

## Dana Nichols

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**From:** 541carla@gmail.com  
**Sent:** Thursday, January 19, 2023 6:28 PM  
**To:** planning@cityofbandon.org  
**Subject:** Proposed amendment to Chapter 16.12

**Flag Status:** Flagged

We received notice of the proposed amendment regarding VRD's and would like to submit comments to that. I appreciate the clarification of some sections of the proposed changes. However it is unclear which parts refer to new VRD applications, and which to all VRD's, including existing ones. For example, Does Section 1 apply only to new applications for approval? Does section 2, General Regulations, apply to new and existing VRD's? Also, the new definition of "owner" appears to apply to new applicants only, and not VRD's already licensed, but that is not clear.

Many of the regulations are intended to keep VRD's as good neighbors and allow guests to safely enjoy Bandon in many of the same ways that our residents do. We appreciate that and hope to offer a safe, fun setting for families and friends to visit Bandon. The rules are now also geared to limit VRD density.

However, there has been a disturbing trend to also limit personal property rights.

- Section 1.d forbids the selling the ability to keep the permit along with the property, thereby decreasing potential sales and the value of the property. A restaurant owner can sell their business, but a property owner who manages a successful vacation rental business cannot sell that business. It would be reasonable to allow for a transition approval process, to ensure that the new owner understands the rules and agrees to abide by them.
- The new definition of Owner forbids a single person from owning more than one VRD. Can a person only own one hotel? One restaurant? One store? One of any other type of business? I would be interested to understand the rationale of this proposed definition and why this prejudice is presented as necessary.

The city of Bandon recently changed the transient occupancy tax from 6% to 9.5%, to get more tax revenue from our visitors. However the city seems to want to reduce the number of family visitors by limiting the number of homes people can rent to enjoy a vacation in Bandon. Vacation rental homes are one of the fastest growing lodging segments. They will just go to another town; is that the Plan?

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