



JUN 28 2022

# NOTICE OF PUBLIC HEARING CITY OF BANDON PLANNING COMMISSION

Notice is hereby given that a Public Hearing has been set before the Planning Commission of the City of Bandon, regarding application #22-060, request for a conditional use permit to operate a Vacation Rental Dwelling on property zoned CD-1 in the City of Bandon. You have received this notice because your property is located within 250 feet of the subject property.

Property Owner:	Rylie Hancock
Applicant(s):	Rylie Hancock
Property Location:	28S-15W-36CC/ TL 03313; 1137 Three Wood Drive
Lead Staff:	Henry O. Hearley, Associate Planner, Lane Council of Governments
Meeting Date:	Thursday, July 21st, 2022, at 7:00 PM
Proposal:	Conditional use permit to operate a Vacation Rental Dwelling in the CD-1, Controlled Development Zone
Applicable Criteria List: (Bandon Municipal Code)	16.04 Administration and Enforcement 16.12 Conditional Uses 17.20 Controlled Development 1 Zone

The hearing has been set for **Thursday, July 21 at 7:00 p.m.** and will be conducted through a Zoom Webinar.

All meetings will begin at 7:00 PM at the City of Bandon Council Chambers, located at 555 HWY 101, Bandon, Oregon, 97411. These meetings are open to the public and will follow requirements of the Oregon Health Authority. You may also access the meeting online using the following information:

Meeting Link: <https://us02web.zoom.us/j/2157059460>  
Meeting ID: 215 705 9460

Time will be allowed for your verbal testimony at the hearing. It is recommended that testimony also be presented in written form. Testimony may be submitted in person, by mail, or may be electronically submitted to [planning@cityofbandon.org](mailto:planning@cityofbandon.org). Please note the deadlines below for submitting testimony:

- **5:00 pm, July 13, 2022: Deadline for inclusion of testimony in meeting packet.**
- **5:00 pm, July 20, 2022: Deadline for receipt of hand delivered, mailed and/or electronic testimony.**
- **After 5:00 pm on July 20, 2022: Testimony must be presented verbally at the public hearing.**

City of Bandon Planning Commission  
City Hall  
Bandon, OR 97411

Re: Conditional Use Permit for Vacation Rental Dwelling located at 1137 Three Wood Drive

Dear Planning Commission Members,

We, the undersigned, are neighbors within 250 feet of the proposed VRD listed above. We strongly oppose the requested use as it does not comply with the Bandon Municipal Code and specifically creates parking problems and traffic hazards, and adversely affects public safety, welfare, and convenience. The following are the specific problems which represent a substantial deviation from the information provided by the applicant.

The following lettering corresponds to the code lettering.

Approval standards for conditional uses (Bandon Municipal Code; Chapter 16.12.040)

A. The property does not comply with the Comprehensive Plan as per the following:

C. "That the site size and dimensions provide adequate area for the proposed use:"

The home is 644 sq.ft. on the main floor and 600 sq. ft. on the bedroom floor. Unless they use the garage as living space, the great room cannot accommodate 9 occupants without compromising safety by placing furniture in the hallway access to the upstairs and kitchen.

D.& E. & G. The lot site size is impacted by the wetland and the restricted riparian area and has limited exterior seating areas. Please see exhibit #5 and #6 and the copy of the plat showing the wetland and riparian areas (exhibit #4). These problems are further defined in the "compliance" areas of the code.

All vacation rental dwelling shall comply with the following provisions. (BMC 16.12.090)

6. "No more objectionable traffic, off street parking, noise, smoke, light, dust, litter or odor is emitted from the VRD than a normal neighborhood dwelling" . Due to the placement of the home on the lot, the small cul-de-sac, and the proposed number of occupants in the limited space of the home, most of the above will be violated. 3 Wood Drive is a short, narrow curved street ending in a cul-de-sac. Unlike several of the neighboring properties where people can park on the street in front of their own property, this lot has no on street parking space. Also, with added traffic from a VRD the street would allow limited access for emergency vehicles. The city does not have the staff or money to control the VDR's. (Exhibit #9) shows an approved VRD located nearby this location. We do not want this in our neighborhood.

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 VRD using the private access." **Refer to Exhibit #1. Note that the lot line between the applicant and the neighboring property bisects the driveway. This is in direct conflict to where the applicant plans to have vehicles parked. There is no agreement with the owner of the adjoining property to allow VRD parking.** We can give further public testimony on this if needed. Also, due to the large culvert under the driveway, the dangerous drop off at the driveway edge into the wetland, and the curve of the driveway, this is a difficult driveway to negotiate.

9. "VRD's will be maintained at or above the level of surrounding dwellings in the neighborhood, including landscaping, ....." Please refer to exhibits #2 and #3. This is a pristine neighborhood. Since purchasing the property, little has been done to maintain the landscaping.

10. Since space is so limited in the great room etc., it will be natural to use the garage as the prior occupants have done, as added living space.

12. The company listed as the contact for maintenance or other problems, is shown on the State of Oregon website as "inactive". See exhibit #8.

#### Safety.

Our street has experienced two recent break ins as well as gas and tool thefts. Adding a VRD when we need to be vigilant, will substantially compromise our safety and feeling of well being. In addition, we have the large city owned parking lot adjoining many of our lots. It is a constant public sanitation and occasional noise problem. Again, the city doesn't have the staff to care for these or VRD problems. Let's not create another problem by licensing this VRD.

The street is only 28' wide adjoining the cul-de-sac and at the entry from Beach Loop. The cul-de-sac radius to the curb is 39'. The 50' shown on the plat map is not the actual paved street area. (See exhibit #7) Adding this VRD at the far end of our street, will create added traffic, reduce emergency vehicle access and cause safety problems due to the street configuration.

Overall, in addition to all the above, it greatly concerns us that the information provided by Ms Hancock particularly with respect to the driveway, was inaccurate. How much more of her information is inaccurate? Will they modify the garage to allow added renters? Will they really begin to maintain the property? We have many doubts.

Thank you for all your work and for reviewing our information. Without citizens like yourselves, our City would fail. Bless you.

Best,

Page 2 of 3

The owners of the affected lots:

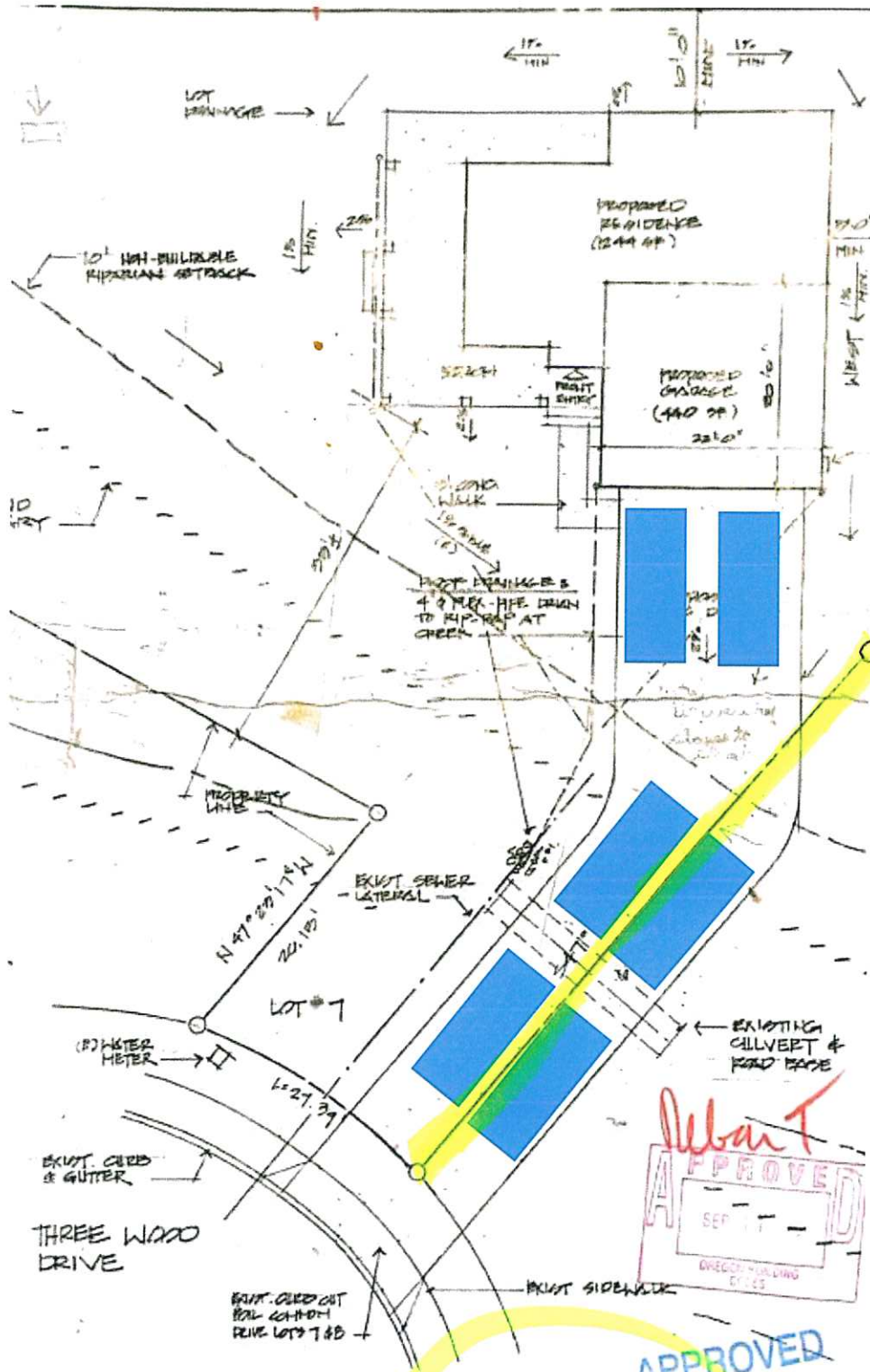
Signature

Address

Mary J. Woolley

2821 Lincoln Ave, Bandon

Beryl P. <sup>Minn</sup> 2723 Lincoln Ave Bandon  
Catherine C. Mills 2832 Lincoln Ave Bandon, OR  
A. Lukenen 2903 Lincoln Ave  
Mary Garrett 1151 Three Wood Dr. Bandon OR  
Linda Wilcox 2797 Beach Loop Bandon, OR  
Debra & Rick Hukill 10612 Trophy Ct. Bakersfield, CA (LOT ON LINCOLN)  
Z. J. Hall 2723 Lincoln Ave SW, Bandon  
Shirley D. Bahely 1100 Three Wood Dr Bandon, OR 97411  
Cathy Neely 1100 Three Wood Drive Bandon  
Glenn & Tamara 1160 Three Wood Dr Bandon Oregon  
Doreen K. Kahan 1160 Three Wood Dr Bandon, OR  
Auntie Ann 1158 Three Wood Drive Bandon OR 97411  
GARRIN & JESSICA PEDEMONTE 1175 THREE WOOD DR, BANDON  
Steve Smith 1151 THREE WOOD DR Bandon  
Annella 1122 THREE WOOD DR BANDON, OR  
John Jules & Kim 1122 Three Wood Drive Bandon, OR  
Ann Montgomery 1185 Three Wood Dr.  
Glen & Gail Lot #3 Three Wood Dr Bandon OR  
Sara A. Appenbach & Ted Fisher 1146 Three Wood Dr. Bandon, OR  
Diana Lloyd Jones 2885 Beach Loop Dr. Bandon OR  
Earl Jenkins Family 1195 Three Wood Dr Bandon, OR  
Jennifer Wornack 1158 Three Wood Drive



Property boundary



APPROVED

Two car parking garage, plus potentially 6 driveway parking spots

Note: Lot line up driveway.

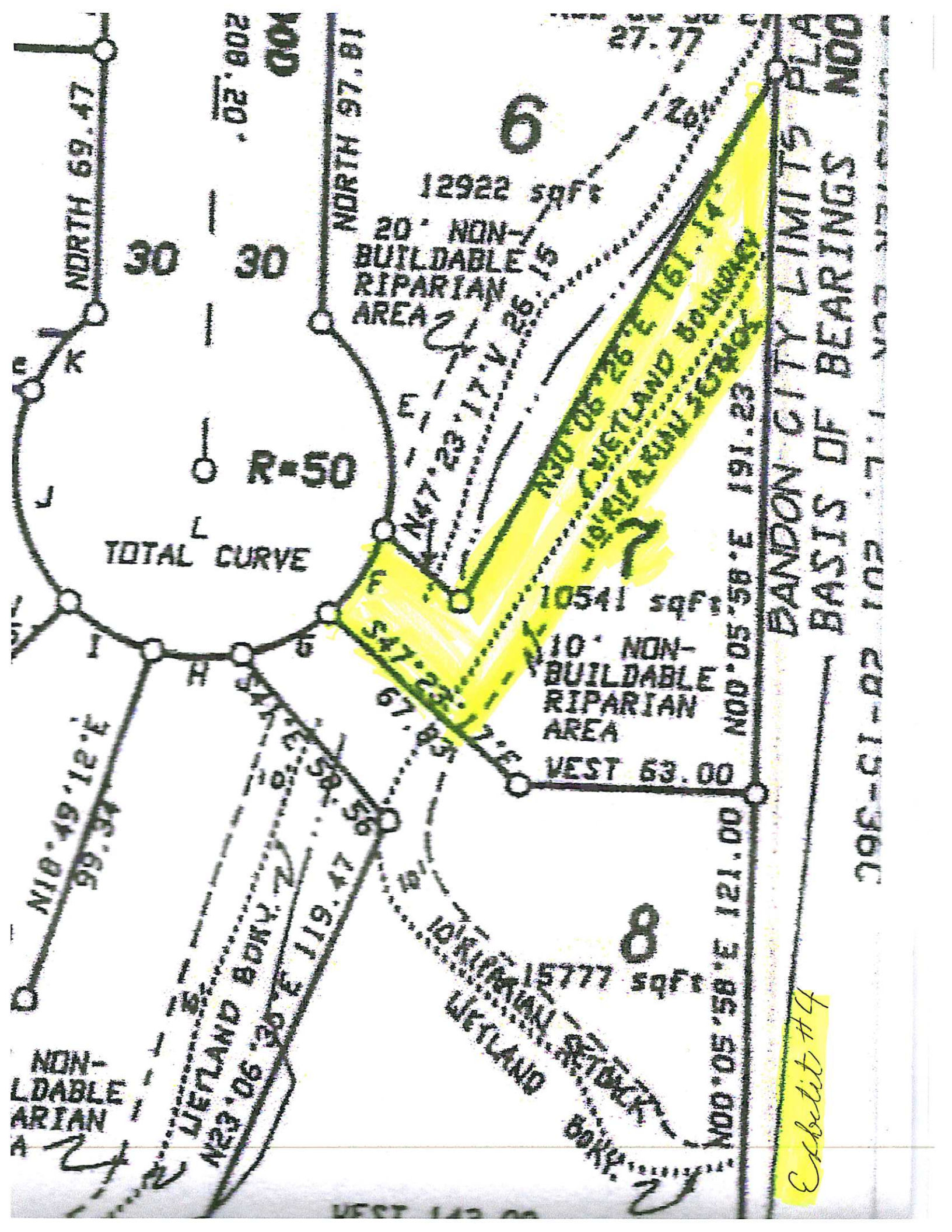
she is going to use the neighboring property to park cars

Exhibit #10



Exhibit #2





NORTH 69.47

200.20

100

NORTH 97.81

6

12922 sqft

20' NON-BUILDABLE RIPARIAN AREA

R=50

TOTAL CURVE

WETLAND BOUNDARY

10541 sqft

10' NON-BUILDABLE RIPARIAN AREA

WEST 63.00

N00°05'58"E 191.23

N18°49'12"E 99.34

WETLAND BOUNDARY

S47°23'17"E 67.83

N00°05'58"E 121.00

8

15777 sqft

WETLAND BOUNDARY

NON-BUILDABLE RIPARIAN AREA

BANDON CITY LIMITS PLA  
BASIS OF BEARINGS NOO

Exhibit #4

296-C1-02 102 7.1

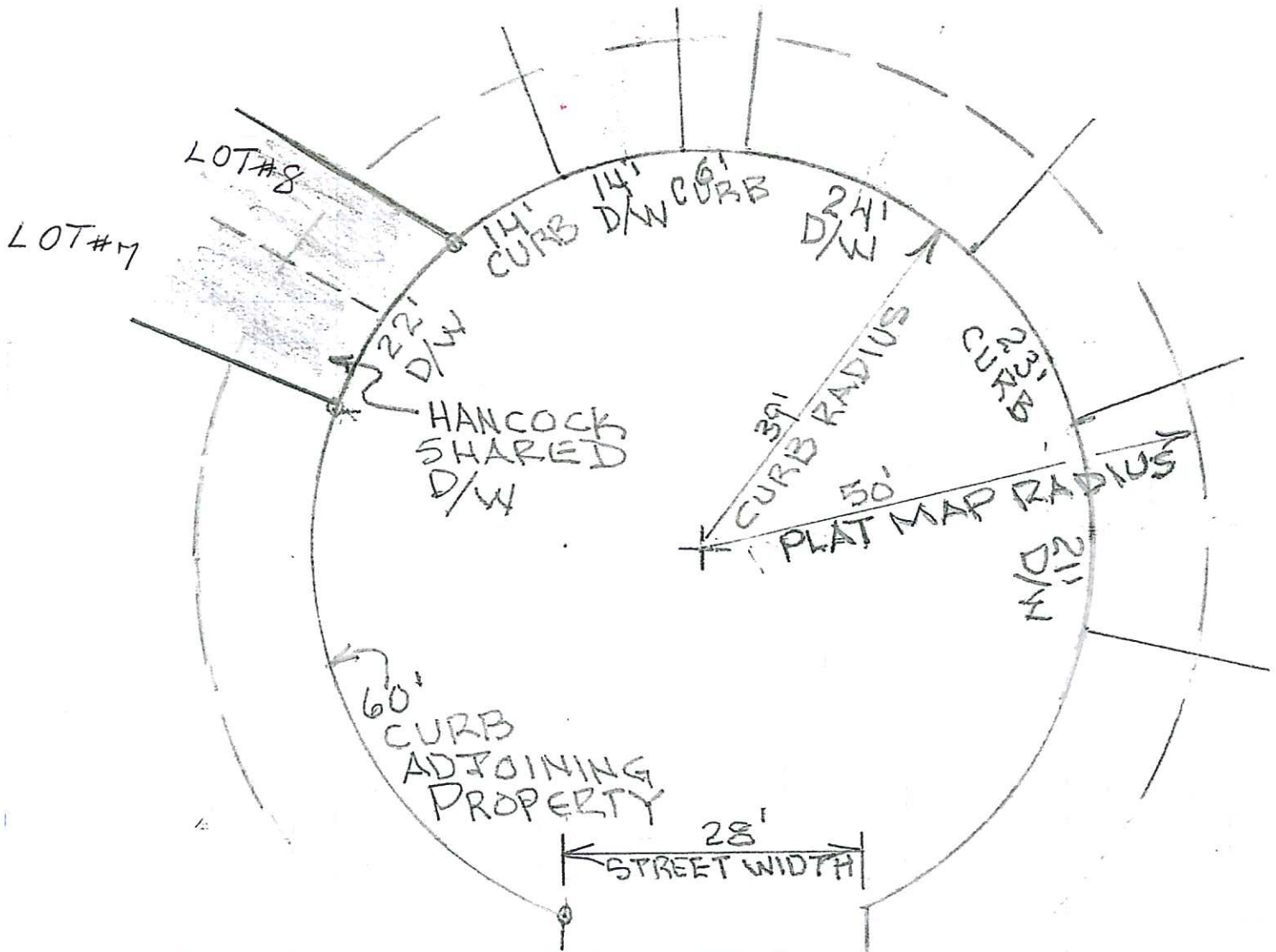




Exhibit #5



Exhibit #6



<p>D/W = DRIVEWAY  SCALE: 3/64" = 1'-0"</p> <p>ON/OFF STREET  PARKING</p>
<p>HANCOCK  3 WOOD DRIVE</p>

Exhibit #17

# Business Registry Business Name Search

Business Entity Names returned for:

Name: Peggy's House cleaning service

Using: Exact Words in Any Word Order

For Active and Inactive businesses.

[New Search](#)

07-08-2022  
12:59

Record No	Entity Type	Entity Status	Registry Number	Name Status	Name	Assoc Search
1	ABN	INA	<u>1043310-95</u>	CUR	<u>PEGGY'S HOUSE CLEANING SERVICES</u>	

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inactive

Exhibit # 8

Note: I have called this "cleaning service" 4 times & left messages. They have never returned my phone calls.



Exhibit #9