

Application for Conditional Use Permit for Vacation Rental Dwelling for 1660 Beach Loop Drive, Bandon, OR

I. Narrative

See below.

II. Project Information

Street Address: 1660 Beach Loop Drive

Map Number: 28S15W36BB / Tax Lot(s): 28-15-36BB, 4500/ Zone: CD-1

Floodplain: Yes No

Was the property previously approved as a Vacation Rental Dwelling? Yes No Unknown

How many bedrooms will be provided? 2

What is your requested occupancy? (max. of 10) 5

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.

The site has its own off-street gravel parking area easily large enough for three vehicles. It has over 38 feet of room for vehicles to park nose-in well off the street.

Please describe the residence, its existing and proposed use: _____

The residence is a 750-square foot two-bedroom cabin built in 1931. It is situated 60 steps below street level and just above the beach. It has been used in the past as a vacation home for an extended family. It may have been used as a vacation rental in the past (I am not sure), but has not been recently. We just purchased the home and are currently doing deferred maintenance on the home to prepare it for use as a vacation rental.

22-109
KL

Are there carbon monoxide and smoke detectors in the residence? YES X (please show in floor plan) NO

Does the property owner live within the city limits of Bandon? YES NO X

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: Exclusive Property Management, Inc.

Email Address: manager@visitbandon.com

Physical Address: 1212 Alabama St., Suite 14

City: Bandon State: OR 97411

Mailing Address (if different from Physical Address): PO Box 979, Bandon, OR 97411

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: Curtis Bridgeman

Applicant's Mailing Address: 6921 Riesling Way SE, Salem, OR

Phone: 850-559-1842 Email: cbridgem@willamette.edu

IV. PROPERTY OWNER'S INFORMATION

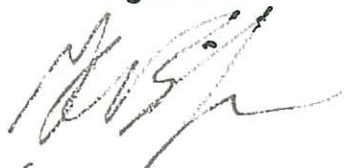
X Property owner and applicant information is the same. Property Owner's Name:

2.26.2020

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:


(Curtis Bridgeman)

10-12-22

Written Narrative to Address Conditional Use Standards for 1660 Beach Loop Drive

The conditional use is consistent with:

- A. The Comprehensive Plan. The house is in the CD-1 Zone, on the West side of Beach Loop Drive and part of the Beach Loop/Bluff Viewshed. According to the zoning ordinance the purpose of the CD-1 Zone includes, among other things, "tourist commercial" uses (17.20.010), and the ordinance on Conditional Uses in the CD-1 Zone specifically mentions "vacation rental dwellings." (17.20.030.H)
- B. The proposed use is consistent with the purpose and dimensional standards of the zone. The structure has been in its location for nearly 100 years, and the CD-1 Zone, though intended primarily as a residential zone, does allow for conditional usages such as vacation rental dwellings.
- C. The site size and dimension provide adequate area for the needs of the proposed use. The house is small but comfortable for up to five people or more to enjoy a vacation at the beach.
- D. 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. Because the house is situated lower down on the bluff than most of the structures on the street it in effect has only one near neighbor, a sister house that is very similar in design. The two homes are somewhat close together, but the background noise of the ocean drowns out most sounds from the neighbors for both houses, as does a windscreen on the deck. The neighboring home is used as a vacation home by a rotating cast of extended family much as if it were a vacation rental.
- E. The characteristics of the site are not only suitable but ideal for the proposed use considering the size, shape, location, topography and natural features. The house is built low on the bluff to maximize access to and views of the ocean and beach. It is high enough above the beach to be apart from those enjoying the beach, and low enough below the street to be apart from all its neighbors save one very similar cabin next door.
- F. All required public facilities and services have adequate capacity to serve the proposal.

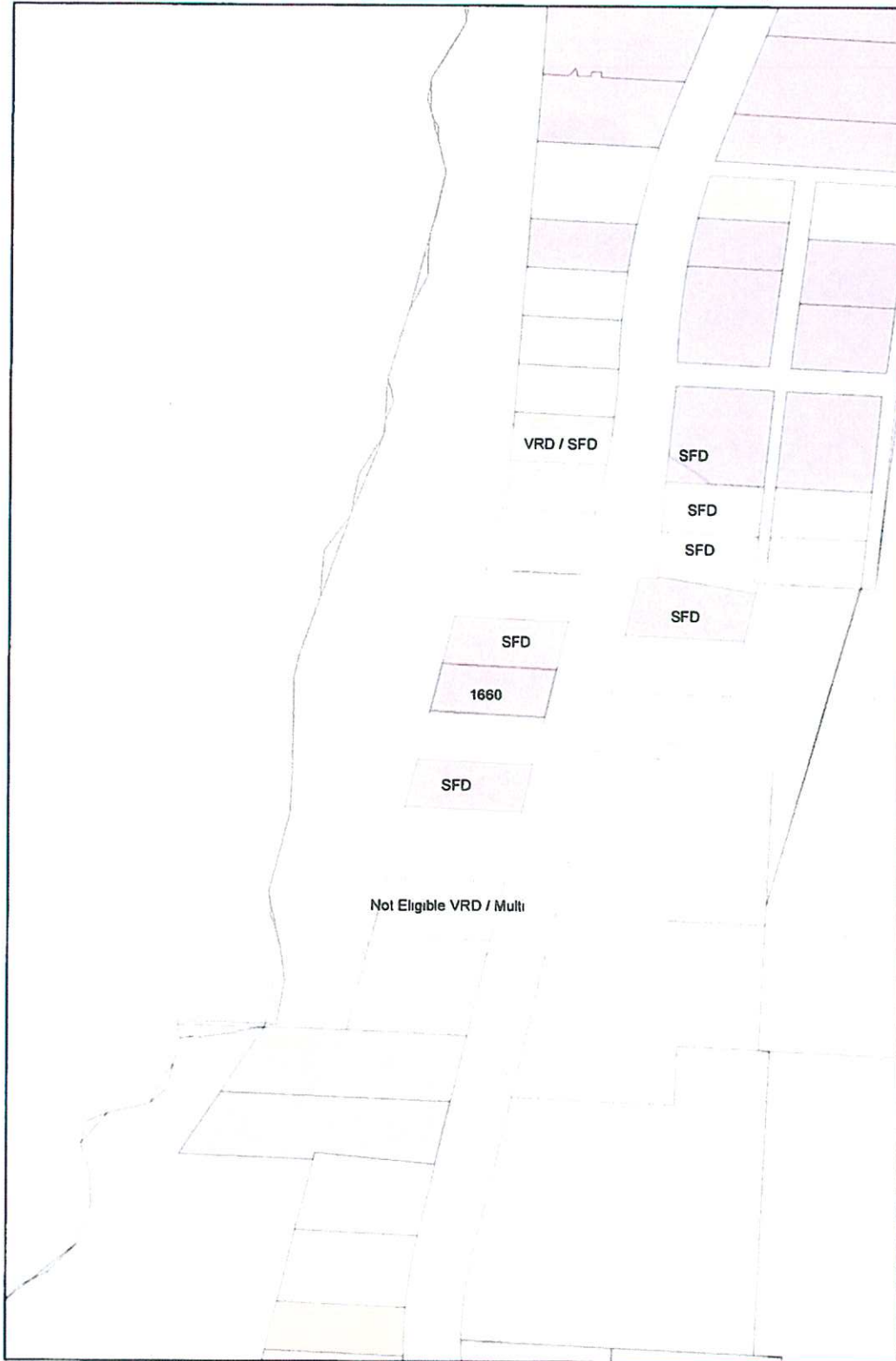
- G. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the permitted uses listed in the underlying zoning district. The neighborhood contains an excellent mix of residential properties and vacation dwellings. The property only has one near neighbor, and while that property is not licensed as a vacation dwelling, it has no full-time residents. Indeed, that property is used as a vacation home by a large extended family who take turns.

The dwelling complies with the provisions of BMC 16.12.090, specifically:

1. The single-family dwelling is at least three years old. In fact, it was built in 1931.
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.
3. The house is on the West side of Beach Loop Drive, comfortably within the VRD overlay zone.
4. I acknowledge that the VRD Conditional Use Permit, if granted, will not be transferable.
5. Upon approval the Tsunami Preparedness map will be posted in a conspicuous location within the dwelling.
6. No more objectionable traffic, on-street parking, noise, smoke, light, dust, litter or odor will be emitted from the VRD than from a normal neighborhood dwelling.
7. The property has beach access.
8. The property does not use a joint-access driveway.
9. The VRD will be maintained at or above the level of surrounding dwellings in the neighborhood, including landscaping, signage, and exterior maintenance. The owners/applicant own another home down the street primarily for their own use and take great personal pride in the current character of the neighborhood and are committed to its long-term maintenance.
10. The VRD has off-street parking for three vehicles and only two bedrooms.

11. Regular garbage removal will be contracted for both with the city (as with any residential dwelling) and with the property manager so that garbage is removed after each guest's stay, and more often if need be.
12. Upon approval, the property will be managed by Exclusive Property Management, which manages several local properties and will provide all incoming guests with 24-hour contact numbers for multiple employees who are assigned to respond.
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, and shall be managed by the property management company.
14. The applicant acknowledges that if VRD activity ceases for a period of one year, or if the property 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. We will comply with the Commission's determination of maximum allowable occupancy, but suggest 5 people based on three beds in two bedrooms, space for three cars to park off-street, and a general feel for the overall space.
16. The proposed use fits well with the property and the specific characteristics of the neighborhood. The property has its own beach access and is a short walk from Face Rock State Scenic Viewpoint, a tourist destination. The property is situated down the bluff in such a way as to be isolated from all its neighbors save one, a very similar single-family beach cabin with no full-time residents.
17. We will happily provide an annual report showing compliance with all conditions and ordinance requirements.
18. Each sleeping area contains its own smoke detector.

Saturation Study: 1660 Beach Loop Drive



Legend

- 250' Buffer
- Vacation Rentals
- SFDs



Saturation Calculation

1 VRDs

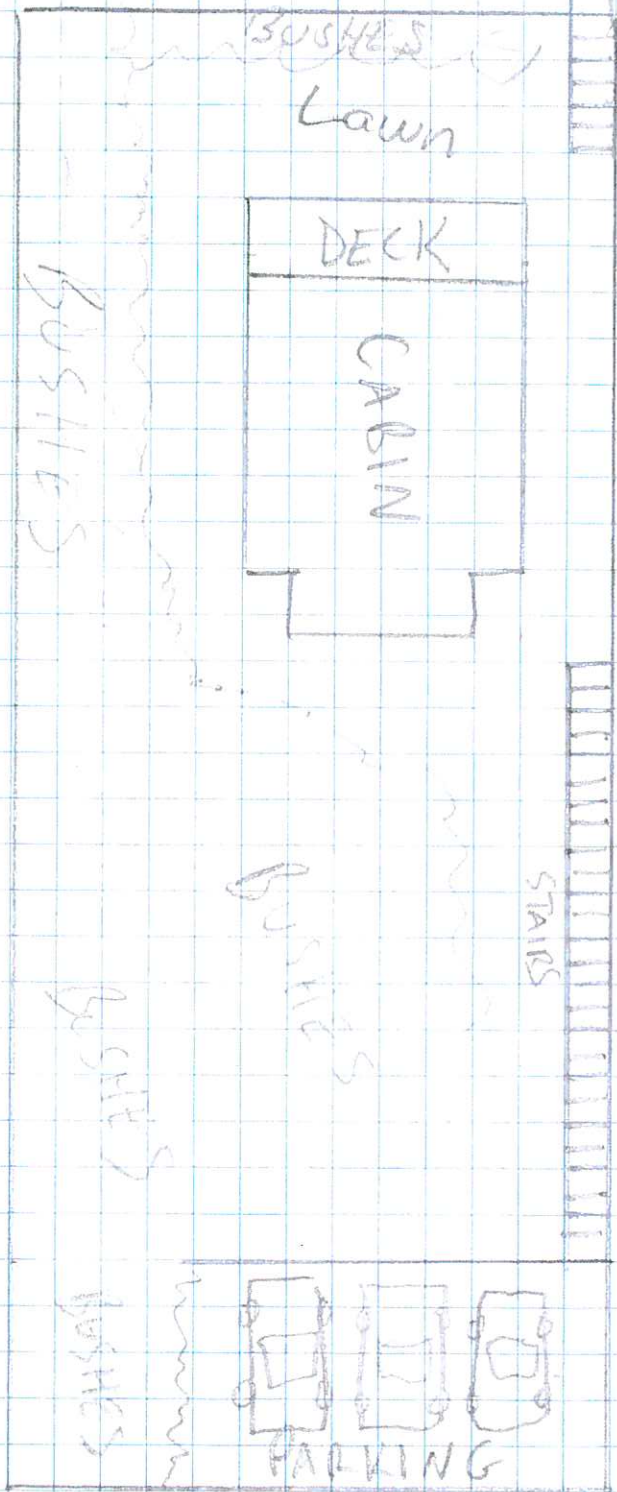
8 SFDs

1 VRDs/8 SFDs = 12.5%



Off-street parking for 3-4 vehicles easily.

BEACH



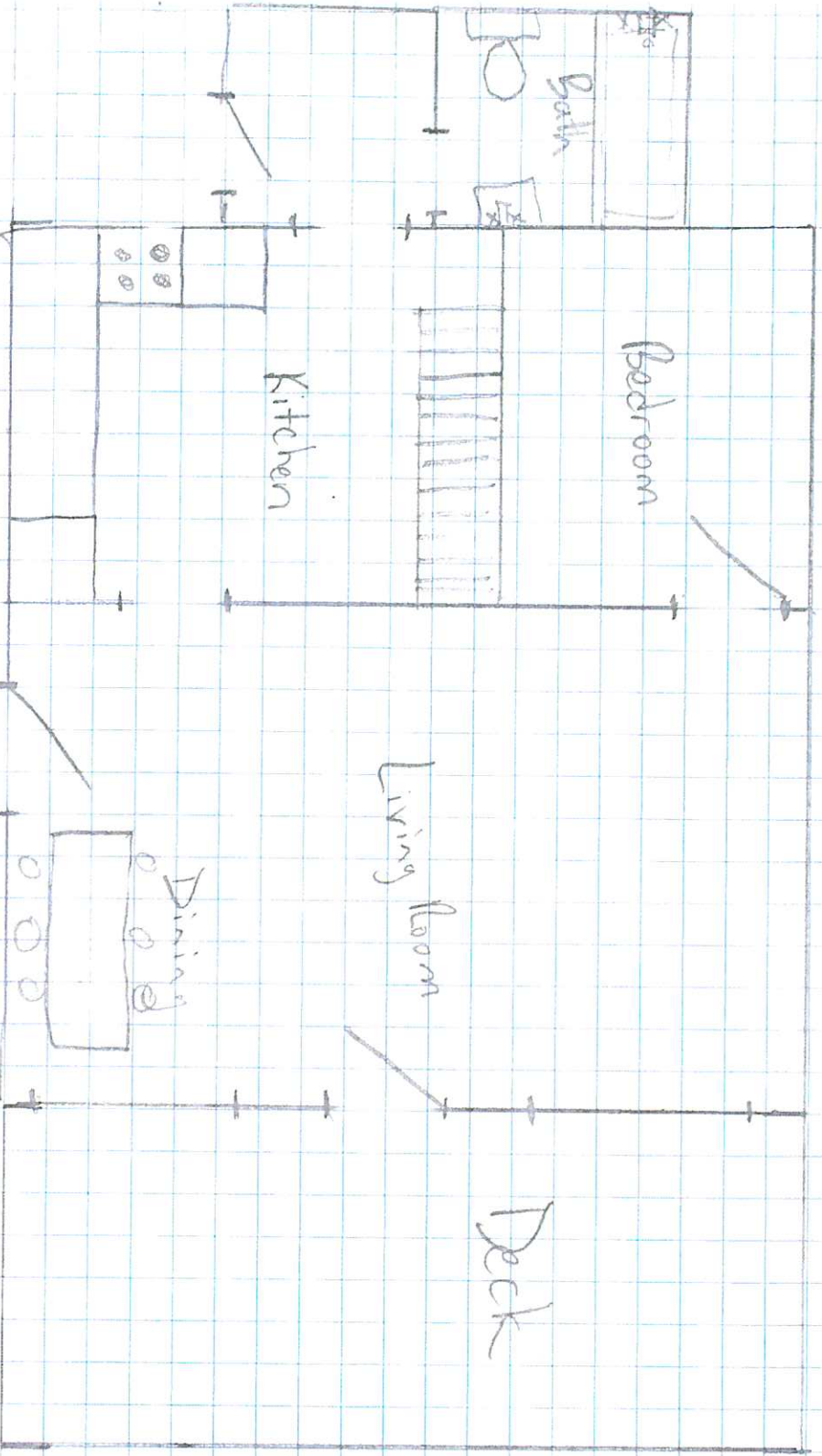
1660 Beach Loop Drive

Site Plan / Parking Plan

Beach Loop Drive

1660 Beach Loop Drive

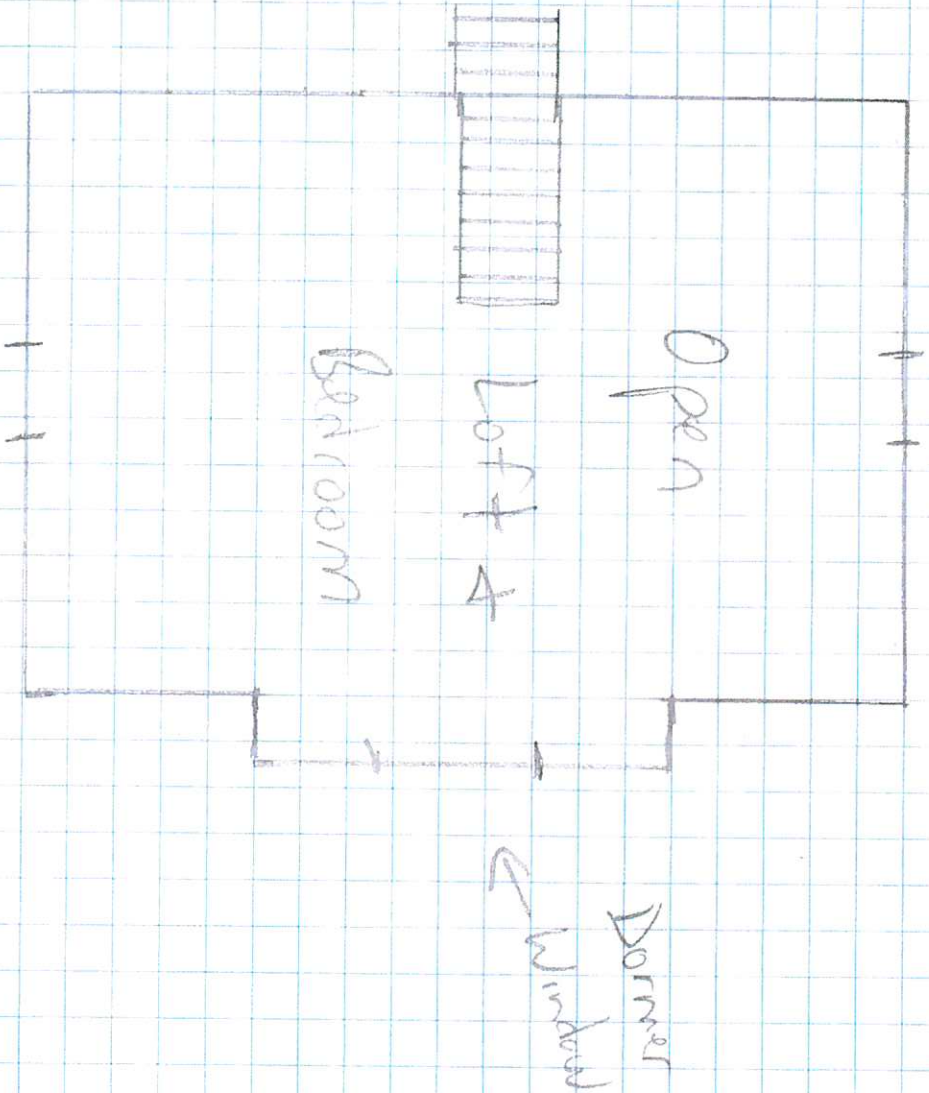
(First Floor)



OCEAN

1660 Beach Loop Drive

2nd Floor



OCEAN

(All Images are from time of purchase. We are remodeling property (new paint, refinishing floors, cedar shingles and new windows outside, woodstove removed, etc.))



Upstairs bedroom, former layout. (We will only have one large and one small bed upstairs.)







Receipt No: 99.032341

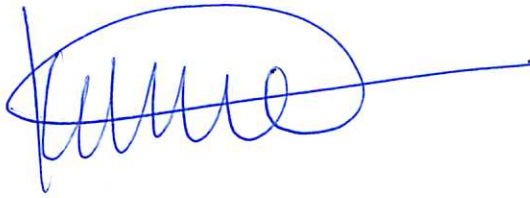
Oct 12, 2022

1660 BEACH LOOP DR/BRIDGEMAN

Previous Balance:	.00
LICENSES AND PERMITS - PLANNING FEES - OTHER-CUP	1,000.00
<hr/>	
Total:	1,000.00
<hr/>	
XBP - EFT's	1,000.00
Total Applied:	1,000.00
<hr/>	
Change Tendered:	.00
<hr/>	

Duplicate Copy

10/13/2022 9:03 AM

A handwritten signature in blue ink, consisting of a large, stylized initial 'J' followed by several loops and a long horizontal stroke extending to the right.