

22-063.


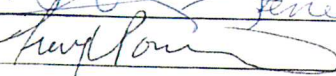
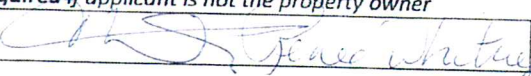
II. PROJECT INFORMATION			
Street Address: 2131 Beach Loop Drive, Bandon, Oregon 97411			
Map Number / Tax Lot(s): 28-15W-36BC	/00208	Zone: CD-1	Floodplain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Was the property previously approved as a Vacation Rental Dwelling? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>			
Please describe the residence, its existing and proposed use: 1947 sqft single family dwelling, on a .17 acre lot fronting to Beach Loop Drive, directly across from Face Rock Scenic Viewpoint. Currently unoccupied. We would like to operate the home as a VRD.			
How many bedrooms will be provided? 3			
What is your requested occupancy? (max. of 10) 8			
How many off-street parking spaces are available? 3			
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: Tracy Powers with Vacasa		Phone Number: 541-252-2475	
Email Address: tracy.powers@vacasa.com			
Physical Address: P.O. Box 612			
City: Bandon	State: Oregon	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: Christopher Whitney and Renee Whitney	Phone: 775-772-2253/775-336-9342 E-Mail: chris.whitney@att.net
Applicant's Mailing Address: 714 Gold Run Court, Reno, NV 89521	

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: 		Date: 5-23-22
X Representative's Signature: 		Date: 5-23-22 05/23/22
Representative's Name: Tracy Powers	Phone Number: 541-252-2475	
Mailing Address: P.O. Box 612, Bandon OR 97411	Email Address: tracy.powers@vacasa.com	
<i>Property owner's signature is required if applicant is not the property owner</i>		
X Property Owner's Signature: 		Date: 5-23-22 5-23-22

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.**

VRD Narrative for 2131 Beach Loop SW, Bandon Or, 97411

Dear Planning Commission,

Please let me re-introduce ourselves, my name is Christopher Whitney, and my wife is Renee Whitney. We currently live in Reno, Nevada and own a home in Bandon at 3356 Beach Loop SW. This home is currently a VRD that you recently graciously approved for us. We spent last winter working on updating, painting and creating our perfect vision of what we wanted our coastal home to be. If you would like to see the before and after pictures, Realtor.com has the original photos online from when we bought it, the photos of it now can be found on Vacasa.com under "Ocean Song", Bandon, OR. We wanted you to see these changes to 3356 Beach Loop SW, so you could get an idea of our plans for 2131 Beach Loop. On May 13, 2022, we were blessed to close escrow on this additional home that we felt was well suited to be a vacation home. 2131 Beach Loop sits directly across the street from one of the most recognizable jewels of Bandon, the Face Rock Scenic Viewpoint Park. The home is in great condition, beautifully landscaped, has a private spacious backyard and offers the required off street parking, as to not impact the neighborhood. Should we be granted the VRD approval, we are planning to spend this winter in our overalls updating, painting, and reflooring. Additionally, upon approval we will be removing the hot tub for the safety of small children and replacing it with a professional shuffleboard court that we currently own. This VRD will be known as "Ocean Aire" and we are looking forward to making this rental something special that vacationers will make beautiful memories of Bandon in. Over the last 23 years Renee and I have owned several homes and have developed a passion for remodeling, landscaping and creating homes that we have pride in. The reason we wanted to bring this to your attention is so you can get to know us and our intentions. Bandon has truly called out to us as a place we want to call home. Purchasing these homes is part of our strategic plan to get us in a position to be able to relocate ourselves, my mother and her husband to Bandon. My wife and I currently operate as a husband and wife realtor team in Reno. Presently both Renee and I have completed our Oregon Real Estate licensing education and are preparing to take the licensing exam. Last winter, Renee and my mother Joan, had a booth at the Farmer's Market for the month of December. They sold Christmas Wreaths, ornaments and sewing crafts. They both really enjoyed being part of Farmer's Market and met many people that we hope will be future friends. If we are in Bandon this winter, they plan on participating again. Creating these vacation rentals will provide us with a means of having an income to rely upon, as we establish ourselves in the community and build up a new circle of clients. We believe in supporting the community we live in and using local businesses. All labor and the vast majority of materials (paint, lumber, electrical supplies..etc) will be contracted with and purchased from local vendors. We have had great experiences with the following local businesses and plan on using them for this project as well: Ace Hardware for paint and supplies, Chip England for painting, Judah with Avery Plumbing, Benjamin with Oregon Coast Blinds, Jesse with Wilson Dunn Glass, Ruben Quiroga, General Contractor and Scott with High Tide Landscaping that maintains the landscaping at 3356 Beach Loop and will be maintaining 2131 Beach Loop as well. Our plans for the home at 2131 Beach Loop is to create a modern coastal home that offers a family fun backyard. Perfectly located across from public beach access, the Face Rock park and "Circles in the Sand", we believe this will be an ideal vacation rental. Currently Tracy Powers of Vacasa is our 24/7 onsite manager for the property at 3356 Beach Loop SW, she will be managing this home as well. Tracy and Vacasa do an outstanding job of managing

the home and tenants. We have been exceptionally impressed with the way they meticulously clean the home in between renters.

Thank you so much for reading our narrative. We hope it helps to give you some perspective relating to our plans for this vacation rental and us personally.

With gratitude,

Christopher and Renee Whitney

Detailed approval standards and provisions below:

A. Upon our review we believe this home and the site is consistent with the comprehensive plan.

B. The home is located within the CD-1 zone and we believe conforms with the dimensional standards without any modification to the home or grounds.

C. The lot size is .17 acres , with a concrete driveway that can accommodate 2 cars, plus a two-car garage. The home is 1947 Sqft, 3 bedrooms, with an office, 2.5 baths, large kitchen, living room, dining room, and laundry area. Maximum occupancy as a VRD would be 8 guests.

D. The home has adequate space between neighboring properties. No parties will be allowed. We take pride in being good neighbors in the homes we have owned and will ensure that our renters are held to the same standard.

F. The public facilities and services have adequate capacity to serve the needs of this added VRD to the community and will be available to VRD guests.

G. We plan on repainting the interior walls, replacing the baseboards/doors and molding, replacing the flooring with laminate hardwood. We will be removing the existing hot tub for the safety of young children. Adding a Shuffleboard court to the backyard and no other changes to the beautiful landscaping presenting there. The home as a VRD should have no effect, impairment, of the permitted use of surrounding properties.

H. We believe that all other requirements of this title will apply.

1. The home was built in 1992 (see included Assessor's Detail).

2. Currently there is a 16.67% saturation around the subject property. The only one other VRD is within the 250 foot radius (see included saturation survey).

3. The home is located in the CD-1 zone.

4. Christopher and Renee Whitney are the applicants and owners of the home. We understand that the conditional use permit is non-transferable.

5. The Tsunami Evacuation Route map will be posted in the home in a conspicuous location.
6. The home offers the required amount of off street parking - 2 car garage (functionally fits one large car or SUV) and two parking spaces in the driveway) and will not create any additional traffic, noise, smoke, litter, light or odor that would not be normal neighborhood dwelling.
7. This home sits directly on the other side of the road to the entrance to Face Rock Scenic Park. Guests would use the public access to enjoy the beach and public amenities.
8. This home does not have a joint driveway. The concrete driveway is solely on our parcel and owned by us.
9. The home and grounds are in exceptional shape, and the landscaping is being maintained monthly by High Tide Landscaping.
10. The property can easily accommodate 3 cars with off- street parking on this parcel (2 in the driveway and 1 in the garage).
11. Garbage removal by Vacasa's housekeeping team will be done after each guests' departure and as needed. Additionally, the home is serviced by Bandon Disposal weekly.
12. Tracy Powers with Vacasa will be our 24 hour/7day a week manager. She will be available on a 24 hour basis and handle all issues as needed.
13. We will comply with all reporting and accounting requirements or the Transient Tax Ordinance. All will be done in accordance with the City of Bandon requirements.
14. We understand that if the VRD fails to be rented more than 10 nights within a calendar evidenced by our transient occupancy receipts that the VRD will become null and void.
15. We are seeking to accommodate 8 guests maximum. The master bedroom has a king size bed and fold out twin futon, bedrooms 2 and 3, will be furnished with queen sized beds. Bedroom 2 will have an additional fold out twin futon.
16. Included and addressed in the application. Should further materials be required we will provide any item needed as requested.
17. I, Christopher Whitney will provide the annual report to the City of Bandon as required.
18. Smoke detectors are installed in each bedroom and will be maintained and replaced when needed.

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022
NOT OFFICIAL VALUE

May 18, 2022 11:49:00 am

Account #	1053312	Tax Status	ASSESSABLE		
Map #	28S1536BC00208	Acct Status	ACTIVE		
Code - Tax #	5400-1053312	Subtype	NORMAL		
Legal Descr	See Record				
Mailing Name	COLBERT, DOREEN M.	Deed Reference #	See Record		
Agent		Sales Date/Price	See Record		
In Care Of		Appraiser	GORDON WEST		
Mailing Address	2131 BEACH LOOP RD BANDON, OR 97411-8825				
Prop Class	101	MA	SA	NH	Unit
RMV Class	101	06	23	BLD	18751-1

Situs Address(s)	Situs City
ID# 2131 BEACH LOOP DR SW	BANDON

Code Area		RMV	MAV	Value Summary			RMV Exception	CPR %
				AV	SAV	MSAV		
5400	Land	227,810					0	
	Impr.	302,930					0	
Code Area Total		530,740	348,550	348,550	0	0	0	
Grand Total		530,740	348,550	348,550	0	0	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		
5400	10	<input checked="" type="checkbox"/>		CD-1	Market	100	A	0.17	HS	001	227,810
Grand Total								0.17			227,810

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
5400	1	1992	141	One story-Class 4	100	1,947		302,930
Grand Total						1,947		302,930

535964AM
AmëriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Christopher G. Whitney and Renee L. Whitney
714 Gold Run Court
Reno, NV 89521

Until a change is requested all tax statements shall be sent to the following address:
Christopher G. Whitney and Renee L. Whitney
714 Gold Run Court
Reno, NV 89521
File No. 535964AM

Coos County, Oregon	2022-04457
\$96.00 Pgs=3	05/13/2022 09:16 AM
eRecorded by: AMERITITLE - ROSEBURG	
Diris D. Murphy, Coos County Clerk	

AFTER RECORDING RETURN TO: AMERITITLE
1495 NW GARDEN VALLEY BLVD.
ROSEBURG, OR 97471

STATUTORY WARRANTY DEED

Doreen M. Colbert,

Grantor(s), hereby convey and warrant to

Christopher G. Whitney and Renee L. Whitney, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Coos and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

28-15W-36BC-00208

The true and actual consideration for this conveyance is \$890,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Unofficial Copy

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10 day of May, 2022.

Doreen M. Colbert
Doreen M. Colbert

State of Oregon } ss
County of Douglas }

On this 10th day of May, 2022, before me, Stefanie Maze a Notary Public in and for said state, personally appeared Doreen M. Colbert, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that she executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stefanie Maze
Notary Public for the State of Oregon
Residing at: Roseburg, Oregon
Commission Expires: MAY 21, 2024



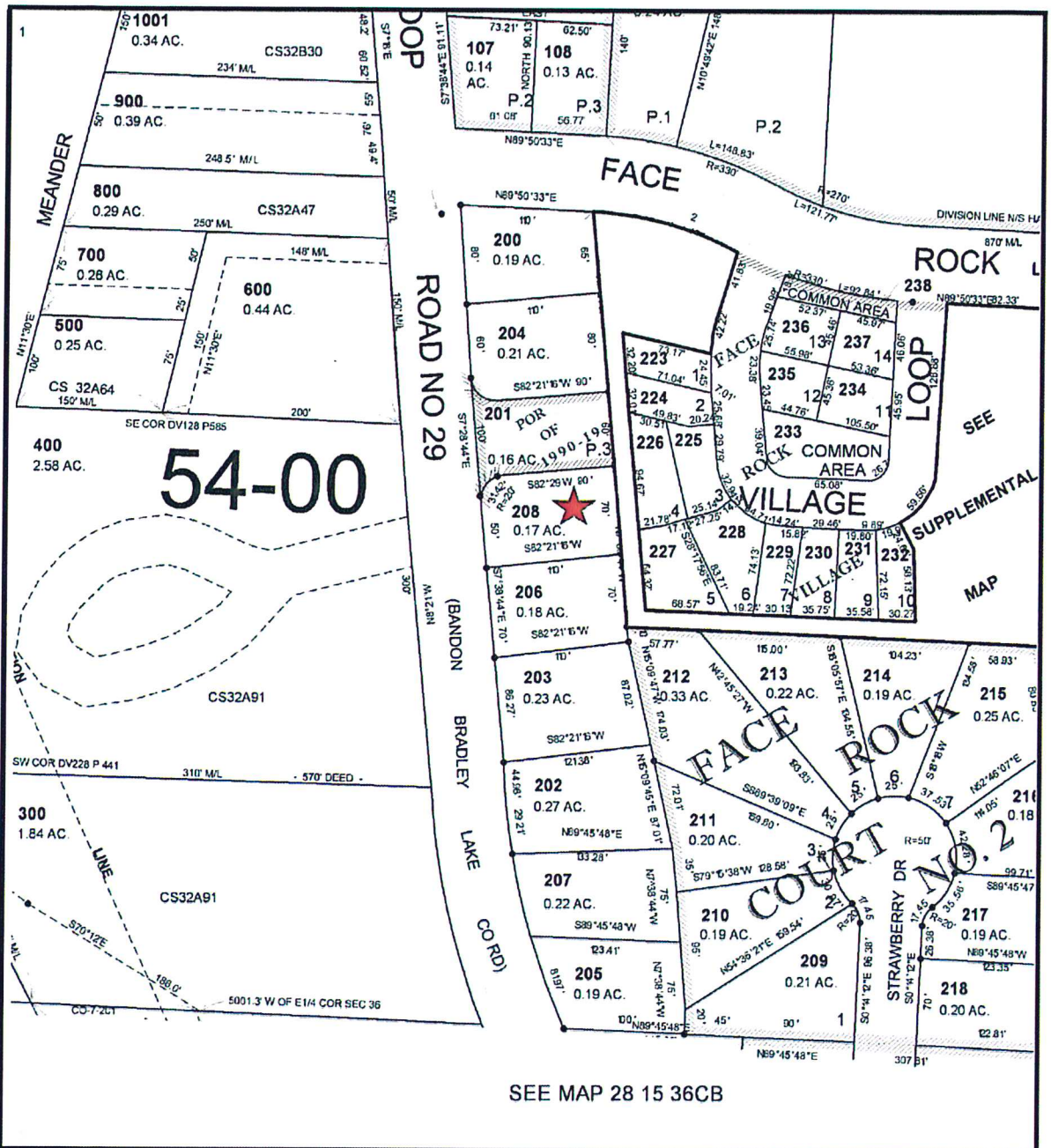
EXHIBIT 'A'

File No. 535964AM

Beginning at the Northeast corner of the South half of Government Lot 2 of Section 36, Township 28 South, Range 15 West of the Willamette Meridian, Coos County, Oregon; thence Westerly along the North line of said South half of Government Lot 2 a distance of 870 feet, more or less, to the East right of way of Scenic Beach Loop Drive; thence South 7° 31' East along the East right of way of said Scenic Beach Loop Drive 290.00 feet to a 5/8 inch rod and the true point of beginning of this parcel, said point also being the Northwest corner of property conveyed, to Bruce Gettys, etux, in Instrument, Recorded September 18, 1986, bearing Microfilm Reel No. 86-4-7131, Records of Coos County, Oregon; thence North 82° 21' 16" East on a line perpendicular to said Scenic Beach Loop Drive 110.00 feet to a 5/8 inch rod at the Northeast corner of said Getty's property; thence North 07° 38' 44" West on a line parallel to said Scenic Beach Loop Drive 70.00 feet to a 5/8 inch rod; thence South 82° 21' 16" West on a line perpendicular to said Beach Loop Drive 90.00 feet to the beginning of a 20 foot radius curve left; thence along said curve to the left having a radius of 20 feet and a central angle of 90° and a length of 31.42 feet, more or less, to the East right of way of said Scenic Beach Loop Drive, at a point North 07° 38' 44" West 50.00 feet from the true point of beginning; thence South 07° 38' 44" East 50.00 feet to the true point of beginning.

"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

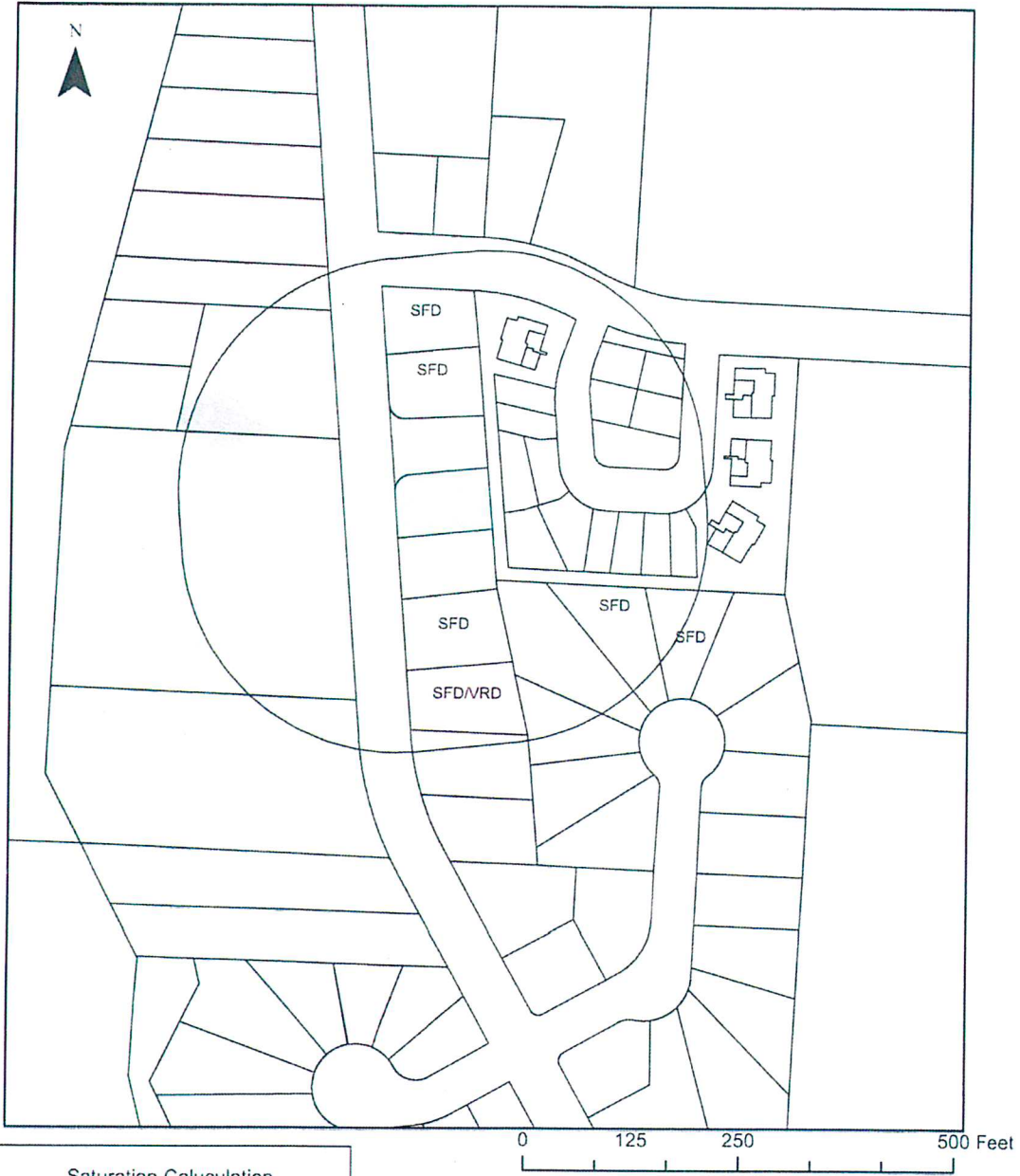
28-15W-36BC-00208



2131 Beach Loop Drive SW
Bandon, OR 97411

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

Saturation Study: 2131 Beach Loop Drive SW



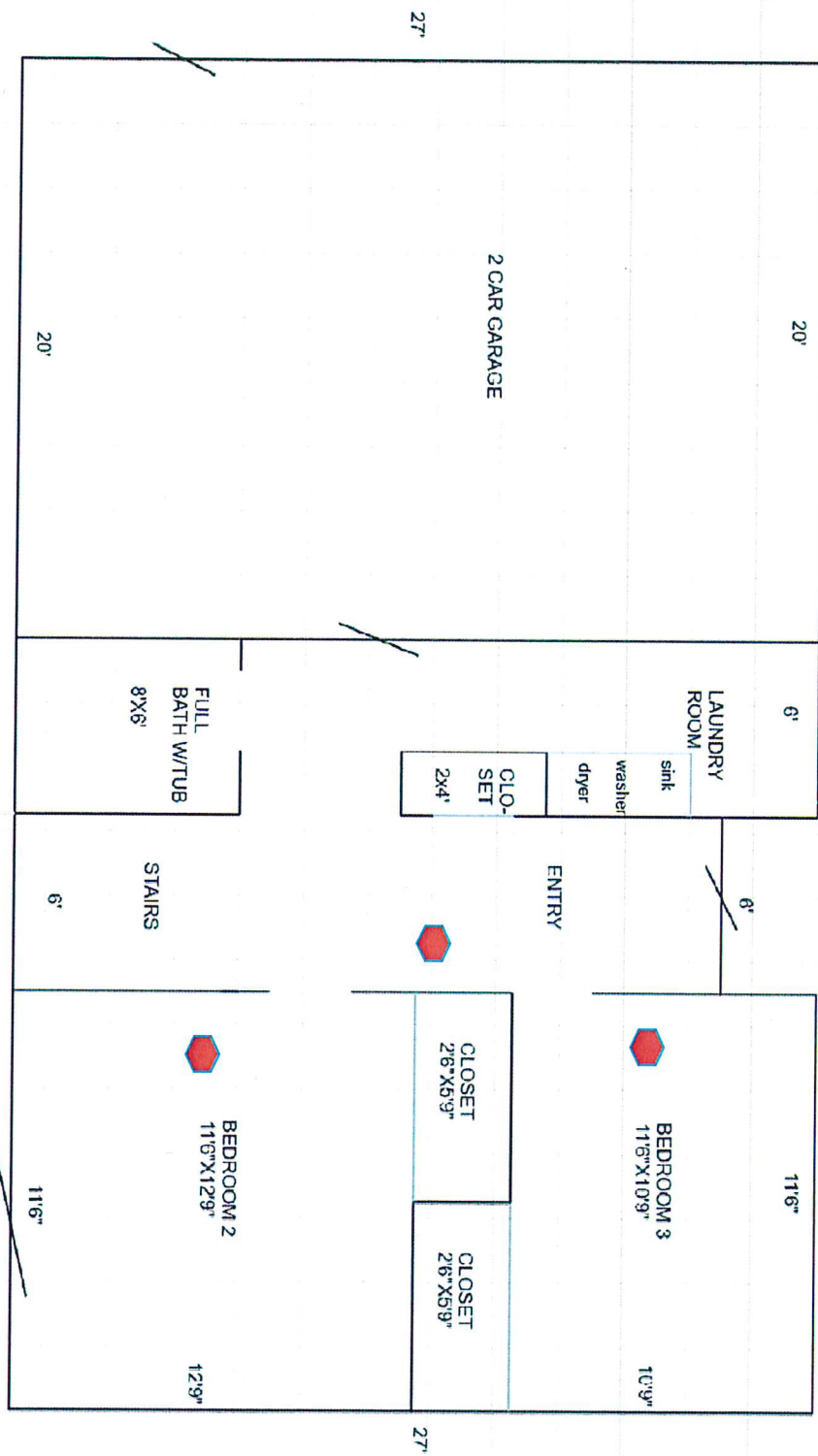
Saturation Calculation
SFDs: 6
VRDs: 1
 $1 \text{ VRD} / 6 \text{ SFD} = 16.67\% \text{ Saturation}$

Legend

- 2131 Beach Loop Drive SW
- 250' Buffer
- Current VRDS

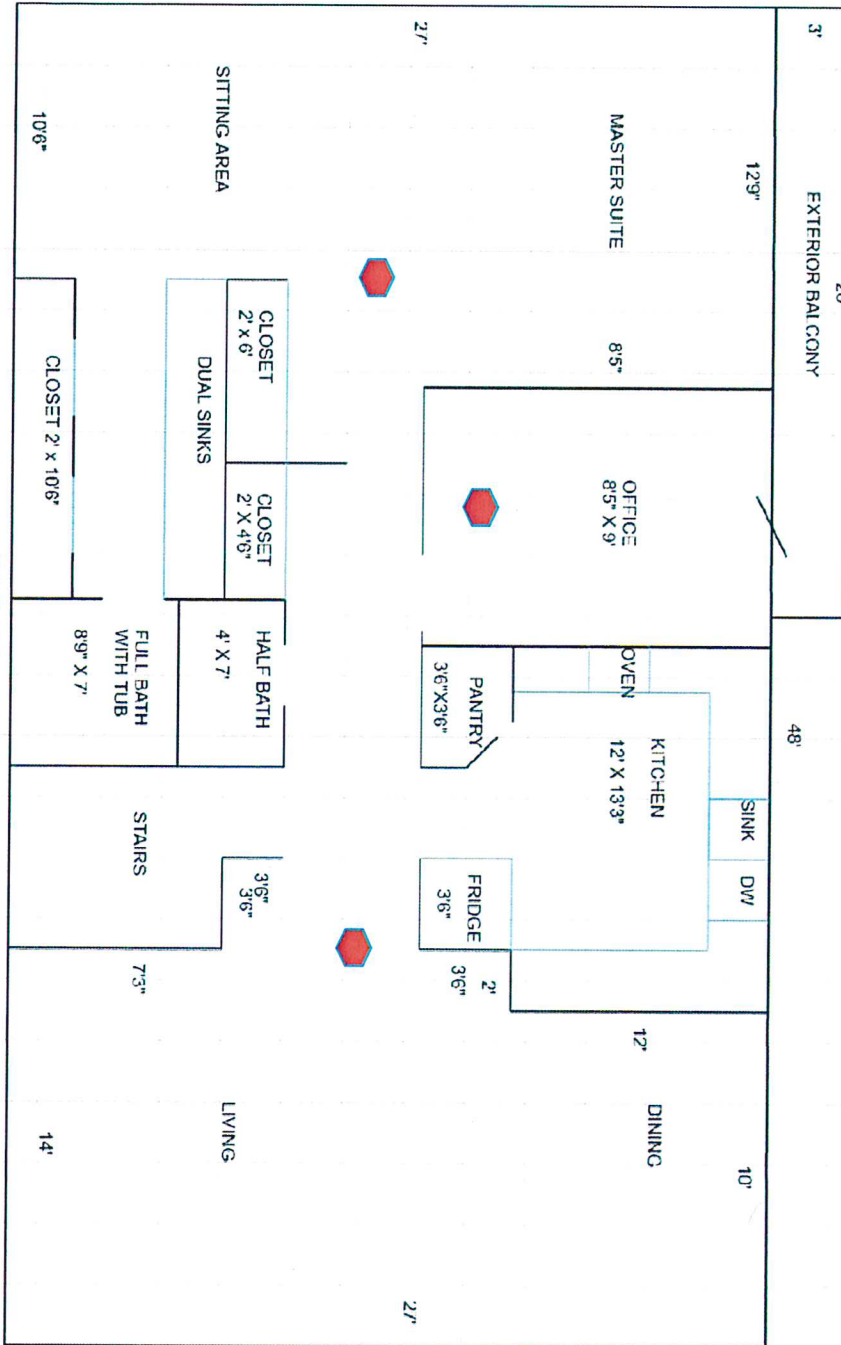
Map by: Eric Montes


1st Floor Diagram



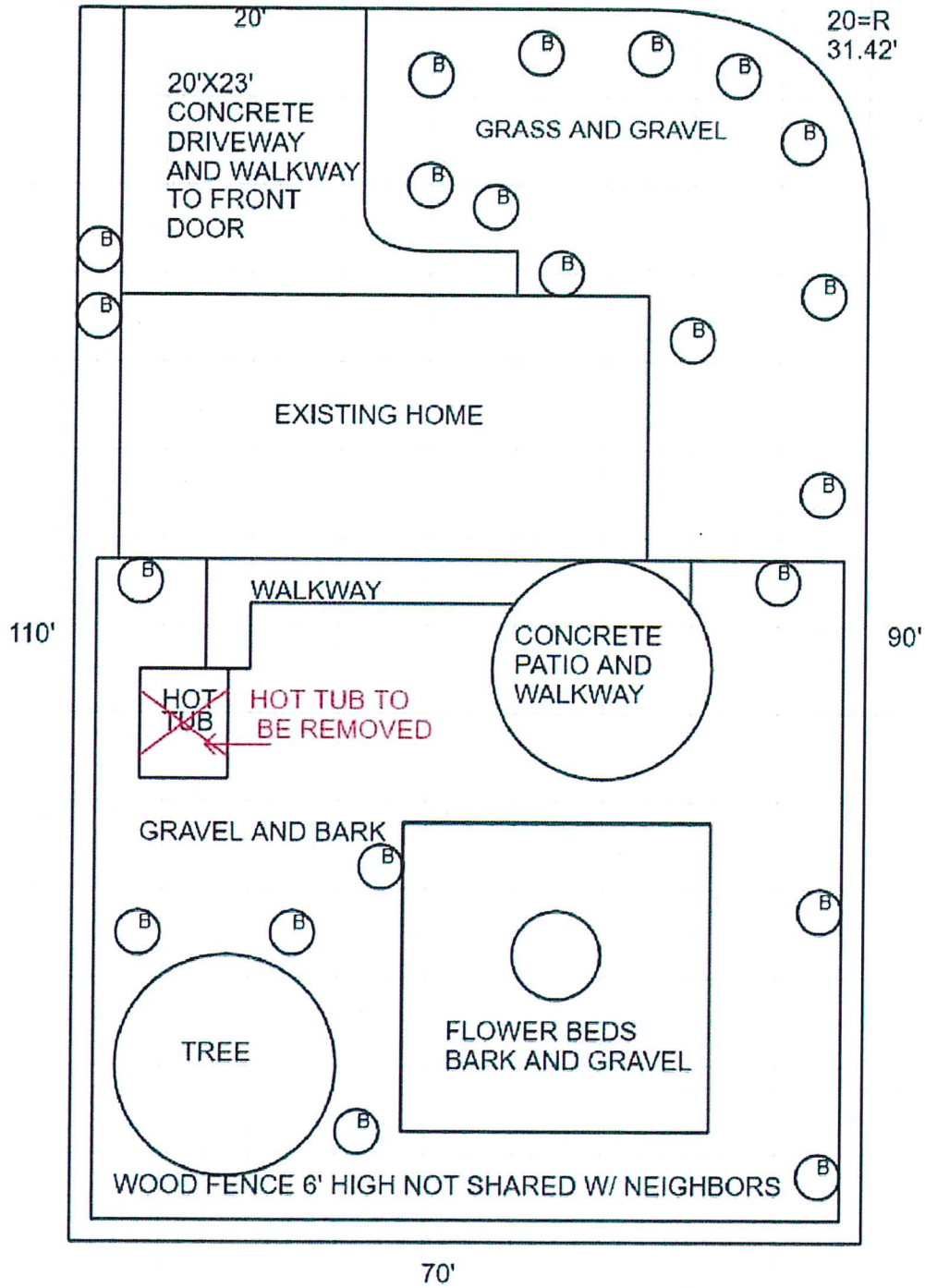
 = Smoke Detector

2nd Floor Diagram



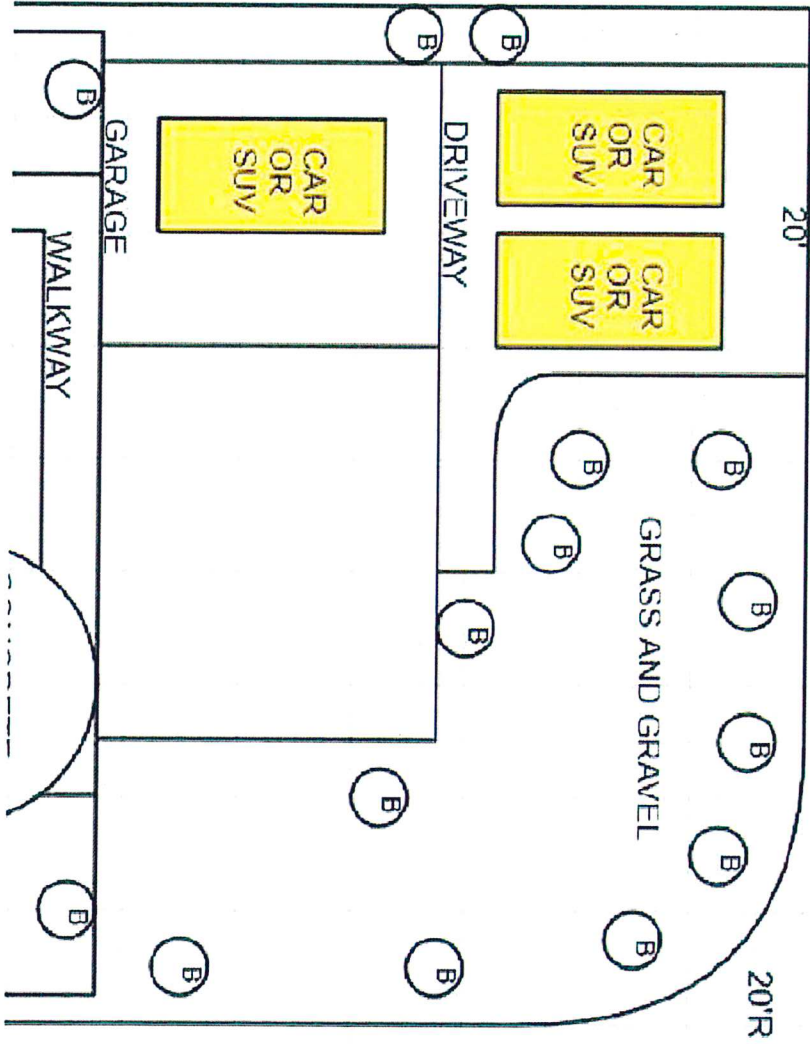
 = Smoke Detector

Existing Plot, Fencing, and Landscaping Layout



LEGEND - B=BUSH/SHRUB

Parking Diagram – 3 Cars on Site, 1 in the Garage and 2 in the Driveway

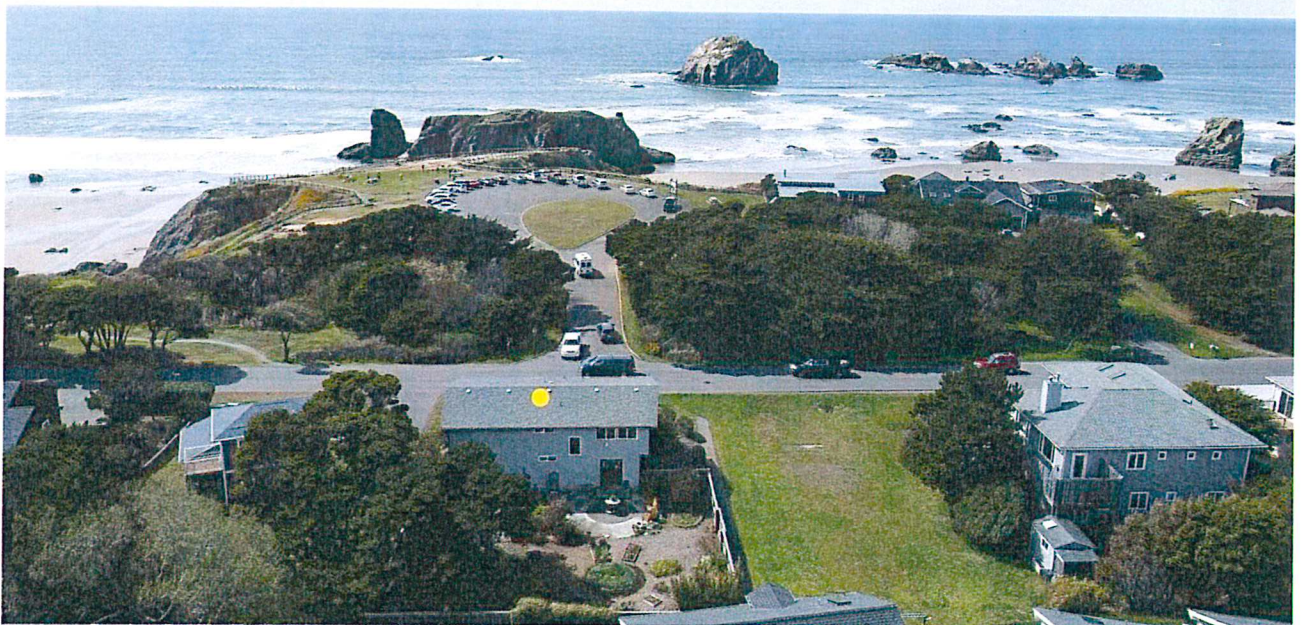


PARKING PLAN CAR/SUV LENGTH BASED ON SUV AVERAGE
OF 6.5' WIDTH X 16.5' LENGTH

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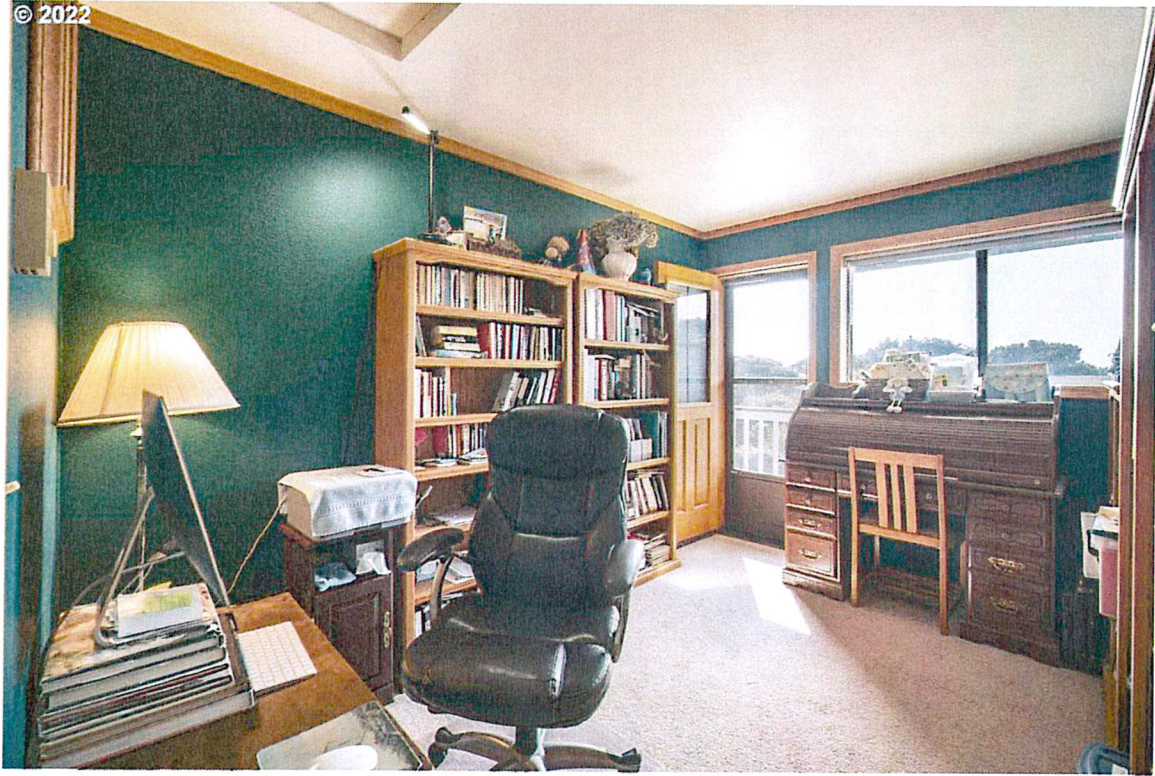
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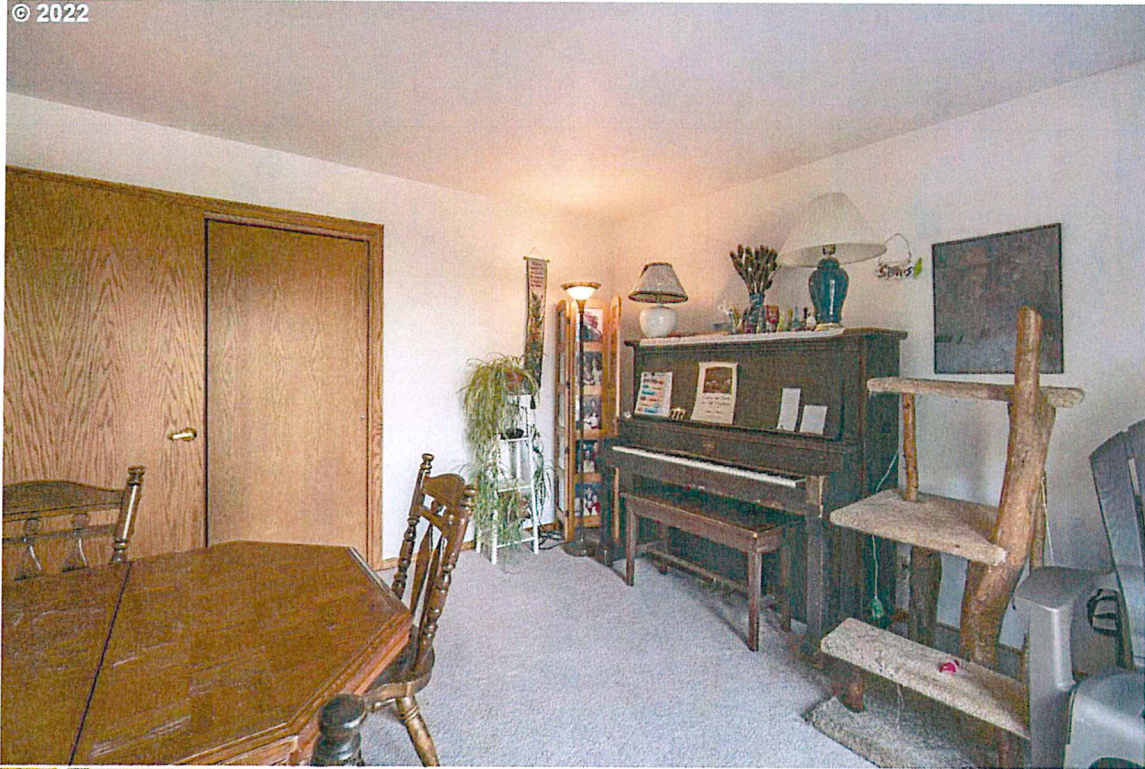
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