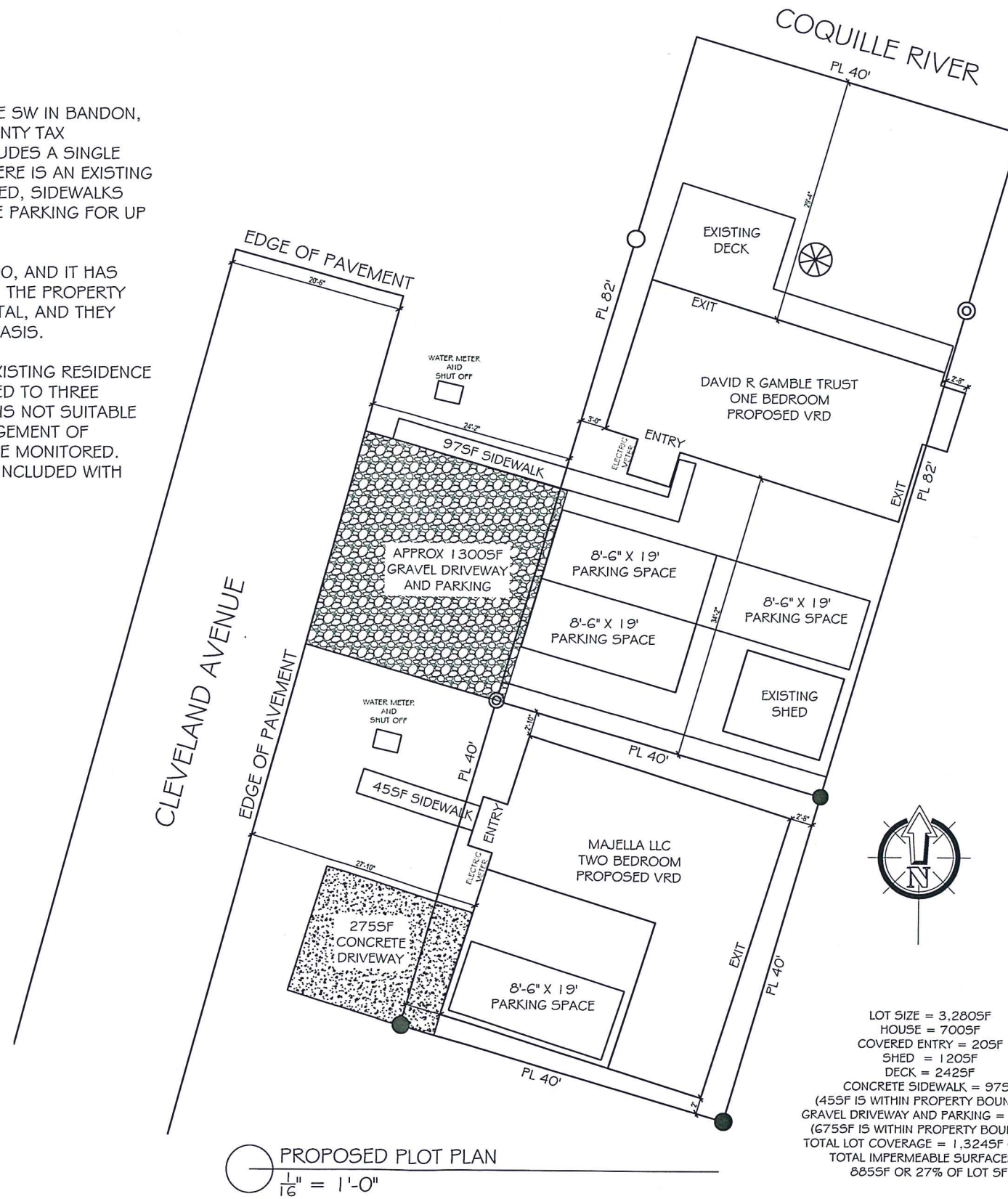
THE APPLICANT IS REQUESTING CLEARANCE TO OPERATE THE EXISTING RESIDENCE AS A VACATION RENTAL DWELLING. OCCUPANCY WILL BE LIMITED TO THREE PEOPLE. THE SUBJECT HOUSE IS ONE BEDROOM IN SIZE, AND IS NOT SUITABLE FOR LARGE GATHERINGS, PARTIES OR ANIMALS. STRICT MANAGEMENT OF OCCUPANCY, VEHICLE TRAFFIC, AND NOISE GENERATION WILL BE MONITORED. THE APPLICABLE CRITERIA HAVE BEEN MET, AND FINDINGS ARE INCLUDED WITH THE ENCLOSED APPLICATION.

OWNER INFORMATION:

DAVID R GAMBLE TRUST
P.O. BOX 1817
GARDNERVILLE, NV 89410

SITE INFORMATION:

25 CLEVELAND AVE SW
BANDON, OR 97411
28-15-25AD TL 1600
TAX ACCT #3090600



SQUARE FOOTAGE:	
EXISTING HOUSE	700SF
COVERED ENTRY	20SF
DECK	242SF

PLAN SET INCLUDES:		
	TYPE	PAGES
	ENGINEERING	
	TRUSS DESIGN	
	INTERIOR DESIGN SPECS	
	ELECTRICAL LAYOUT	
	ENERGY PATH INFORMATION	
	MATERIAL SPECIFICATIONS	

NO.	REVISION/ISSUE	DATE

CONSULTANT NAME AND ADDRESS:

SHERI MCGRATH
COOS CURRY CONSULTING
P.O. BOX 1548
BANDON, OR 97411
COOSCURRY@GMAIL.COM
541-982-9531

ENGINEER NAME AND ADDRESS:

BUILDER NAME AND ADDRESS:

OWNER NAME AND ADDRESS:

DAVID R GAMBLE TRUST
P.O. BOX 1817
GARDNERVILLE, NV 89410-1817

SITE LOCATION:

25 CLEVELAND AVE SW
BANDON, OREGON 97411
28-15-25AD TL 1600
TAX ACCT #3090600

PROJECT:
PROPOSED VACATION
RENTAL DWELLING

DATE:
APRIL 13, 2022

SCALE:
AS NOTED

SHEET:

A1