

From: Kirsten Balin <kirstenbalin@gmail.com>

Sent: Wednesday, January 3, 2024 1:52 PM

To: Nicolette Cline <ncline@ci.bandon.or.us>; planning@cityofbandon.org

Subject: Periwinkle Ln addition to CD-1 zone

Hi,

I am writing to petition to add Periwinkle lane to the CD-1 overlay zone for short term rentals in the Bandon city limits.

My plan and reasoning for this is purchasing property on this street, specifically 3123 periwinkle ln, to be used as a short term rental when not being used as a primary residence as my intention for the house would be to live in it part time and rent it out when not in use as a means of additional income while I split my time between Klamath Falls and Bandon working as a healthcare provider.

I have reviewed the cities rental requirements, and this property does meet them, being less than 3 years old and does adhere to the safety standards. I understand an inspection may be required to verify this and am happy to have this accomplished. The rental standards of maintaining the property up to peak repair would add to the streets and cities appeal and would also be adhered to. Concern and respect for other residents on this street would be of utmost importance, and ensuring that guests maintain quiet hours and limiting the number of vehicles to be sure parking does not become an issue that would disrupt residents lives.

My additional reasoning for why adding periwinkle ln to the overlay zone is it would benefit the residents of Bandon themselves. In searching for a property, I have noticed to purchase anything in the CD-1 overlay requires a significant funding and expense, and is not something the average person would be able to do. In reviewing property ownership on this street, about 50% of the lots on this street are owned by Bandon residents, allowing them the opportunity to have a share in Bandon's tourism should they choose to, something they otherwise may not be able to do and seems to be reserved at this time by non-locals from more affluent backgrounds buying up the beach front property.

The CD-1 overlay map also already includes the streets above, Three Wood Dr, and below, The Best Western Inn at Fave Rock. Adding Periwinkle Ln would not increase the east boundary already set by these two streets and would actually make the CD-1 overlay more streamlined.

Thank you for taking the time to read my request, please do not hesitate to reach out if you have questions and do let me know what if any forms or other requirements I may need to fulfill to make this possible.