



Planning Permit Application

CITY OF BANDON PLANNING
 P.O. BOX 67
 555 HWY 101
 BANDON, OR 97411
 P:(541) 347-2437
 F:(541)347-1415

Permit Number: 24-009

APPLICATION TYPE (select all that apply)		
<input type="checkbox"/> Annexation*	<input checked="" type="checkbox"/> Land Use Review*	<input type="checkbox"/> Subdivision*
<input type="checkbox"/> Certificate of Appropriateness (CoA)*	<input type="checkbox"/> Partition*	<input type="checkbox"/> Vacation*
<input type="checkbox"/> Comprehensive Plan or Zone Amendment*	<input checked="" type="checkbox"/> Plan Review (PR)	<input type="checkbox"/> Variance*
<input checked="" type="checkbox"/> Conditional Use Permit (CUP)*	<input type="checkbox"/> Planned Unit Development (PUD)*	<input checked="" type="checkbox"/> Zoning Compliance (ZC)
<input type="checkbox"/> Floodplain Development*	<input type="checkbox"/> Property Line Adjustment (PLA)*	<input type="checkbox"/> Other _____*
* Pre-application required		Total Fees: \$

I. PROJECT LOCATION			
Street Address: 375 Lincoln Ave SW, Bandon, OR 97411			
Map Number / Tax Lot(s): 28-15-25BD	/ 2600	Zone: CD-2	Floodplain: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

II. APPLICANT'S INFORMATION (applicant is the primary party responsible for development)	
Applicant's Name: Christopher Bevan	Phone: 971-330-1047 E-Mail: chrisbevan11@gmail.com
Applicant's Mailing Address: 1409 Kings Hwy, Medford, OR 97501	

III. PROPERTY OWNER'S INFORMATION	
Property Owner's Name: Christopher and Renee Bevan	Phone: same as above E-mail: same as above
Mailing Address: same as above	

IV. OTHER INFORMATION (APPLICANT'S REP, SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, ETC)	
Title: Owner's Representative	Name: Sheri McGrath
Email: cooscurry@gmail.com	Phone: 541-982-9531
Title:	Name:
Email:	Phone:
Title:	Name:
Email:	Phone:

V. PROJECT DESCRIPTION
Use: <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <u>Vacation Rental Dwelling</u>
*Please <u>attach</u> a short narrative that describes your proposed project and indicates the proposed use. The owner is requesting clearance to operate their single family dwelling as a Vacation Rental Dwelling.

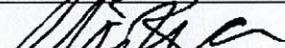
VI. SITE PLAN: Please see our "How to Create a Site Plan" and sample site plan document for requirements and tips on how to create your site plan. Plans must be drawn to scale and may be submitted electronically; **printed copies must be submitted on 11x17, ledger size paper (larger or smaller paper sizes will not be accepted).**

VII. PROPERTY OWNER SIGNATURE/AUTHORIZATION

- 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 understand and agree that all required inspections will be requested 2 business days in advance, and it is the applicant's responsibility to ensure required inspections have been requested, completed, and approved.
- I authorize the City of Bandon or its acting agent, to enter onto the subject property, as described in section "1. Project location".
- I authorize the following party(s) to act as applicant in regard to the attached application for the subject property described above.

X Applicant's Signature:  **Date:** 2-3-24

Property owner's signature required if applicant is not the property owner

X Property Owner's Signature:  **Date:** 2-3-24

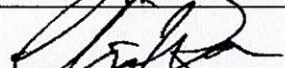
Development Disclosure

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. Please be aware that state statutes and federal law govern how archaeological sites are to be managed. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or private lands.

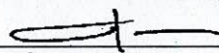
It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Oregon State Building Codes, Oregon State Department of Environmental Quality, FEMA, Oregon State Fish and Wildlife and U.S. Fish and Wildlife. 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 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 construction, with all conditions of approval adhered to.

X  **2-3-24**

Property Owner's Signature (Property owner's signature required if applicant is not the property owner) **Date**

X  **2-3-24**

Applicant's Signature **Date**

Staff's Signature of Intake:  Date: 2/14/24

Staff's Signature of Completeness: _____ Date: _____

Staff's Signature of Approval: _____ Date: _____

Submittal Requirements:

1. Completed Pre-Application with summary notes from the Planning Department (if applicable)
2. Complete Planning Permit application (including fees and applicable property records)
3. Signed Development Disclosure
4. Completed Submittal Requirement sheet

Site Plan Requirements (please check that you have completed each of the following)

- Setbacks on all sides of the property (must be marked from the closest structure to the property line)
- Property line must be clearly marked on all sides - if property corners cannot be determined a survey will be required.
- Location of all buildings and proposed building or addition
- Location of all mechanical equipment and proposed equipment (HVAC, propane tanks and enclosures - these cannot be located in the setback area)
- Fences, patios, sidewalks, (if being built along with the construction of a building)
- Decks, steps, porches (these cannot be located in the setback)
- All off-street parking
- Location of the front entrance and all exterior doorways
- Location & material of the driveway
- Direction of roof drainage
- Drywell, if required (must be engineered)
- Location of electric meter base (on the front or no farther than 5 feet down the side)
- Proposed water and sewer line locations
- Water shut off valve must be located beside the water meter box; 6" sewer clean out must be at the property line
- Square footage of the lot, structures including garage (1st & 2nd floors noted separately), and percentage of impermeable surface. (Impermeable surfaces must be shown on the site plan)

Design Feature Requirements (Please check your selections)

Homes in the R-1 and R-2 zones require a minimum of 6 (at least 3 on the face of the home)

Homes in the CD zones require a minimum of 8 (at least 4 on the face of the home)

- | | |
|---|---|
| <input type="checkbox"/> Roof pitch at or greater than 3/12 | <input type="checkbox"/> Bay windows |
| <input type="checkbox"/> Covered porch - (minimum of 25 square feet) | <input type="checkbox"/> Cupolas |
| <input type="checkbox"/> Tile or Architectural grade shingles (not composition shingle) | <input type="checkbox"/> Hip roof |
| <input type="checkbox"/> Off set of the building face or roof (at least one foot, minimum of 2 feet in cd-1 & cd-2 zones) | <input type="checkbox"/> Pillars or posts |
| <input type="checkbox"/> Eaves with a minimum projection of six (6) inches | <input type="checkbox"/> Mullioned windows |
| <input type="checkbox"/> Horizontal lap siding, cedar shake or shingle on 100% of the exterior | <input type="checkbox"/> Window shutters |
| <input type="checkbox"/> Recessed entry area (minimum depth of three feet) | <input type="checkbox"/> Clerestory windows |
| <input type="checkbox"/> Garage (constructed with exterior finish materials matching the residence) | <input type="checkbox"/> Dormers |
| <input type="checkbox"/> Combination of cedar shake and shingle siding or lap siding with stone | <input type="checkbox"/> Gables |

Additional Required Plans

- Floor plan - Including garage (before and after drawings must be included for remodel/additions)
- Elevation of all structures - All sides must show direction, dimensions, height, design features and depth of eaves/gutters.
- Grade of property and/or grading plan
- Foundation plan for all construction - (for a manufactured home the slab & runner system)
- DEQ septic system permit & plan drawings - (if applicable)
- Geotechnical report - (if applicable)
- Drainage plan - (with engineered drawings if applicable)
- Engineered foundation - (if applicable)

YOUR APPLICATION WILL BE DEEMED INCOMPLETE IF YOUR SITE PLAN FAILS TO LIST ALL REQUIRED INFORMATION, INCLUDING DESIGN FEATURE REQUIREMENTS WHICH MUST ALSO BE SHOWN IN YOUR SUBMITTED ELEVATION PLANS.

INSPECTION SCHEDULE: All city inspections must be requested at least 2 business days in advance. Failure to schedule or complete required inspections may delay the final approval of your project.

Code Compliance Inspection List:

Inspection # 1: Compliance with approved site plan Inspection required prior to pouring foundation footings.

Inspection # 2: Compliance with approved floor plans and elevation drawings - Inspection required after the roof trusses are placed but prior to any cover being installed.

Inspection # 3: Compliance with approved plans for drainage, utility service, off-street parking, any required street improvements, house numbering and authorized land use approvals. - Inspection required upon completion of structure and related site work, prior to occupancy. This inspection is done **AFTER** the State Building Codes inspectors have approved a final inspection for the project.

Public Works Inspection List:

Inspection # 1: Lot Drainage; Compliance with approved drainage plan - Inspection required prior to any drainage work.

Inspection # 2: Culvert; Compliance with approved plan - Inspection required prior to covering.

Inspection # 3: Water shut off control valve; per APWA Standards - Inspection required prior to covering.

Inspection # 4: Sewer lateral and clean out (6" at property line per Compliance with APWA Standards); Compliance with City requirements - Inspection required prior to covering.

Inspection # 5: Driveway: Per APWA Standards - Inspection required prior to pouring paving material.

Oregon Law allows the City up to 30 days to review an application to determine whether or not the application is "complete" or "incomplete." Planning staff strives to be responsive and minimize this review period. However, careful and thorough reviews lay a foundation for smoother and quicker subsequent review processes. A pre-application may be required prior to the submittal of an application. Please visit the City's website for submittal requirements <http://www.cityofbandon.org/general/page/welcome-planning-department>. Incomplete applications will not be scheduled for public hearing or plan review, until all of the required materials are submitted.

Other agency contacts:

City of Bandon	http://www.cityofbandon.org/	(541) 347-2437
State Building Codes (coos bay)	http://www.oregon.gov/bcd/permit-services/Pages/coos-county.aspx	(541) 266-1098
State Fire Marshall	http://www.oregon.gov/osp/sfm/Pages/index.aspx	(541) 618-7951
State Department of Environmental Quality (DEQ)	http://www.oregon.gov/DEQ/Pages/index.aspx	(541) 269-2721
U.S. Fish and Wildlife	https://www.fws.gov/	(541) 888-1470
Oregon Fish and Wildlife	http://www.dfw.state.or.us/	(541) 888-5515
Coquille Indian Tribe	http://www.coquilletribe.org/	(541) 756-0904
Coos County Planning Department	http://www.co.coos.or.us/Departments/Planning.aspx	(541) 396-7770
Coos County Assessor's Office	http://www.co.coos.or.us/Departments/Assessors.aspx	(541) 396-7900
FEMA (floodplain issues)	https://www.fema.gov/	
Department of State Lands (DSL)	http://www.oregon.gov/dsl/pages/index.aspx	



Vacation Rental Dwelling Addendum

OFFICIAL USE ONLY	
DATE RECEIVED:	2/14/24
PLANNING FILE #:	24-009
APPLICATION COMPLETE:	

APPLICATION CHECKLIST

The following materials must be submitted with your application, or it will not be accepted at the counter.

- Complete signed Land Use Application
- Floor plan and parking plan
- Written findings addressing the criteria
- Digital photos of residence

I. PROJECT INFORMATION	
Street Address for proposed VRD: 375 Lincoln Ave SW	
Zone: <input type="checkbox"/> C-3 <input type="checkbox"/> CD-1 <input checked="" type="checkbox"/> CD-2 <input type="checkbox"/> CD-3	
Number of bedrooms (enclosed sleeping area with closet): 3	
Requested occupancy (max. of 10, 3 per bedroom): 9	
Number of parking spaces (8.5' x 19' – must show on parking plan): 5	
Are there carbon monoxide and smoke detectors in the residence? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
II. CONTACT INFORMATION	
Designated Local Manager's Name:	Phone Number:
Email Address:	
Mailing Address:	
III. OWNER	
<small>Defined as: the natural person or legal entity that owns and holds legal and/or equitable title to the property, if the owner is a natural person, or where the natural person has transferred their property to a trust where the natural person is the trustee, that person can have an ownership right, title, or interest in no more than one dwelling unit that has a VRD permit. If the owner is a business entity such as a partnership, corporation, a limited liability company, a limited partnership, a limited liability partnership or similar entity, any person who owns an interest in that business entity shall be considered an owner and such person can have an ownership right, title, or interest in no more than one dwelling unit that has a VRD permit.</small>	
Owner's Name(s):	Phone Number(s):
Christopher & Renee Bevan	971-330-1077
Email Address(es):	
Chrisbevan11@gmail.com	
Mailing Address(es):	
1409 Kings Hwy, Medford, OR 97501	

All signatures represented must have the full legal capacity and hereby authorize the filing of this application. Signing this form indicates agreement with the Planning Department's policies and disclosures.

IV. NARRATIVE: Your written response to each of the following standards and provisions must be included with your application submission. Failure to include your written response will result in your application being deemed incomplete and may delay scheduling of the required public hearing.

Approval standards for conditional uses (BMC 16.12.040)

The approval of all conditional uses shall be consistent with:

- A. The Comprehensive Plan;
- B. The purpose and dimensional standards of the zone except as those dimensional standards have been modified in authorizing the conditional use permit.
- C. That the site size and dimensions provide adequate area for the needs of the proposed use;
- D. That 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.
- E. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.
- F. All required public facilities and services have adequate capacity to serve the proposal and are available or can be made available by the applicant.
- 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.
- H. All other requirements of this title that apply.

Approval standards for Vacation Rentals: (BMC 16.12.090 (K)(1))

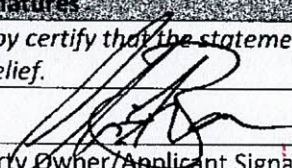
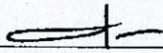
- a. VRDs are only allowed in single-family detached dwellings. Any dwelling proposed as a VRD shall be at least three years old, calculated from the date of issuance of a certificate of occupancy from the City of Bandon;
- b. Including the subject property, the saturation rate within a 250-foot radius of the subject property must be less than 30%. The saturation rate is calculated using the following ratio:

Numerator: Subject property + permitted VRD units (each unit within a multi-family VRD is counted individually).

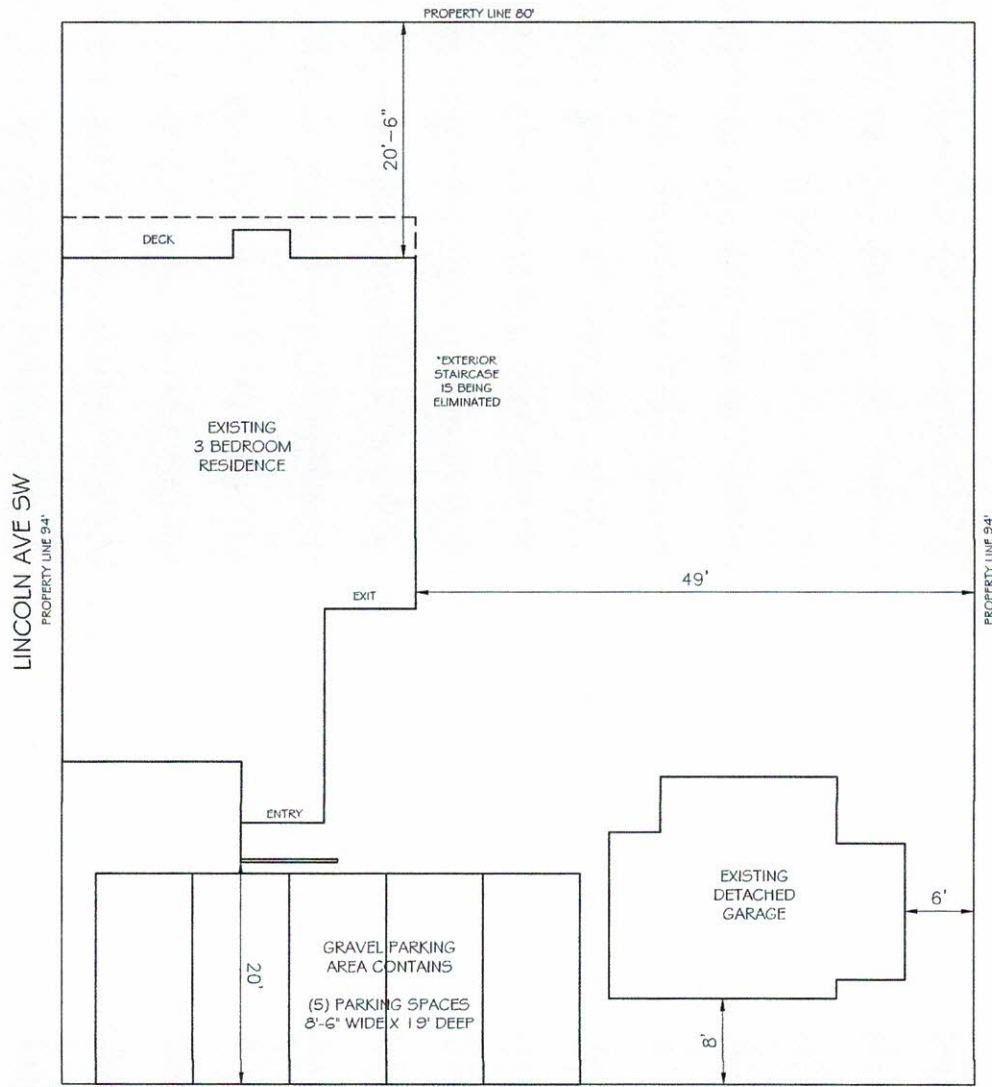
Denominator: Subject property + eligible properties (single-family detached dwellings).
- c. In the CD-1 zone, dwelling units proposed for VRD status may be located only in the VRD-overlay zone as indicated on the attached map. VRD's are allowed as a conditional use in all areas of the CD-2 and CD-3 zones;
- d. The VRD Conditional Use Permit is valid for a specific owner of a specific dwelling and is not transferable. The permit shall become null and void when the owner sells or transfers the real property. No owner shall be issued a new VRD permit who holds another VRD permit;
- e. VRD's with shared beach access shall provide written permission from all persons with an interest in a private beach access to be used by the VRD or positive action to notify renters of the location and required use of public beach access points shall be taken;
- f. VRD's using a joint access driveway shall provide evidence that all other owners of property utilizing the private access agree to the proposed vacation rental dwelling using the private access;
- g. The applicant shall provide evidence that the VRD will be maintained at or above the level of surrounding dwellings in the neighborhood, including landscaping, signage and exterior maintenance;

All signatures represented must have the full legal capacity and hereby authorize the filing of this application. Signing this form indicates agreement with the Planning Department's policies and disclosures.

- h. The applicant shall provide evidence that the property can accommodate one off-street parking space for each bedroom in the VRD, with a minimum of two off-street parking spaces. A bedroom is defined as an enclosed sleeping area with a built-in closet. Approved off-street parking areas shall be available to accommodate full occupancy of the VRD without the use of on-street parking. The Planning Commission may limit the allowable parking area and the number of parked cars on-site;
- i. Occupancy of any VRD shall not exceed 3 people per bedroom up to a maximum of 10 people. The occupancy determined by the Planning Commission may be less than the maximum allowed;
- j. Property owners shall be required to comply with the requirements of all other permitting agencies.

V. Signatures	
<i>I hereby certify that the statements contained herein are in all respects true and correct to the best of my knowledge and belief.</i>	
X 	2-3-24
Property Owner/Applicant Signature	Date
X 	2-3-24
Applicant's Representative Signature	Date

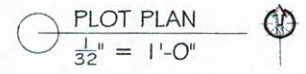
All signatures represented must have the full legal capacity and hereby authorize the filing of this application. Signing this form indicates agreement with the Planning Department's policies and disclosures.



SITE WORK WAS BASED ON EXISTING FEATURES INCLUDING FENCES, ROADS AND AERIAL IMAGERY. A SITE SURVEY WAS NOT CONDUCTED. THE YEAR OF CONSTRUCTION IS 1964, AND BUILDING PLACEMENT IS CONSIDERED NON-CONFORMING IN REGARD TO SETBACKS.

LOT SQUARE FOOTAGE = 7,520SF
 DETACHED GARAGE SQUARE FOOTAGE = 440SF
 SINGLE FAMILY RESIDENCE = 1734SF
 TOTAL BUILDING LOT COVERAGE AND IMPERVIOUS SURFACES = 2,174SF OR 29% LOT COVERAGE

PROPERTY LINE 80'
 4TH ST SW



PROPERTY INFORMATION:
 CHRISTOPHER AND RENEE BEVAN
 375 LINCOLN AVE SW
 BANDON, OR 97411
 28-15-25BD TL 2600
 TAX ACCOUNT 2438300
 CD-2 .17 ACRES

Conditional Use Permit Application for Vacation Rental Dwelling (VRD)

Project Narrative and Proposed Findings of Compliance
with BMC 16.12.040 and 16.12.090

APN: 28S-15W-25BD Tax Lot 2600

ADDRESS: 375 Lincoln Ave SW, Bandon, OR 97411

OWNER: Christopher and Renee Bevan
1409 Kings Hwy
Medford, OR 97501

APPLICANT'S REPRESENTATIVE:

Coos Curry Consulting
Matt Winkel and Sheri McGrath
PO Box 1548
Bandon, OR 97411

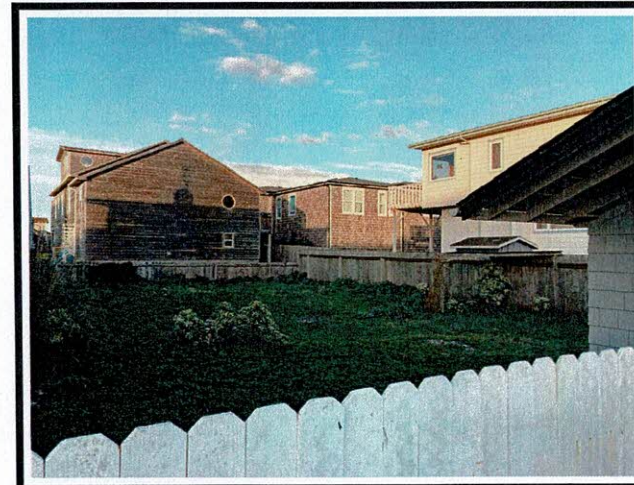
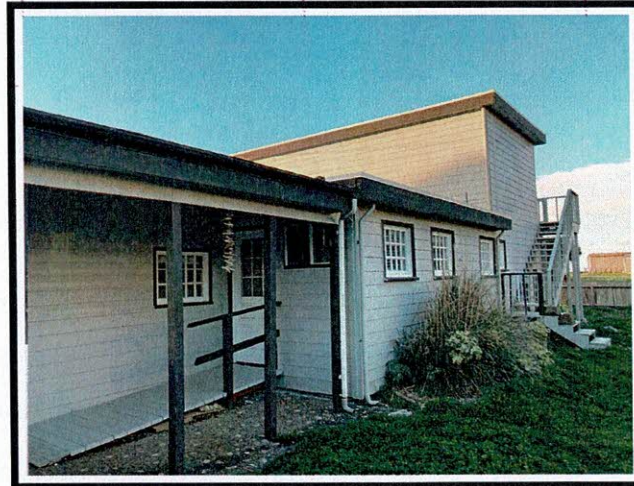
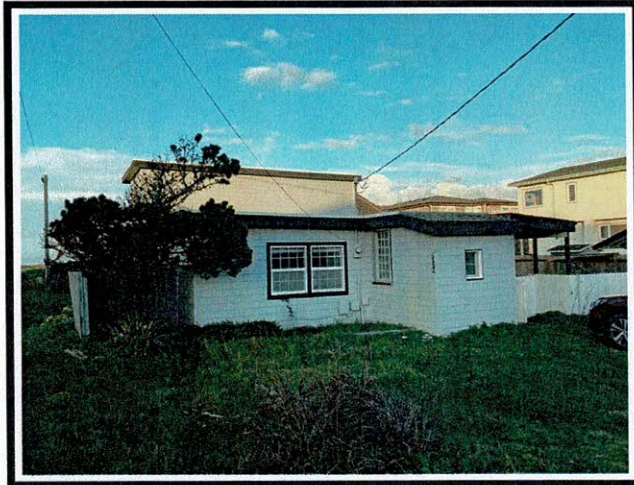
PROJECT NARRATIVE

The subject property is located in the CD-2 Zone, in the Jetty Neighborhood where the Coquille River meets the Pacific Ocean. Improvements includes a one story, approximately 1700 sq.ft., single-family residential structure with 3 bedrooms and 2 bathrooms; an attached second floor deck; a detached garage, utilities and developed parking.

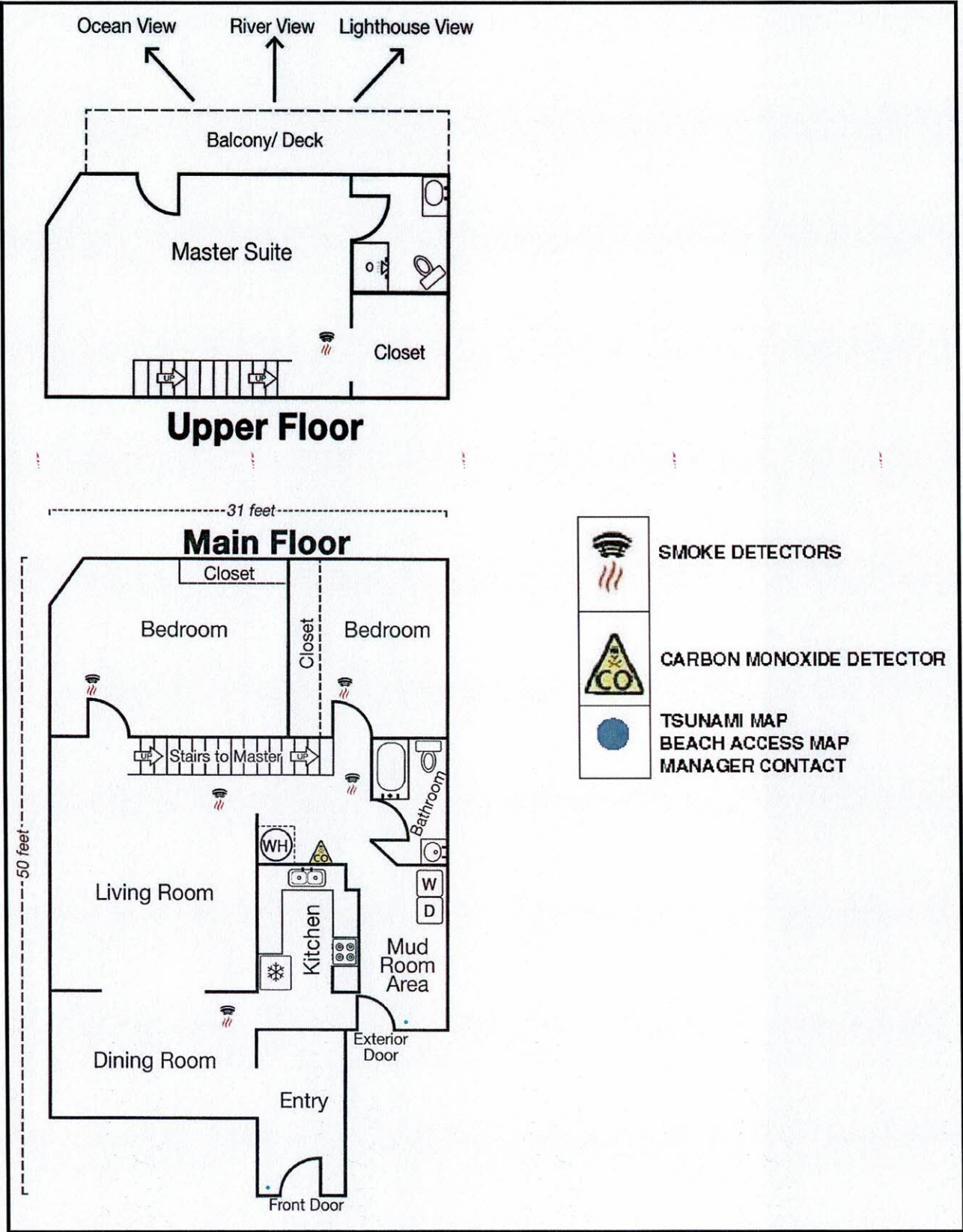
An approval for Vacation Rental status was granted in 2019 though never operated as such. Even with previous approval, a new owner is required to reapply for the use per the Bandon Municipal Code.

The Bevan Family live a short distance away and recently purchased this property as a family beach house that they can visit throughout the year and especially in the summer. They are seeking approval to operate their home as a Vacation Rental Dwelling for the weeks that they are not in Bandon. Understanding the provisions of the City ordinances and permit conditions, the owner agrees to report annually to the City with a current copy of the Tourist Facility License. On a regular basis, the owner agrees to pay the commercial rate for utilities along with the Transient Occupancy Tax. All other conditions of approval will be met by being good neighbors; this includes enforcing quiet hours and providing general upkeep to the premises.

As required by the City of Bandon, compliance with each of the approval standards of BMC 16.12.040 and compliance with the provisions of BMC 16.12.090 are addressed below.



PROPERTY PHOTOGRAPHS



FLOOR PLANS

Compliance with each of the approval standards of BMC 16.12.040 (Conditional Uses, Comprehensive Plan, and Zoning Code) and the provisions of BMC 1612.090 (Vacation Rental Dwellings) are addressed below.

COMPLIANCE WITH APPROVAL STANDARDS FOR CONDITIONAL USES (BMC 16.12.040)

A. The Comprehensive Plan.

LAND USE GOAL 2: TOURIST COMMERCIAL DEVELOPMENT

To minimize potential conflicts between tourist commercial activities and general commercial activities, segregate these two commercial uses. Place tourist commercial uses in areas frequented by tourists, such as Beach Loop Road, and Old Town. As a "tourist commercial use," the proposed Bevan VRD is appropriately located on the South Jetty, which is an area frequented by tourists.

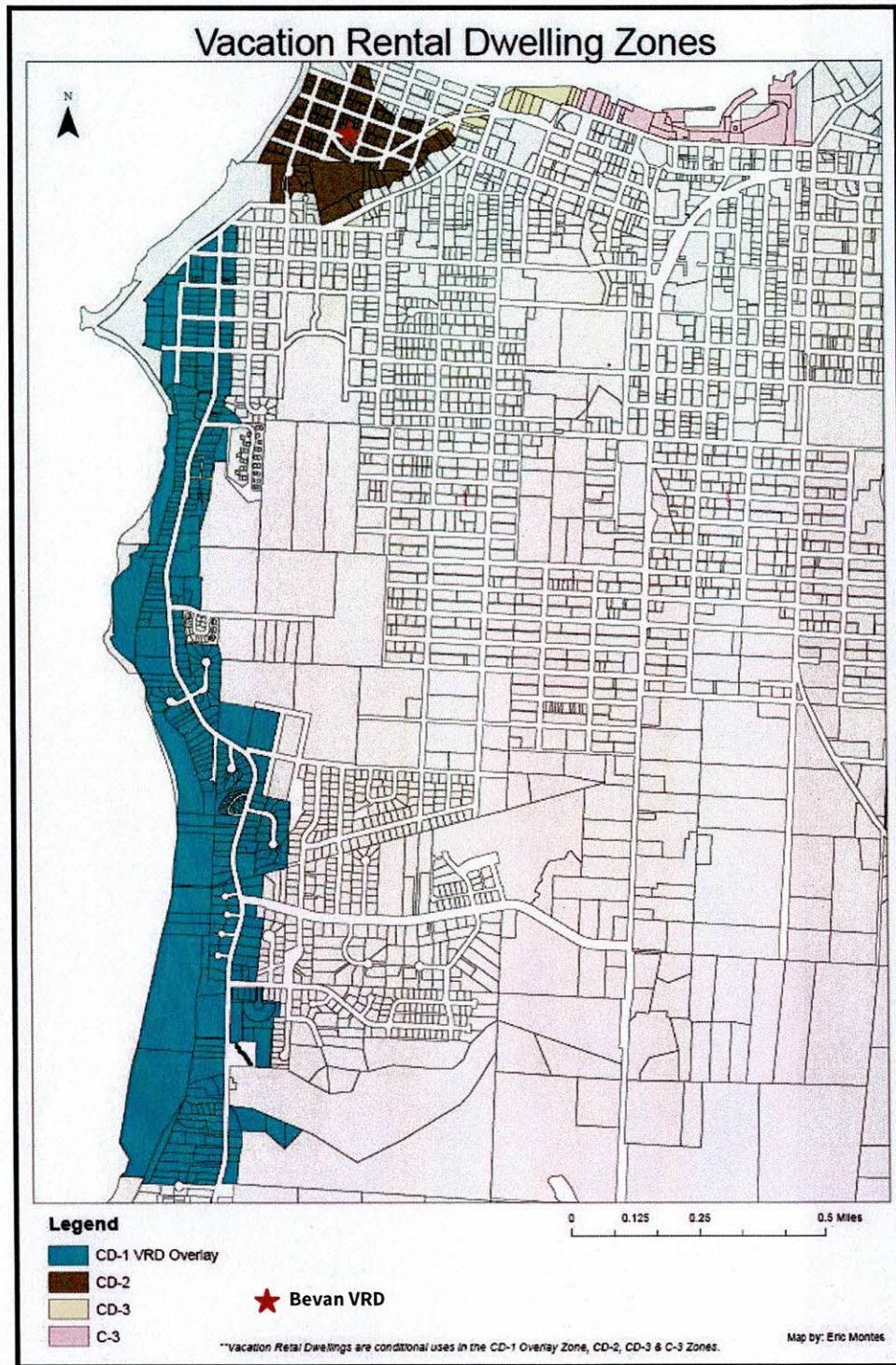
CHAPTER 7: TOURISM, RECREATION AND RETIREMENT

The newest but fastest growing of Bandon's economic functions are those related to tourism, recreation and retirement. The scenic beauty of Bandon, enhanced by the city's location on a bluff overlooking the Pacific Ocean and the Coquille River, makes the city ideally attractive for these activities. This attractiveness is further enhanced by the city's location on Hwy 101 (cited as one of the most scenic highways of its kind anywhere in the world) and by the location of a several major city, county, state and federal parks. These attractions bring numerous visitors to the city each summer. Within the city this activity is largely focused Hwy 101, the Old Town area, the south jetty and the beach."

CHAPTER 11: OCEAN RESOURCES

It is the ocean which turns the river into an estuary with its accompanying economic and ecological values; it is the ocean which makes the South Jetty and the Bluff such unique and desirable residential, recreational, and commercial areas.

Response: Per the Bandon Municipal Code (BMC 17.02 - Definitions), "*Vacation rental dwelling (VRD)*" means an existing single-family detached dwelling which is rented, or is available for rent (whether advertised or not) for a period of less than one month to a family, group or individual. A VRD is considered to be a commercial use. (Ord. 1625, 9/18)." With respect to the location of a VRD, the Bandon Comprehensive Plan Goal 2 states, "*Place tourist commercial uses in areas frequented by tourists, such as Beach Loop Road, and Old Town.*" Another such area identified by the City is the South Jetty, as shown on the City's Vacation Rental Dwelling Zoning map on the following page.



VACATION RENTAL DWELLING ZONES

B. The purpose and dimensional standards of the zone except as those dimensional standards have been modified in authorizing the conditional use permit.

Response: The Bandon Municipal Code Zoning Ordinance (BMC 17.24.010) states, *"The purpose of the CD-2 zone is to protect and enhance the unique character, natural resources and habitat characteristics of the Bandon Jetty and its bluff area, to provide for the development of a coastal village atmosphere, and to exclude those uses which would be inconsistent with the area's character."* The purpose and dimensional standards of the CD-2 Zone for the land and building, in terms of both its original and construction as a single-family residence in 1964 and its subsequent approval as a VRD in 2019, have been found by the City of Bandon to be consistent with the purpose and dimensional standards of the zone in which it is located. No modifications of the dimensional standards of the CD-2 zone are being proposed. The structure is consistent with the Coastal Village architecture found on the South Jetty. Minor improvements are proposed which will enhance the neighborhood and ensure continued compliance with compatibility.

C. That the site size and dimensions provide adequate area for the needs of the proposed use.

Response: Since its construction in 1964, and its subsequent approval as a VRD in 2019, the site size and dimensions have been found to be adequate to meet the needs of a single-family residence and VRD. This proposal is to retain the existing nature of the building and property. Building improvements include replacing windows, siding, and decks, which are normal home improvements for a structure of this age.

D. That the site size and dimensions provide adequate area for aesthetic design treatment to mitigate possible adverse effect from the use of surrounding properties and uses.

Response: The size of the site is 7,520 sq.ft. (80'x94'), which exceeds the minimum lot size of 5,400 sq.ft.. This is consistent and compatible with the nature and aesthetics of the South Jetty Neighborhood. No adverse impacts to or from the surrounding properties and uses are anticipated. Other than normal and customary maintenance, no changes to the exterior design of the building are being proposed. Allowing its use as a VRD will ensure its continued economic viability as an integral part of one of the most historic and aesthetically pleasing local small neighborhoods in Bandon.

E. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features.

Response: The characteristics of the site, including size, shape, location, topography and natural features have proven suitable for its use as single-family residence and VRD. Except for normal and customary maintenance, no changes to these site characteristics are being proposed.

F. All required public facilities and services have adequate capacity to serve the proposal, and are available or can be made available by the applicant.

Response: The property and building have been connected to the City of Bandon water, sewer, and electric utilities for many years. No capacity problems or issues have been encountered. Utilization of the property for VRD purposes will not increase the demand on public facilities or services beyond that currently placed on them.

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.

Response: The dwelling has been fully compatible with the character of the surrounding area for the last approximately 60 years. No changes to the design or use of the property are being proposed that would alter the character of the surrounding area. Nothing in the use as a VRD will limit, impair, or preclude the use of surrounding properties for the permitted uses in the underlying CD-2 zone.

H. All other requirements of this title that apply.

Response: The VRD will comply with all requirements of the Bandon Municipal Code, and any conditions as may be imposed by the City of Bandon in approving the requested Conditional Use Permit.

COMPLIANCE WITH REQUIREMENTS FOR VACATION RENTAL DWELLINGS (BMC 16.12.090)

1. The single-family detached dwelling proposed for the VRD shall be at least three years old, calculated from the date of issuance of a certificate of occupancy.

Response: The subject building was constructed on the property as a single-family home in 1964, making it 60 years old this year. It therefore complies with the minimum three years age requirement.

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.

Copies of the City of Bandon's List of VRD's and a VRD Saturation Map for this property are attached. As shown, there are currently 4 VRD's (including the Bevan VRD) and 16 single-family detached residences within 250 feet of the subject property. A total of 16 single-family detached residences (including the requested VRD/residence). This calculates to a saturation rate of 25%, which meets the "less than 30%" requirement.

3. In the CD-1 zone, single-family detached dwellings proposed for VRD status may be located only in the VRD-overlay zone as indicated on the Vacation Rentals Zone Map. VRD's are allowed as a conditional use in all areas of the CD-2 and CD-3 zones.

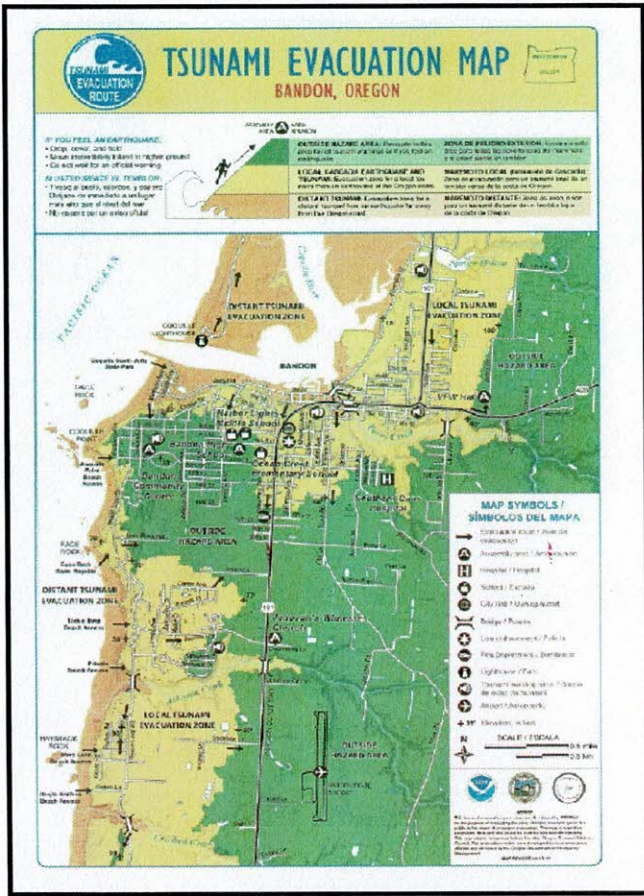
Response: The property on which the proposed Bevan VRD is located is within the CD-2 Zone, which lists "Vacation Rental Dwelling" as a Conditional Use. As reflected in the Zoning Code, Comprehensive Plan, and VRD Zone Map, the most viable and desirable locations for a VRD in Bandon are those along the bluff, along the waterfront, and at the South Jetty. As shown on the included maps and photographs, the Bevan VRD is located at the South Jetty. Therefore, the operation of the Bevan VRD will be in compliance with, and furtherance of, the purpose and requirements of the City of Bandon regulations.

4. 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.

Response: The new property owner understands this requirement,. Therefore, this application is being submitted.

5. Tsunami Preparedness - all VRD's shall post the Bandon Tsunami Evacuation Route map in a conspicuous location within the dwelling.

Response: A Tsunami Evacuation Route Map and warning regarding the potential tsunami hazard will be posted on the wall adjacent to each exterior VRD entrance/exit. An example is included on the following page. The Local Management Person will provide a verbal notification and explanation regarding the tsunami hazard and evacuation information to each renter.



TSUNAMI EVACUATION NOTICE

If you feel an earthquake, a tsunami may be coming...

WHAT TO DO:

- **DRINK COVER SHELTER:** use the earthquake to over; protect yourself!
- **HOW IMMEDIATELY?** GO AND TO high ground and away from low-lying coastal areas
- **FOLLOW EVACUATION ROUTE:** ROUTE
- **DO NOT WAIT** for an official warning
- **DO NOT PANIC** if at all possible
- **DO NOT WALK** or dally
- **DO NOT RETURN** to the beach - large waves may continue to come ashore for several hours
- **WAIT** for an "all clear" from local emergency officials before returning to low-lying areas

CONTACTS

Oregon Emergency Management
225 State Street, P.O. Box 4020
Bandon, OR 97003
(503) 326-9111
<http://www.oregon.gov/OCDEM/>

Bandon Police Department
315 Oregon St.
Bandon, OR 97003
(503) 326-2101 or (503) 326-9111
<http://www.ci.bandon.or.us/>

Oregon Department of Geology and Mineral Industries
800 NE Oregon Street, 105, 106
Portland, OR 97232
(503) 475-1111
<http://www.oregon.gov/og/>

House of the Northwest Information Center
800 NE Oregon Street, 105, 106
Portland, OR 97232
(503) 475-3333
<http://www.honwcenter.org/>

National Tsunami Information Center
Box 35027
Huntsville, AL 35893-0027
(256) 544-1422
<http://www.tsunami.gov/>

TSUNAMI EVACUATION ROUTE

Bandon

OREGON

This information could save your life - Please read it and share it with your family and friends.

EVACUATION MAP ON REVERSE

BE PREPARED!

Not everyone lives with at least a 7-day supply of food and water. If you live in a high ground, you may not have a backup power source. If you live in a low-lying area, you may not have a backup power source. If you live in a low-lying area, you may not have a backup power source.

WHAT TO KNOW about tsunamis

A tsunami is a series of waves, usually caused by a displacement of the ocean floor by an undersea earthquake. As tsunamis near shallow water near land, they increase in height and can cause great loss of life and property damage.

WHAT TO DO for both local and distant tsunamis

1. Evacuate on foot, if at all possible. Follow evacuation signs and arrows.
2. If you have help evacuating, do something (white (base or cover) on the front door knob. Note a large enough to be visible from the street. If the emergency is a distant tsunami, that help may arrive. In the event of a local tsunami, it is unlikely that anyone will help you, so make a plan and be prepared!
3. Stay away from potentially hazardous areas until you receive an ALL CLEAR from local officials. Tsunamis often follow river channels, and danger can waves can persist for several hours. Local officials must inspect all flooded or earthquake-impacted structures before anyone can go back into them.
4. After evacuation, check with local emergency officials if you think you have special skills and can help, or if you need assistance locating your family members.

Local tsunamis

A local tsunami can come onshore within 15 to 20 minutes after the earthquake - before there's time for an official warning from the national warning system. (Secret drilling from the earthquake may be the only warning you'll get.)

Distant tsunamis

A distant tsunami will take 4 hours or more to come ashore. You will feel an earthquake, and the tsunami will generally be smaller than that from a local earthquake. Typically, there's time for an official warning and evacuation. However, evacuation for a distant tsunami will generally be indicated by a 3-minute siren blast. If you are not warned, and an announcement about NOAA will be made that the local area has been put into an official "TSUNAMI WARNING" in coastal areas along the coast. (You may feel a local earthquake, but that's not the same thing.) A sudden change of sea level should prompt you to evacuate immediately to high ground. If you feel the 3-minute blast or see a sudden sea level change, find a safe place away from shore. (Note that NOAA will not issue a tsunami warning for tsunamis that are not in the Pacific Ocean.)

6. No more objectionable traffic, on-street parking, noise, smoke, light, dust, litter or odor is emitted from the VRD than a normal neighborhood dwelling.

Response: In appreciation for its historic nature and location, and in light of the large investment involved, the owner is definitely very concerned regarding keeping the property clean and well maintained. They want to cause absolutely no negative impacts on the neighborhood, and will therefore be very selective regarding who is allowed to rent and occupy the VRD. The proposed VRD will cause no more objectionable traffic, on-street parking, noise, smoke, light, dust, litter, or odor to be emitted from the VRD than a normal neighborhood dwelling. The Local Management Person will be required to advise and remind all renters that the VRD is located in a residential neighborhood. Occupants will be informed that objectionable traffic, on-street parking, noise, smoke, light, dust, litter or odor will not be permitted, and would subject them to immediate eviction.

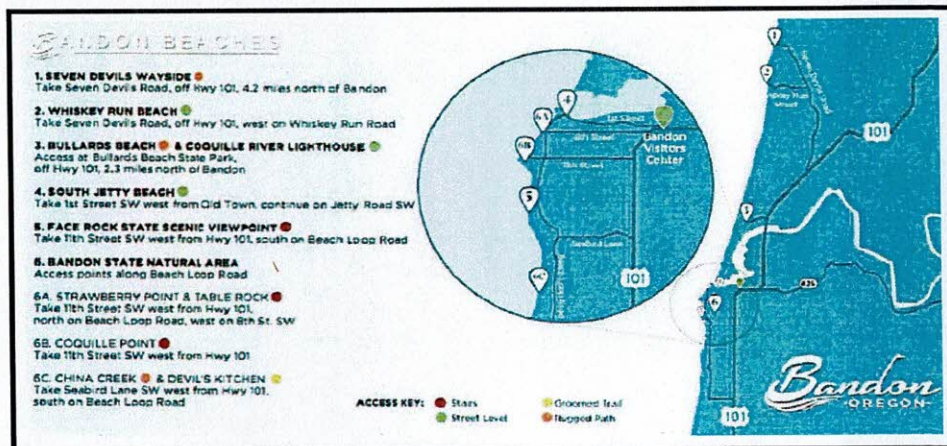
As shown on the residential land use table from the Institute of Traffic Engineers (ITE) Trip Generation Manual - 7th Edition below, a Recreational/Vacation Home generates a daily average of 3.16 trips/unit, while a Single-Family Dwelling generates a daily average of 9.57 trips/unit. Accordingly, the VRD will result in less traffic than a normal owner-occupied residence.

Land Use	Units	Average Trip Generation Rate (Trips/unit)	Unpaved Roads Min. Number of Units Meeting 26 AADT	Unpaved Areas Min. Number of Units Meeting 50 AADT	Source
Single Family Housing	Dwelling	9.57	3 Dwellings	6 Dwellings	ITE (210)
Apartment, Low Rise	Dwelling	6.59	4 Dwellings	8 Dwellings	ITE (221)
Apartment, High Rise	Dwelling	4.20	7 Dwellings	12 Dwellings	ITE (222)
Condominium/Townhouse, General	Dwelling	5.86	5 Dwellings	9 Dwellings	ITE (230)
Condominium/Townhouse, High Rise	Dwelling	4.18	7 Dwellings	12 Dwellings	ITE (232)
Mobile Home Park	Dwelling	4.99	6 Dwellings	10 Dwellings	ITE (240)
Senior Adult Housing - Detached	Dwelling	3.71	7 Dwellings	15 Dwellings	ITE (251)
Senior Adult Housing - Attached	Dwelling	3.48	8 Dwellings	15 Dwellings	ITE (252)
Congregate Care Facility	Dwelling	2.02	13 Dwellings	25 Dwellings	ITE (253)
Recreational/Vacation Homes	Dwelling	3.16	9 Dwellings	16 Dwellings	ITE (260)

ITE TRIP GENERATION TABLE

7. VRD's without private beach access shall provide written permission from all persons with an interest in a private beach access to be used by the VRD or positive action to notify renters of the location and required use of public beach access points shall be taken.

Response: The property does not include a beach access. Guests will be notified by the Local Management Person that access to the beach will be restricted to the existing public access points. Maps and written notice of this requirement, as illustrated below, will be posted on the wall adjacent to each exterior VRD entrance/exit.



BANDON BEACH ACCESS POINTS

8. VRD's using a joint access driveway shall provide evidence that all other owner of property utilizing the private access agree to the proposed vacation rental dwelling using the private access.

Response: No joint access driveway will be utilized.

9. VRD's will be maintained at or above the level of surrounding dwellings in the neighborhood, including landscaping, signage and exterior maintenance.

Response: The owner is, and will continue to be, very concerned regarding keeping the property clean and well maintained, and want to cause absolutely no negative impacts on the neighborhood. They will therefore be very selective regarding who is allowed to rent and occupy the VRD, and will ensure that the VRD will be maintained at or above the level of surrounding dwellings in the neighborhood, including landscaping, signage, and exterior maintenance. The Local Management Person will be required to regularly inspect the property to ensure it is being properly maintained, and to report their findings to the owner. As necessary, local landscaping and/or property maintenance professionals will be hired to undertake any necessary maintenance. The owner intends to replace the windows, siding, and decks prior to VRD occupancy.

10. VRD's shall have one off-street parking space for each bedroom in the VRD, but in no case have less than two off-street parking spaces. A bedroom is defined as an enclosed sleeping area with a built-in closet. Approved off-street parking areas shall be available to accommodate full occupancy of the VRD without the use of on-street parking.

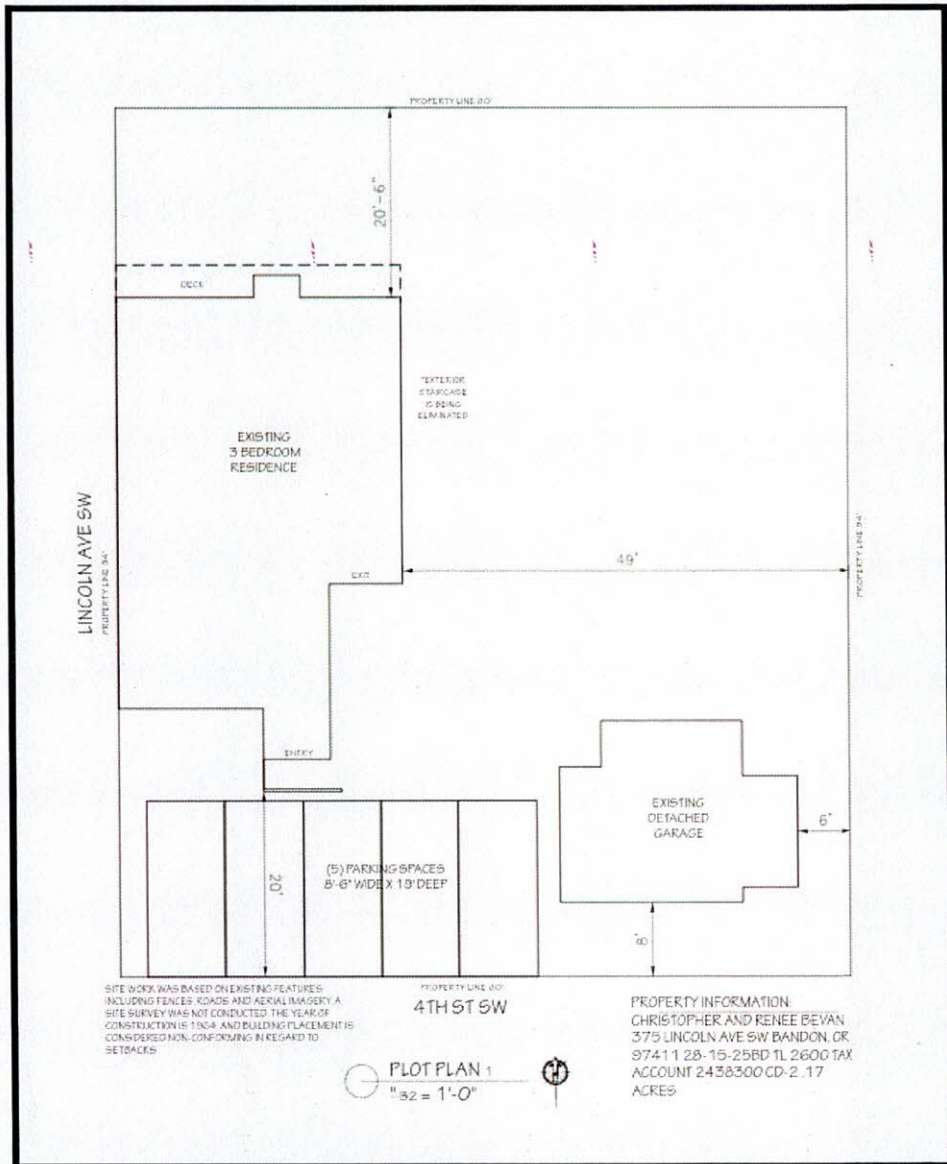
Response: The VRD has 3 bedrooms, requiring a minimum of 3 parking spaces. However, as shown on the Site & Parking Plan below, an additional parking space is being provided, for a total of 4 parking spaces. The applicant meets the parking criteria by providing more than the minimum number of required off-street parking spaces.

Per the Bandon Municipal Code (BMC 17.96.040.E - General provisions for off-street parking and loading), "*Off-street parking spaces for dwellings shall be located on the same parcel with the dwelling. Other required parking spaces shall be located not farther than five hundred (500) feet from the building or use they are required to serve, measured in a straight line from the building.*" The parking spaces will be located on the same parcel with the dwelling. Per the Bandon Municipal Code (BMC 16.42.010 - Definitions), "*'Vacation rental dwelling (VRD)' means an existing single-family detached dwelling which is rented, or is available for rent (whether advertised or not) for a period of less than one month to a family, group or individual. A VRD is considered to be a commercial use. (Ord. 1625, 9/18).*"

It is clear from the Bandon Municipal Code provisions, and all prior reviews and approvals of VRD's, that a VRD is required to be a "single-family dwelling" in terms of structure, and, at the same time, "commercial" in terms of its use.

Per the Bandon Municipal Code (BMC 17.96.050.F- Design requirements for parking lots), "*Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.*"

As required by the Bandon Municipal Code, the VRD will be located in a single-family dwelling, to which the requirements BMC 17.96.050.F do not apply. Also, since it appears that the vast majority of existing single-family residences and VRD's in Bandon have been approved without regard to the matter of "no backing movements or other maneuvering within a street right-of-way other than an alley," the matter of backing out of the parking spaces is not an issue that would impact or preclude approving this VRD.



SITE PLAN / PARKING PLAN

11. Evidence shall be provided ensuring that there is regular garbage removal from the premises.

Response: The owner will contract with Bandon Disposal for regular garbage removal and disposal. A utility bill will be provided as a condition of approval.

12. There shall be an owner or designated local management person immediately available to handle complaints and problems on a 24-hour basis. The name and contact information of the designated local management person shall be kept on file in the Police Department and Planning Department. The owner and/or management person shall be available by phone and physically able to respond to the VRD within a reasonable time period.

Response: The applicant intends to utilize the services of a local property management individual or company to serve as the Local Management Person, who will be available by phone and physically able to respond to the VRD within a reasonable time period. The name and contact information of the designated Local Management Person will be posted at each entrance/exit and will be provided to the Bandon Police Department and Bandon Planning Department.

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.

Response: The owner will comply with all reporting and accounting requirements of the transient occupancy tax ordinance, which will be done in accordance with the City of Bandon requirements.

14. If the VRD activity ceases for a period of one year, or 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.

Response: The owner understands that if the VRD activity ceases for a period of one year, or 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. Occupancy of any VRD shall not exceed 3 people per bedroom up to a maximum of 10 people. The Planning Commission shall determine the maximum occupancy of the VRD based upon bedrooms, parking, overall home floor plan and site plan, and other factors determined by the Commission based upon neighborhood characteristics outlined in item 6 above and others deemed significant. The occupancy determined by the Planning Commission may be less than the maximum allowed.

Response: The VRD has 3 bedrooms, Accordingly, the applicant will limit the VRD occupancy to a maximum total of 9 people.

16. VRD's require a conditional use permit (CUP). All criteria for a CUP must be addressed and included as part of the application materials. The applicant shall also address the surrounding neighborhood and provide information how the proposed how the proposed VRD is appropriate given the specific characteristics of the neighborhood.

Response: It is understood that the use of the property as a VRD will require a CUP, which has necessitated the preparation and submission of this application. The subject dwelling was constructed on the property as a single-family home in 1964. It has been utilized as a residence and family vacation home, and has remained in compliance with all applicable City of Bandon regulations. The site and dwelling have proven suitable for its use as single-family residence and VRD, and have been fully compatible with the character of the surrounding South Jetty neighborhood for the last approximately 60 years. Other than normal and customary maintenance, no changes to the use of the property and building are being proposed that would alter the character of the surrounding area. Nothing in its use as a VRD will limit, impair, or preclude the use of surrounding properties for the permitted uses in the underlying CD-2 zone.

17. The applicant shall provide an annual report to the Bandon Planning Department showing compliance with all conditions and ordinance requirements. Failure to provide such report shall result in revocation of the Conditional Use Permit.

Response: As required, the owner agrees to prepare and submit an annual report to the Bandon Planning Department showing compliance with all conditions and ordinance requirements.

18. Smoke detectors shall be provided in all potential and actual sleeping areas, whether or not such detectors are required by the building code.

Response: As shown on the Floor Plans, the required smoke detectors are already provided in all potential and actual sleeping areas. The building also includes a carbon monoxide detector. The Local Management Person will be responsible for ensuring that the smoke/carbon monoxide detectors are properly maintained and operational.



NOTICE OF DECISION

of the Bandon Planning Commission

CITY OF BANDON PLANNING
P.O. BOX 57
555 HWY 101
BANDON, OR 97411
P: (541) 347-7922
E: planning@cityofbandon.org

DATE OF MAILING: Wednesday, November 6th, 2019

APPEAL DEADLINE: Monday, November 18th, 2019

REGARDING: CONDITIONAL USE PERMIT (19-095) Request to designate an existing single family dwelling located at 375 Lincoln Ave. SW as a vacation rental dwelling on property zoned CD-2 in the City of Bandon.

APPLICANT: Guy Foster

OWNER: Guy Foster

On Thursday, October 24th, 2019, the Bandon Planning Commission approved the application for a Conditional Use Permit to designate an existing single family detached dwelling as a vacation rental dwelling on property zoned CD-2 in the City of Bandon. The Planning Commission found that the proposal met the criteria listed in the Bandon Municipal Code (BMC), 16.42 Definitions, 17.24 CD-2 Zone, and 17.92 Conditional Uses.

Materials concerning this decision, including the final order dated October 24, 2019, are available for review during the Planning Department's regular office hours, Monday through Friday at Bandon City Hall located at 555 Hwy 101, Bandon, or copies may be purchased at Bandon City Hall.

This decision may be appealed to the City Council within 10 days from the date of this mailing. Appeals must be submitted in writing and all fees paid no later than 5 PM on Monday, November 18th, 2019. The written notice of appeal shall include all matters specifically appealed, including a brief summary of the material presented to the Planning Commission upon which the decision, which is being appealed, was based. Further, specific statutory citations supporting the appeal shall also be included. Failure to raise an issue accompanied by statements or evidence sufficient to afford the City Council and relevant parties an opportunity to respond to the issues precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

If you would like to appeal this decision to the City Council, the following standards must be met and steps completed:

1) **Who may appeal?** The following people have legal standing to appeal: the applicant; any person who was mailed written notice of the original decision; or any other person who participated in the proceeding by submitting written comments.

2) **Notice of Appeal.** Any person with standing to appeal, as provided in Step 1, above, may appeal the decision by filing a Notice of Appeal according to the following requirements:

The Notice of Appeal shall contain:

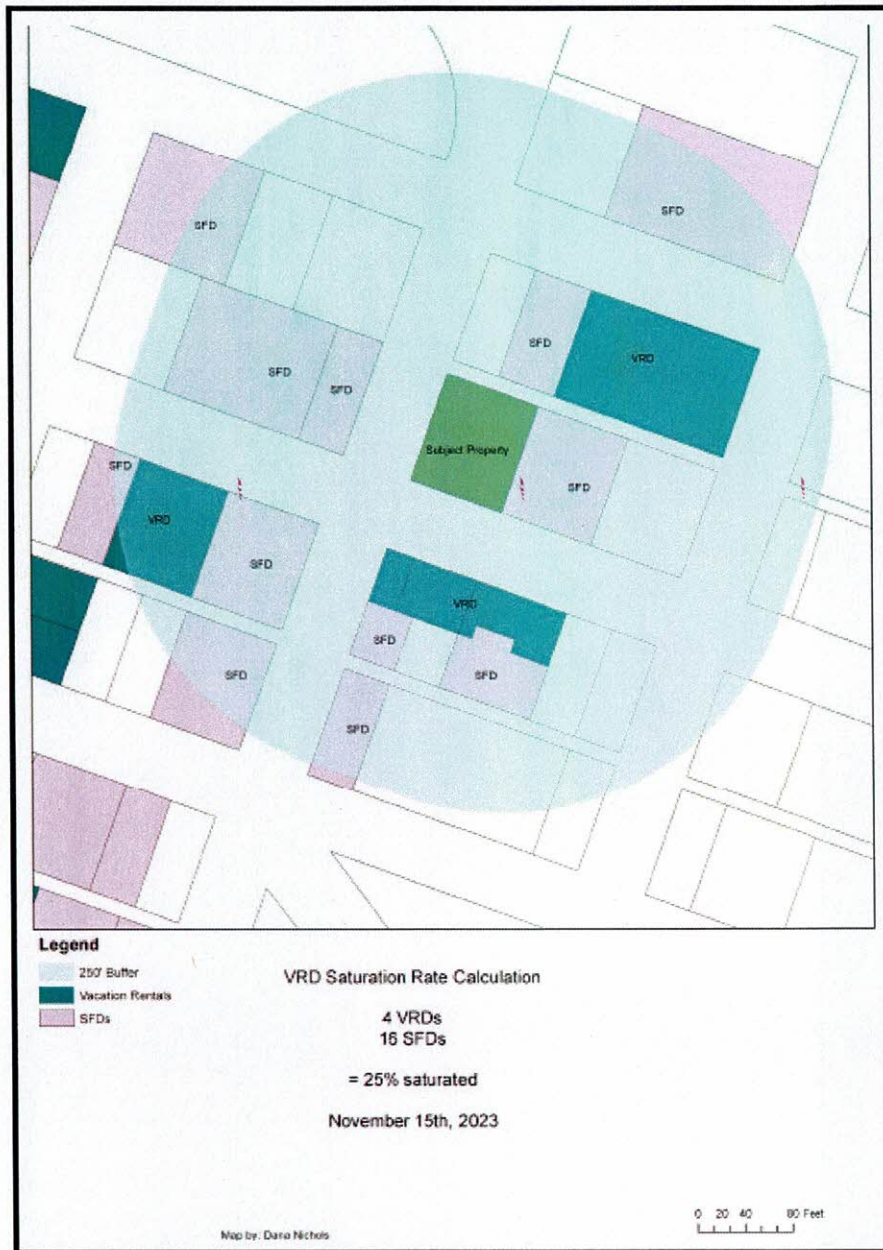
- An identification of the decision sought to be reviewed, including the name, site, location information and the date of the decision;
- A statement of the interest of the person seeking the review and that the individual was a party to the initial proceedings;
- The specific grounds upon which the review and appeal are being based. The criteria against which the appeal and review are being requested were addressed during the original determination.
- Payment of \$100 or half the original application fee, whichever is greater.

3) **Time for filing.** A Notice of Appeal, in the form of a business letter and stating the reasoning for the appeal based on the applicable criteria, shall be filed with the City Recorder within 10 calendar days from the date of the Planning Commission's decision was mailed.

If you need additional information or have questions about the appeals process, please contact the Planning Department at (541) 347-7922 or via e-mail at planning@cityofbandon.org.

Address	Street	Business	Conforming Status
1490	11th Street SW	Vacation Rental Dwelling	Non-conforming (multi-unit)
460	1st Street SW	Vacation Rental Dwelling	Conforming
1050	3rd Street SW	Vacation Rental Dwelling	Conforming
1057	4th Street Sw	Vacation Rental Dwelling	Conforming
1165	4th Street SW	Vacation Rental Dwelling	Conforming
1127	6th Street SW	Vacation Rental Dwelling	Conforming
1265	6th Street SW	Vacation Rental Dwelling	Conforming
1455	8th Street SW	Vacation Rental Dwelling	Conforming
725	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
897	Beach Loop Drive SW	Vacation Rental Dwelling	Non-conforming (attached dwelling)
1030	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
1175	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
1183	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
1275	Beach Loop Drive SW	Vacation Rental Dwelling	Non-conforming (multi-unit)
1337	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
1445	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
1530	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
1660	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
1740	Beach Loop Drive SW	Vacation Rental Dwelling	Non-conforming (multi-unit)
1760	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
1812	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
1920	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
1950	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
1980	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
2030	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
2131	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
2179	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
2295	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
2480	Beach Loop Drive SW	Vacation Rental Dwelling	Non-conforming (multi-unit)
2482	Beach Loop Drive SW	Vacation Rental Dwelling	Non-conforming (multi-unit)
2490	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
2930	Beach Loop Drive SW	Vacation Rental Dwelling	Non-conforming (multi-unit)
2990	Beach Loop Drive SW	Vacation Rental Dwelling	Non-conforming (multi-unit)
3010	Beach Loop Drive SW	Vacation Rental Dwelling	Non-conforming (multi-unit)
3022	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
3085	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
3160	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
3177	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
3356	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
3620	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
3802	Beach Loop Drive SW	Vacation Rental Dwelling	Conforming
55	Cleveland Ave SW	Vacation Rental Dwelling	Conforming
1388	Face Rock Drive	Vacation Rental Dwelling	Conforming
650	Jetty Rd	Vacation Rental Dwelling	Conforming
300	Madison Ave SW	Vacation Rental Dwelling	Conforming
437	Madison Ave SW	Vacation Rental Dwelling	Conforming
475	Madison Ave SW	Vacation Rental Dwelling	Conforming
583	Madison Ave SW	Vacation Rental Dwelling	Conforming
646	Madison Ave SW	Vacation Rental Dwelling	Non-conforming (multi-unit)
850	Portland Ave SW	Vacation Rental Dwelling	Conforming
877	Portland Ave SW	Vacation Rental Dwelling	Non-conforming (attached dwelling)
879	Portland Ave SW	Vacation Rental Dwelling	Non-conforming (attached dwelling)
943	Portland Ave SW	Vacation Rental Dwelling	Non-conforming (attached dwelling)
1200	Queen Anne Ct	Vacation Rental Dwelling	Conforming
1324	Queen Anne Ct	Vacation Rental Dwelling	Conforming
2952	Spinnaker Drive	Vacation Rental Dwelling	Non-conforming (outside VRD overlay)
2967	Spinnaker Drive	Vacation Rental Dwelling	Non-conforming (outside VRD overlay)
1411	Strawberry Drive	Vacation Rental Dwelling	Conforming
1444	Strawberry Drive	Vacation Rental Dwelling	Conforming
1247	Wavecrest	Vacation Rental Dwelling	Conforming

CITY OF BANDON VACATION RENTAL DWELLINGS LIST



**VACATION RENTAL DWELLING (VRD) SATURATION MAP
375 LINCOLN AVE SW**

Sheri McGrath
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Christopher Bevan of 1409 Kings Hwy, Medford, OR 97501 grants permission to Sheri McGrath to represent me on all design, permit and consulting matters concerning the property located on the Coos County Tax Assessor's Map 28-15-25BD TL 2600. The tax account for this property is 2438300. The site address is 375 Lincoln Ave SW, Bandon, OR 97411.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the above property.

Contact information for Sheri McGrath is:


Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires 12 months from the date below, without requirement of notice.

DATED: 2-3-24, 2024

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT

By: CHRISTOPHER BEVAN



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Christopher D. Bevan and Renee L. Bevan
1409 Kings Hwy
Medford, OR 97501

Coos County, Oregon **2024-00580**
\$91.00 Pgs=2 01/31/2024 09:12 AM
eRecorded by: AMERITITLE - ROSEBURG
Julie A. Brecke, Coos County Clerk

Until a change is requested all tax statements shall be sent to the following address:
Christopher D. Bevan and Renee L. Bevan
1409 Kings Hwy
Medford, OR 97501
File No. 619722AM

STATUTORY WARRANTY DEED

Guy N. Foster and Jeanette Foster, as Tenants by the Entirety,
Grantor(s), hereby convey and warrant to

Christopher D. Bevan and Renee L. Bevan, 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:

Lots 7 and 8, Block 22 Amended Plat of Breakwater Addition to Bandon, Coos County, Oregon.

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

28-15W-25BD-02600 2438300

The true and actual consideration for this conveyance is \$445,000.00.

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:

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

619722AM

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 23rd day of January, 2024.

Guy N. Foster
Guy N. Foster

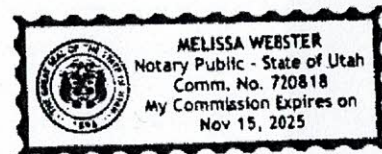
Jeanette Foster
Jeanette Foster

State of Utah } ss
County of Utah }

On this 23 day of January, 2024, before me, Melissa Webster a Notary Public in and for said state, personally appeared Guy N. Foster and Jeanette Foster, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they 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.

Melissa Webster
Notary Public for the State of Utah
Residing at: Spanish Fork, UT
Commission Expires: 11/15/25





3-308

Planning Fee Assessment Form

Address:	375 Lincoln Ave SW
Last Name:	Foster/McGrath

Check for new service

CITY OF BANDON PLANNING
P.O. BOX 67
555 HWY 101
BANDON, OR 97411
P:(541) 347-2437
F:(541)347-1415

APPLICATION TYPE	DEPOSIT OR BASE FEE	FEE ASSESSED
General		
<input type="checkbox"/> Records Request	Hourly Rate + Cost of materials	
<input type="checkbox"/> Research Request (greater than 5 minutes)	Hourly Rate + Cost of materials	
<input type="checkbox"/> Pre-Application Meeting	\$250	
<input type="checkbox"/> GIS Maps	\$25	
<input type="checkbox"/> Public Hearing Notices and Publication	Actual Cost	
<input type="checkbox"/> Third Party Review (Engineering, geotechnical or soils report, etc.)	Actual Cost	
<input type="checkbox"/> Permit Extension (Administrative Approval)	\$200	
<input type="checkbox"/> Permit Extension (Planning Commission Approval)	Actual Coast	
<input type="checkbox"/> Re-Submittal Review Fee	30% of original application fee	
<input type="checkbox"/> Re-inspection Fee	\$50	
<input type="checkbox"/> Missed Inspection Fee	\$250	
<input type="checkbox"/> After-the-fact Permit	\$500	
<input type="checkbox"/> Outside City Water Service Request	\$95	
<input type="checkbox"/> Vacation*	\$500	
<input type="checkbox"/> Street Opening*	\$500	
<input type="checkbox"/> LUCS/No Permit Needed Review	\$95	
<input type="checkbox"/> New or Change of Address	\$47	
<input type="checkbox"/> Code Interpretation	\$200	
TYPE I		
Residential Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$50	
<input type="checkbox"/> Minor Decision -Type I	\$200	
<input type="checkbox"/> Residential Structure Under 1500 square feet	\$500	
<input type="checkbox"/> Residential Structure 1501 - 2500 square feet	\$750	
<input type="checkbox"/> Residential Structure 2501 - 3499	\$1,250	
<input type="checkbox"/> Residential Structure 3500 square feet and up	\$2,500	
Commercial Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$75	
<input type="checkbox"/> Accessory Structure/Remodel Under 200 square feet	\$300	
<input type="checkbox"/> Accessory Structure/Remodel Over 200 square feet - or new connections	\$500	
<input type="checkbox"/> Commercial Structure Up to 3500 square feet	\$2,000	
<input type="checkbox"/> Commercial Structure 3501 - 10,000 square feet	\$2,500	
<input type="checkbox"/> Commercial Structure 10,001 or more	\$3,000	
<input type="checkbox"/> Home Occupation Permit	\$300	
<input type="checkbox"/> Mobile Food Unit Type I	\$125	
<input type="checkbox"/> Mobile Food Unit Type II	Actual Cost (\$500 Base Fee)	
<input type="checkbox"/> Sign Permit	\$100	
<input type="checkbox"/> Certificate of Appropriateness	\$100	
<input type="checkbox"/> Property Line Adjustment*	\$350 per adjustment	
<input type="checkbox"/> Final Plat Review	Actual Cost	

TYPE II		
Plan Review		
<input type="checkbox"/> Residential	Actual Cost (\$500 Base Fee)	
<input type="checkbox"/> Commercial	Actual Cost (\$1,000 Base Fee)	
<input type="checkbox"/> Subdivision Tentative Plan*	Actual Cost (\$1,600 and \$200/lot Base Fee)	
<input type="checkbox"/> Partition*	Actual Cost (\$1,000 and \$100/lot Base Fee)	
<input type="checkbox"/> Adjustment	Actual Cost (\$250 Base Fee)	
<input type="checkbox"/> Appeal of a Type II Decision	\$250	
TYPE III		
<input type="checkbox"/> Planned Unit Development (PUD)	Actual Cost (\$2,750 and \$200/unit Base Fee)	
<input type="checkbox"/> Variance	Actual Cost (\$500 Base Fee)	
<input checked="" type="checkbox"/> Conditional Use Permit*	Actual Cost (\$750 Base Fee)	\$750
<input type="checkbox"/> RV/Manufactured Dwelling Park	Actual Cost (\$500 and \$100/unit Base Fee)	
<input type="checkbox"/> Appeals	Actual Cost + \$250 or half of original fee, up to \$1,000 Deposit	
TYPE IV		
<input type="checkbox"/> Annexation*	\$3,750	
<input type="checkbox"/> Zoning Code Amendment (text/map)*	\$3,000	
<input type="checkbox"/> Comprehensive Plan Amendment*	\$3,500	
<input type="checkbox"/> Combined Map/Plan Amendment*	\$3,700	

* The 2023-2024 FY hourly rate is: \$ 125.00

Planning Staff Contact: Dana Nichols Date Assessed: 1/17/2024

Finance Staff Contact:  Date Paid: 2/6/2024

Receipt Number: 9.156257

CITY OF BANDON
PO BOX 67
555 HIGHWAY 101
BANDON OR 97411

541-347-2437

Receipt No: 9.156257 Feb 6, 2024

375 LINCOLN AVE SW/FOSTER-MCGRATH

Previous Balance:	.00
LICENSES AND PERMITS	
PLANNING FEES -	750.00
CONDITIONAL USE PERMIT	
100-413-09	
PLANNING PERMIT FEES	

Total:	750.00
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CHECK	
Check No: 1652	750.00
Payor:	
COOS CURRY CONSULTING/MCGRATH, SHERI	
Total Applied:	750.00

Change Tendered:	.00
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02/06/2024 10:08 AM