



**O'CONNOR LAW** | LLC

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February 15, 2024

VIA EMAIL

City of Bandon Planning  
Attn: Dana Nichols  
planning@cityofbandon.org

**RE: Gravel Point Development (File No. 23-045).  
Applicants' Supplemental Findings Related to Signage**

Dear Ms. Nichols,

The Applicants would like to add these Supplemental Findings into the record. They relate to signage criteria in the Bandon Municipal Code ("BMC"). The relevant BMC provisions and accompanying findings are as follows:

**5. 17.90.080 Controlled Development Zones (CD-1, CD-2, CD-3)**

*"A. Permitted Signs for Residential Uses 1. One non-illuminated nameplate, not to exceed two square feet in area. 2. House numbers." [BMC 17.90.080].*

**Applicants' Response:** The proposed use is not for a residential use. As a result, this criterion is not applicable.

*"B. Permitted Signs for Commercial Uses*

*"1. A commercial sign shall require approval by the Planning Commission through the Conditional Use process." [BMC 17.90.080].*

**Applicants' Response:** The Applicants sought approval from the Planning Commission of the proposed signage. The Planning Commission approved three signs. The Applicants have removed the proposed sign from Carter Street and now only propose two signs:

One sign will be placed near the main entrance. It is 4-feet-6-inches in height with a length of 40-feet. The main entrance sign includes a series of angled monuments that

give views of the natural landscape of the development. The actual lettering of the main entrance sign is 20-feet in length by less than 2-feet in height. The sign contains natural finishes that preserve the view of the natural landscape and enhance the visual character of the City.

The second sign will be placed near the entrance at Face Rock Drive. The sign is 3-feet in height with a total length of 10-feet-6-inches. The actual sign area is less than 5-feet-6-inches in length and 2-feet in height. The sign contains natural finishes that preserve the views of the natural landscape and enhance the visual character of the City. The area of the sign is 3.75 square feet.

*“2. Total area of all exterior sign allowed on the property shall not exceed one square foot for each two linear feet of street frontage.”*  
[BMC 17.90.080].

**Applicants’ Response:** The total area of the signage on site as defined by BMC 17.90.030 is 46.5 square feet. The math is as follows:

Main Entrance Sign:	39 square feet.
<u>Second Sign:</u>	<u>3.75 square feet.</u>
=	42.75 square feet.

There are 719 linear feet along Beach Loop Road. There are 370 linear feet along Face Rock Drive. That is a combined total of 1,089 linear feet. This does not include the linear footage along the public rights of way that are proposed to be dedicated. Therefore, the maximum total area of all exterior signs that can be allowed on the property is 544.5 square feet (1,089 linear feet / 2). Because the total area of the signage on site is only 42.75 square feet, which is less than 544.5 square feet, this criterion is satisfied.

*“3. A sign shall be set back ten (10) feet from any adjoining lot used for residential purposes.”* [BMC 17.90.080].

**Applicants’ Response:** All signs are proposed to be set back ten feet from any adjoining lot used for residential purposes. This can be made a condition of approval.

**O’CONNOR LAW, LLC**

*/s/ Garrett West*

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GKW:  
cc: Shala Kudlac