



1-25-23

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

Planning Commission and Staff,

I am submitting this letter as public comment specific to the proposed ordinance amendment to Vacation Rental Dwellings (VRD).

As a former planning commissioner and design / construction professional working on planning and construction developments throughout Oregon for the past 12 years, I am concerned with the direction taken by the planning department to revise parts of the VRD ordinance. Currently there exists an extensive list of criteria that must be met in order for a single family residence to be considered for a VRD permit. While I understand the need to clarify existing requirements to aid in the administration and enforcement of the VRD Ordinance, I believe other proposed revisions to the ordinance to be unnecessary:

1. *Amend code to allow PC to set a maximum of cars allowed in parking areas.*

If a VRD is a commercial use (per Bandon Municipal Code) why are the City's existing commercial parking standards not used? Potential street/public parking is not considered in any other residential or commercial parking requirement, in any zone in Bandon, which is an equitable for the taxpayers of the community who fund the construction and maintenance of public streets, and who have the right to use them. The existing VRD ordinance (and codified parking standards) puts the impact of a property's use on the subject property, rather than the surrounding neighborhood or public rights-of-way. It fails to protect the existing neighborhood by only requiring VRDs to have a 'minimum' amount of off-street parking, but does not specify an on-site parking maximum, which creates the potential for over-flow parking problems, clogging up neighborhood streets and creating safety issues. VRD owners agree when they apply for a CUP and when they receive conditional approval, to conform with the characteristics of the surrounding neighborhood, and to not create adverse impacts. If a VRD is violating these conditions of approval, does that mean the ordinance is ineffective? Or could it be that the City's administration and enforcement of the VRD ordinance is inadequate?

2. *Better define who an "owner" is.*

An owner, whether an individual, partnership, LLC, etc. is, irrelevant to the ordinance. What is the detrimental effect to the community if all of the VRD's are "hypothetically" owned by one entity? As long as they are complying with their conditions of approval and integrating into their surrounding neighborhoods, why does it matter who the owner is? I have always considered the basis of the VRD ordinance to protect the residential characteristics of the neighborhood. For a local government to attempt to limit who can and cannot purchase real estate within its city limits, is a gross violation of power. If the commission wishes to prevent a "perpetual" vacation rental, then enforce the existing administrative process for regulating VRDs after they are approved, and hold owners accountable for complying with the rules.



3. Rewrite "saturation rate" calculation for clarity and consistency. Lower

VRD's are only allowed in specific zones in Bandon. Those zones have been identified as the best locations for mixed commercial/residential uses, and for establishing and maintaining groupings of VRD's. These zones mostly contain real estate that could never meet the requirements of needed / workforce housing in Bandon, as the cost of such property is not feasible to the median income of Coos County. The Proposed reduction of the saturation rate will only increase the both the value and the rental rates of the existing VRD's. If the existing VRD saturation rate is too difficult to determine and enforce, then eliminate it. Instead, consider placing more emphasis a potential VRD proving how it will conform with the existing surroundings.

As noted prior, having been a former planning commissioner for the City of Bandon, I understand that the title of commissioner comes with a serious responsibility to work in the best interest of the community. Planning staff and the planning commission hold a great deal of authority over Bandon's existing and future development. While VRD's have been a contentious issue since inception, the underlying fact is that successful implementation and enforcement of the ordinance should be the primary goal, which guarantees preservation of the community's characteristics and values.

Thank you for your time and service to the community.

Sincerely,

David Reed
541-551-0057