

City of Bandon

PLANNING COMMISSION AGENDA DOCUMENTATION

DATE: June 23rd, 2022

Interpretation: Retaining walls in the view line

ITEM NO: 6.1

Background: The city's current view line ordinance was interpreted by the City Council to only affect properties that are bluff-adjacent and require that all structures are located behind a "view line" that is established by drawing a line between the western-most points of the structures to the north and south. A structure is defined as, "that which is built or constructed; an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and which requires location on the ground or which is attached to something having a location on the ground."

In Chapter 17.104, Supplementary Provisions, there are fence and wall standards listed. While fences and walls would normally be considered a structure and not allowed beyond the view line, 17.104.025(E) states that "Retaining wall. These standards do not apply to a device used to buttress earth, such as a retaining wall or riprap."

Staff requests that the Planning Commission provide guidance about whether or not a retaining wall should be considered a structure and allowed beyond the viewline.

SUBMITTED BY:

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