

**Restated Combined Application for
A Conditional Use Permit, Site Plan Review, and
Approval to Increase Building Height to 35 Feet**

Applicants: Bandon Beach Ventures, LLC
& Perk Development Group, LLC

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Type of application: Type III Consolidated Application

Property location: Located in the City of Bandon, along and east of Beach Loop Dr., south of Face Rock Rd., north of Three Woods Dr., and west of the Carter St. dead end.

Township 28 South, Range 15 West, Section 36C,
Tax Lots 219, 400, 500, 600, 700, 1500

Property address: No address assigned.

Related file number(s): 23-045

Review and decision criteria: Conditional Use Permits are governed by BMC Chapter 16.12 and Chapter 17.20. Height increase provisions are in BMC 17.20.090-.100.

Site Plan Review for commercial buildings is governed by BMC Chapter 17.94. Parking is governed by BMC Chapter 17.96. Sign approval is governed by BMC Chapter 17.90.

I. Proposal

This Restated Combined Application is for a development in the City of Bandon called “Gravel Point”. The Gravel Point Development is located along and east of Beach Loop Dr., south of Face Rock Rd., north of Three Woods Dr., and west of the Carter St. dead end. The subject property includes Township 28 South, Range 15 West, Section 36C, Tax Lots 219, 400, 500, 600, 700, 1500. The subject property is currently approximately 20.83 acres.¹



Location

The Applicants are Bandon Beach Ventures, LLC (the Property Owner) and Perk Development Group, LLC (the Developer). The subject property is located in Bandon’s Controlled Development 1 (CD-1) Zone, the purpose of which is that “a mix of uses would be permitted, including residential, tourist commercial and recreational.” Bandon Municipal Code (“BMC”) 17.20.010.

¹ The subject property (including with the existing public rights of way that the Applicants propose to vacate) are approximately 24.2 acres in size. After the Applicants dedicate some new public rights of way (thereby removing approximately 1.6 acres) pursuant to the updated design, the subject property will be approximately 23.2 acres.



Conceptual Rendering

Gravel Point is a proposed development with a mix of uses, including tourist commercial and recreational. It includes two lodges (the Meadow Lodge and the Dune Lodge) and 32 motel villas (divided into two sets: the Meadow Suites and the Ridge Line Suites).

The Meadow Lodge will include 110 hotel rooms, a spa, and guest breakfast room. The Dune Lodge will include meeting rooms, a lounge, bar, and dining facilities. The proposed development will be one of the premier tourist destinations on the Oregon Coast.

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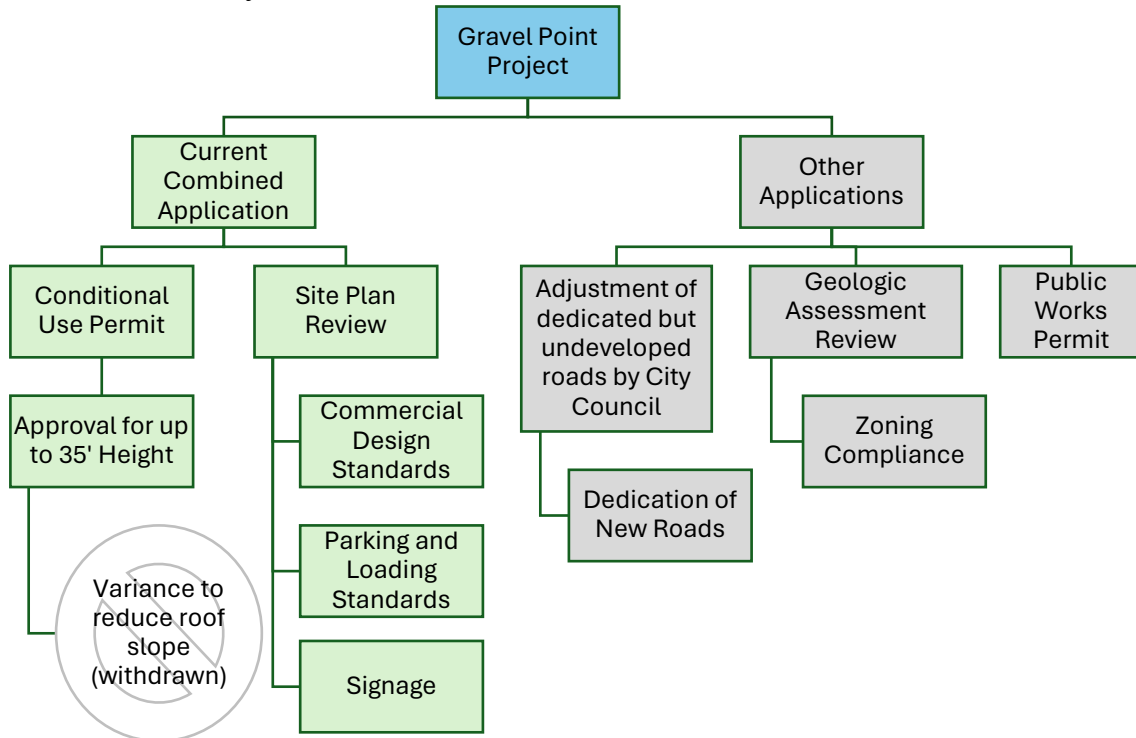
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III. Introduction

The proposed development will necessitate a series of land use and development applications to the City of Bandon:



A. Current Restated Combined Application

The current application is a “Restated Combined Application” (the “subject application”). It is a “combined application” in that it asks for combined land use approvals:

A Conditional Use Permit (a “CUP”) request including a request to allow a portion of the development to exceed 28’ in height (up to 35’ in height); and

Site Plan Review (including for commercial design standards, parking and loading standards, and signage).

It is a “restated application” in that there have been some minor modifications to the original Gravel Point Development proposal. These minor changes include:

- (i) Withdrawing the proposed variance to the roof slope. The Hotel has simultaneously decreased in height by lowering the internal ceiling heights on each floor level and establishing the building’s foundations at a lower elevation.
- (ii) Changing the location and increasing the number of parking spaces. It was originally 164 spaces. It is now 178 spaces and also 9 RV parking spaces.
- (iii) Recalculating Habitable Areas. The square footage has been rounded to the next highest number to provide a higher than anticipated square footage and eliminate any margin of error on calculating the conceptual plans. For example:
 - a. Meadow Lodge: 112,996 square feet rounded up to 113,000 square feet;
 - b. Dune Lodge: 18,555 square feet rounded up to 19,000 square feet;
 - c. Meadow Suites: 49,500 square feet rounded up to 50,000 square feet;
 - d. Ridgeline Suites: 17,050 square feet rounded up to 18,000 square feet.
- (iv) Increasing the overall size of the Meadow Lodge by 7,996 square feet (42,004 square feet vs 50,000 square feet) due to moving the suites over the Spa and adding the loading dock.
- (v) Increasing the Dune Lodge by 2,395 square feet (13,605 square feet vs 16,000 square feet). The square footage has been rounded to the next highest number to provide a higher than anticipated square footage and eliminate any margin of error on calculating the conceptual plans.

- (vi) Building Coverage² increased by 1.7% (8.5% vs 10.2%) due to the addition of the loading dock and adjusted acreage of the site after removing the proposed Public Right of Ways.
- (vii) Building Footprints increased by 10,541 square feet (92,459 square feet vs 103,000 square feet). The square footage has been rounded to the next highest number to provide a higher than anticipated square footage and eliminate any margin of error on calculating the conceptual plans.
- (viii) Roads and Infrastructure: The proposed Public Roads have been slightly adjusted to conform to the roads standards. The impervious surfaces reduced due to eliminating the proposal for Private Roads. The Public Roads have been eliminated from the total site Impervious Surface area calculation. The new proposed coverage is rounded up to 90,000sf or 2 acres. That is a total lot coverage for all Impervious Surfaces (parking lots, roads, buildings, etc.) of 19.2%.

A CUP is required in the CD-1 Zone for Hotels, Motels, and Commercial retail sales and services (which includes spas and restaurants) pursuant to BMC 17.20.030(D)-(E). CUPs are also governed by BMC Chapter 16.12.

Site Plan Review for commercial buildings is governed by BMC Chapter 17.94. Parking is governed by BMC Chapter 17.96. Sign approval is governed by BMC Chapter 17.90.

B. Building Height and Abandonment of Variance Request

Concerning the requested building height: in the original submitted application, the Applicants proposed to construct the Meadow Lodge up to 35-feet in height, which is taller than the CD-1 Zone standard 28-foot height limitation. The City of Bandon has a relatively unique provision prohibiting buildings from being taller than 28 feet in the CD-1 Zone except that the City can allow an increase to 35 feet in height subject to certain conditions. *See generally* BMC 17.20.090(B) (Height of Buildings and Structures).³ The Planning Commission has already approved the height increase.

² Building Coverage means that area covered by a building's footprint. It does not include a building's square footage, which is the sum of each floor's area (first floor area + second floor area, etc.). Building Coverage is also different than the Impervious Surfaces Area for a site, which is the sum of those area covered by buildings, roads, sidewalks, parking areas, etc.

³ BMC 17.20.090(B)(1) states: "With the specific approval of the Planning Commission, a building or structure may exceed a height of twenty-eight (28) feet, up

One of the conditions for increasing height above 28 feet is that the roof be sloped to at least 3:12.⁴ Contemporaneously with the request to increase the height to 35 feet⁵, the Applicants had also requested a variance pursuant to BMC 16.36.040(B) to eliminate the slope requirement so that they could build a green roof, which requires a more moderately sloped pitch. This was part of the Applicants' commitment to the local environment. The Applicants have made some minor modifications to the proposed development and no longer requests a variance to the roof slope. The 3:12 roof slope requirement will be complied with for those portions of the structure above 28 feet.

It should be noted, however, that the originally proposed green roof is still proposed in this application. The reduction to the Meadow Lodge building height was accomplished by lowering the ceiling heights for each level and increasing the depth of the basement parking.

C. Other Applications

In addition to this restated combined application, other applications will need to be submitted or finalized in the future. The Applicants previously asked the City Council to vacate portions of the public rights of way that are on the subject property. The City Council agreed to initiate the vacation themselves. These public rights of way have never been developed and are a barrier to meaningful development in that they do not make logical sense when compared with the City's actual growth patterns.

Upon approval of this application, the City of Bandon can require the Property Owner to dedicate the newly proposed public rights of way on the subject property to ensure future connectivity of the local transportation network.⁶ The areas of proposed

to a maximum height of thirty-five (35) feet.”

⁴ BMC 17.20.090(B)(1)(a)(4) states: “All portions of any roofs above 28 ft. shall be sloped a minimum of 3:12 and must slope down and away from the highest point of the structure.”

⁵ The Applicants requested a variance for roof *slope* not for increasing the height. An increase in height up to 35 feet is allowed without a variance. The Applicants received approval for the increased height and are not withdrawing that part of the application.

⁶ The City of Bandon can require the dedication pursuant to BMC 16.12.020(E): “In approving an application for a conditional use or the modification an existing and functioning conditional use, the city may impose, in addition to those standards and requirements expressly specified by this title, any additional conditions which the city considers necessary to assure that the use is compatible with other uses in the

dedication are indicated on the map located at Exhibit “A” at Pages 6 and 7. After the existing streets are vacated, the new streets will be platted and submitted to the County Surveyor’s Office. The next step for the vacation is a public hearing.

Geologic Assessment Review is required. It is a separate Type II application pursuant to BMC 17.78 and 16.04. This is needed because of the unique topography and geology of the subject property, which is located in the Hazards Overlay Zone. Approval of the Geologic Assessment Review will be required before the Zoning Compliance Application. Preliminary scientific review has indicated that the Applicants can achieve approval. Approval of the Geologic Assessment Review can be made a condition of approval to this current application.

Another application will be for Zoning Compliance, which is a Type I application pursuant to BMC 16.04.050. All developments in the City of Bandon must go through Zoning Compliance, the purpose of which is for the City of Bandon to review the detailed plans for a structure or development to ensure the site plan requirements and architectural requirements are met prior to building permits being issued. The plans included in this Restated Consolidated Application are concept plans only. Thus, necessitating detailed review at that future date.

Lastly, the Applicants will need to file a Public Works Application, including for grading and filling permits, temporary right of way use permits, and work within a public right-of-way.

Only after these future applications are approved, and the associated conditions of approval satisfactorily completed or underway, will the Applicants file for building permits for the Gravel Point development.

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vicinity and to protect the city as a whole. These conditions may include but are not limited to: * * * E. Requiring public improvements, including, but not limited to streets, sidewalks, sewer and water line extensions, and bike paths.”

IV. Standards and Criteria for the Conditional Use Permit

As previously indicated, part of this application is for a Conditional Use Permit in the CD-1 Zone. As a result, BMC Chapter 17.20 and BMC Chapter 16.12 both apply. As indicated below, all the relevant criteria for the Conditional Use Permit are satisfied.

A. Conditional Uses in the Controlled Development 1 (CD-1) Zone

BMC 17.20 Controlled Development 1 (CD-1) Zone.

1. BMC 17.20.010 Purpose.

“The purpose of the CD-1 zone is to recognize the scenic and unique qualities of Bandon’s ocean front and nearby areas and to maintain these qualities as much as possible by carefully controlling the nature and scale of future development in this zone. It is intended that a mix of uses would be permitted, including residential, tourist commercial and recreational. Future development is to be controlled in order to enhance and protect the area’s unique qualities.” [BMC 17.20.010].

Applicants’ Response: The subject property is in the CD-1 zone. The proposal is for a conditional use (hotel, motel, and commercial retail sales and services). This proposal satisfies the purpose of the zone because it includes a mix of uses including tourist commercial and recreational uses. No residential use is proposed. Therefore, this provision is satisfied. The original Staff Report⁷ (the “Staff Report”) concurs that these provisions are satisfied at Page 10.

2. BMC 17.20.030 Conditional uses.

“In the CD-1 zone, the following uses and their accessory uses may be allowed in accordance with Chapter 16.12 and the provisions of this title:

* * *

“D. Commercial retail sales and services;

*“E. Motel, hotel; * * * *”* [BMC 17.20.030].

Applicants’ Response: The uses for this proposal include hotel, motel, and

⁷ The Staff Report is undated, but its footer is labeled “Staff Report – Consolidated Review, Gravel Point, 23-045” and was presented to the City of Bandon Planning Commission.

commercial retail sales and services. In particular, the hotel meets the definition of “hotel”, the villa suites meet the definition of “motel”, and the restaurants, lounges, and spas are considered “commercial retail sales and services”. As a result, those uses may be conditionally allowed in the CD-1 zone, subject to other provisions, including BMC Chapter 16.12, which is addressed below. Therefore, this provision is satisfied. The Staff Report concurs that this provision is satisfied at Page 11.

3. BMC 17.20.40 Limitations on use.

“A. Drive-up uses are prohibited.” [BMC 17.20.40].

Applicants’ Response: No drive-up uses are proposed.

“B. Siting of structures should minimize negative impact on the ocean views of existing structures on abutting lots. Protection of views from vacant building sites should also be taken into consideration. Where topography permits, new structures should be built in line with other existing structures and not extend farther out into those views.” [BMC 17.20.40].

Applicants’ Response: The proposed structures will be sited so as to minimize negative impact on the ocean views of existing structures on abutting lots. The subject property is east of Beach Loop Drive and not immediately adjacent to the Ocean. Further, no lots east of the subject property (developed or undeveloped) have ocean views. The proposed design has a low profile, meaning that there will not be any negatively impacts to ocean views. The Existing Topography is detailed in Exhibit “A” Page 10, which shows how the existing dune formation on the western end of the property already blocks any potential views for properties to the east of the subject property. Therefore, this provision is satisfied. The Staff Report concurs that this provision is satisfied at Page 11.

“C. Metal-sided buildings are not permitted in the CD-1 zone.” [BMC 17.20.40].

Applicants’ Response: The proposed structures will be primarily made of wood siding, windows, and metal roofs. Metal siding is not proposed. This provision is satisfied. The Staff Report concurs that this provision is satisfied at Page 11.

“D. No structures shall be located on identified foredunes. Breaching of foredunes shall only be allowed on a temporary basis in a dire emergency and shall be followed immediately by replenishment of sand, structural or binding material and vegetation, to the height of the surrounding existing dune. It shall

be the responsibility of the developer or the party responsible to rebuild any breach or reestablish any vegetation that is removed, displaced or damaged on any bluff, foredune, or in construction or site preparation. Such reestablishment shall begin as soon as possible after the aforementioned activity is complete. If the reestablishment is not started immediately, the city manager or designate shall require a bond in a sufficient amount to cover the costs of such rebuilding or reestablishment of vegetation.” [BMC 17.20.40].

Applicants’ Response: The subject property has a sand dune but not a foredune.⁸ The sand dune on the subject property is not the type of dune protected by the Beaches and Dunes overlay and Statewide Planning Goal 18. Further, the Applicants propose to take extensive measures to replant dune and meadow lands with native shrubs and trees. This provision is satisfied. The Staff Report concurs that this provision is satisfied at Page 12.

*“E. All homes in the CD-1 zone, including but not limited to conventionally constructed homes and manufactured homes, shall utilize at least eight of the following design features (at least four of these features required must be integrated on a face of the dwelling): * * * * [BMC 17.20.40].*

Applicants’ Response: The Applicants do not propose any homes. As a result, this provision is not applicable.

4. BMC 17.20.050 Signs.

“See Chapter 17.90 Signs” [BMC 17.20.050].

Applicants’ Response: The Applicants address BMC Chapter 17.90 below in Section C. This provision is satisfied.

5. BMC 17.20.060 Lot size.

“In the CD-1 zone, except as provided in Section 17.104.050, minimum lot size shall be as follows:

“A. For a single-family dwelling, a lot shall be a minimum of five

⁸ A “Foredune” means the dune closest to the high tide line that extends parallel to the beach. The foredune can be divided into three sections: the frontal area (closest to water); the top surface; and the lee or reverse slope (backside). See BMC 17.02 (Definitions).

thousand four hundred (5,400) square feet. For a duplex dwelling, a lot shall be a minimum of nine thousand (9,000) square feet.

“B. Lots shall have a minimum of forty (40) feet of physically accessible street frontage.

“C. Lot depth shall be at least ninety (90) feet.” [BMC 17.20.060].

Applicants’ Response: The Applicants do not propose any single-family dwellings or duplex dwellings. As a result, section (A) is not applicable.

The Applicants have separately and concurrently requested the vacation of city streets and has proposed to dedicate new streets to the city that better align with the project and existing and proposed public rights of way.

The Applicants do not propose to create any new lots. This provision is satisfied. The Staff Report concurs that this provision is satisfied at Page 12.

6. BMC 17.20.070 Yards.

“Except as provided in Section 17.104.060, yards in the CD-1 zone shall be as follows:

“A. The front yard shall be a minimum of twenty (20) feet.” [BMC 17.20.070].

Applicants’ Response: The Applicants have previously and concurrently requested the vacation of City streets and have proposed to dedicate new streets to the City that better align with the project and existing public rights of way. Enclosed as Exhibit “A” at Pages 6 and 7 is a map of the existing platted roads with the proposed re-oriented public rights of way.

Enclosed as Exhibit “A” at Pages 5 through 7 is a site plan with the proposed new public rights of way, proposed property boundaries, and required setbacks. The front yard has a minimum setback of twenty feet. However, pursuant to BMC 17.20.090(1)(a)(5) (discussed below), an additional seven feet of setback is required for a total of twenty-seven feet.⁹ This provision is satisfied. The Staff Report concurs that this provision is satisfied at Page 12.

⁹ BMC 17.20.090(1)(a)(5) states: “For each one (1) foot, or portion thereof, that the highest point of the structure exceeds twenty-eight (28) feet, the minimum required front, side, and rear setbacks, as defined in 17.02 Definitions, shall each be increased by one (1) foot.”

“B. Each side yard shall be a minimum of five feet, and the total of both side yards shall be a minimum of thirteen (13) feet, except that for corner lots, a side yard abutting a street shall be at least fifteen (15) feet.” [BMC 17.20.070].

Applicants’ Response: The subject property is not a corner lot. Enclosed as Exhibit “A” at Pages 5 through 7 is a site plan with the proposed new public rights of way, proposed property boundaries, and required setbacks. As shown thereon, the side yards to the east are at least five feet. In fact, the closest Meadow Suite is 14.50 feet from the eastern property line. Further, the side yards to the west are at least eight feet; the closest building to the western property line being a Ridgeline Suite, which is 53 feet from the property line. Added together, the depth of the side yards is more than a combined minimum of thirteen feet. This provision is satisfied. The Staff Report concurs that this provision is satisfied at Page 12.

“C. The rear yard shall be at least ten (10) feet except that in such a required rear yard, storage structures (less than fifty (50) square feet), and other non-habitable structures may be built within five feet of the rear property line, provided that they are detached from the residence and the side yard setbacks are maintained. Such structures shall not be used as or converted for habitation, shall not be connected to any sewer system and shall not exceed sixteen (16) feet in height.” [BMC 17.20.070].

Applicants’ Response: Enclosed as Exhibit “A” at Pages 5 through 7 is a site plan with the proposed new public rights of way, proposed property boundaries, and required setbacks. The rear yards have at least 10 feet of setbacks: the nearest Ridgeline Suite is 80’ from the northern property line, the Meadow Lodge is 95 feet, and the nearest Meadow Suite is 61.30 feet. Storage structures and non-habitable structures are not proposed. This provision is therefore satisfied. The Staff Report concurs that this provision is satisfied at Page 12.

“D. Where a side yard of a new commercial structure abuts a residential use, that yard shall be a minimum of fifteen (15) feet.” [BMC 17.20.070].

Applicants’ Response: Enclosed as Exhibit “A” at Pages 5 through 7 is a site plan with the proposed new public rights of way, proposed property boundaries, and required setbacks. Residential uses do abut the subject property. The closest residential neighbor to the west is 53 feet away from proposed development. The closest neighbors to the east are 14.50 feet and 21.40 feet respectively. This provision is therefore satisfied. The Staff Report concurs that this provision is satisfied at Page 12.

“E. A rear yard abutting Beach Loop Drive shall be a minimum of fifteen (15) feet.” [BMC 17.20.070].

Applicants’ Response: The subject property abuts Beach Loop Drive but no rear yard abuts said street. Nevertheless, the Applicants propose a minimum setback of twenty (20) feet along Beach Loop Drive. This provision is satisfied. The Staff Report concurs that this provision is satisfied at Page 12.

7. BMC 17.20.080 Lot coverage.

“In the CD-1 zone, buildings shall not occupy more than fifty (50) percent of the lot area. Total impervious surface shall not exceed 65%.” [BMC 17.20.080].

Applicants’ Response: The subject property is in the CD-1 zone. The proposed building coverage is 103,500 square feet. The subject property is 1,010,500 square feet. As a result, the building coverage is approximately 10.2%, which is less than 50% of the lot area.

The proposed impermeable surface coverage is 193,500 square feet. The subject property is 1,010,500 square feet. As a result, the total impervious surface area is approximately 19.2%, which is less than 65%. This provision is satisfied. The Staff Report concurs that this provision is satisfied at Page 13.

8. BMC 17.20.090 Height of Buildings and Structures.

“In order to maximize the ocean view potential of lots in the CD-1 zone:

“A. West of Beach Loop Drive or north of Seventh Street SW, except as otherwise permitted in 17.20.100 Exceptions to height limitations, no portion of any building or structure shall exceed a height of twenty-four (24) feet, measured as provided in 17.02 Definitions, “Height of building or structure.” [BMC 17.20.090].

Applicants’ Response: The subject property is east of Beach Loop Drive. Therefore, this provision is not applicable.

“B. East of Beach Loop Drive and south of Seventh Street SW, except as otherwise permitted in 17.20.100 Exceptions to height limitations, or pursuant to 17.20.090.B.1 (below), no portion of any building or structure shall exceed a height of twenty-eight (28) feet, measured as provided in 17.02 Definitions, “Height of building or structure.”

“1. With the specific approval of the Planning Commission, a building or structure may exceed a height of twenty-eight (28) feet, up to a maximum height of thirtyfive (35) feet.

“a. Review Criteria

“In deciding whether to approve or deny a request for the additional height, the Planning Commission shall consider and require conformance with the following review criteria. It shall be the Applicants’ responsibility to provide sufficiently detailed plans, data, and all other information necessary for the Planning Commission to determine whether the proposed additional height complies with the applicable review criteria.

“(1) The additional height shall not negatively impact the views from surrounding properties.

“(2) The additional height shall not cut off sunlight onto surrounding properties.

“(3) The additional height shall not negatively impact the aesthetic character of the neighborhood.

“(4) All portions of any roofs above 28 ft. shall be sloped a minimum of 3:12 and must slope down and away from the highest point of the structure.

“(5) For each one (1) foot, or portion thereof, that the highest point of the structure exceeds twenty-eight (28) feet, the minimum required front, side, and rear setbacks, as defined in 17.02 Definitions, shall each be increased by one (1) foot.

“b. Review Procedures and Public Notices The review and approval of requests for additional height as provided herein shall be considered limited land use decisions, and shall be subject to the application, review, and public notice procedures as specified for limited land use decisions in Chapter 16.04.” [BMC 17.20.090].

Applicants’ Response: The subject property is east of Beach Loop Drive and south of Seventh Street SW. As a result, this provision is applicable.

Originally before the Planning Commission, the Applicants had proposed to increase the height of the Meadow Lodge above the 28-foot height limitation to a maximum height of 35 feet. Indeed, the Planning Commission granted approval to increase the

height of the buildings above 28 feet, up to a maximum height of 35 feet.¹⁰ With this Restated Combined Application, the following structural heights are proposed:

The Meadow Lodge is a maximum of 28 feet in height except the elevator overruns, which will be a maximum of 35 feet in height. It is depicted in Exhibit “A” Page 12 attached hereto.

The Dune Lodge will have a maximum of 28 feet in height. It is depicted in Exhibit “A” Page 18 attached hereto.

The Ridgeline Suites are under 28 feet in height. They are depicted in Exhibit “A” Page 24 attached hereto.

The Meadow Suites are under 28 feet in height. They are depicted in Exhibit “A” Page 27 attached hereto.

It is demonstrated that no portion of any building or structure exceeds a height of 28 feet except the elevator shaft overruns on the Meadow Lodge, which reach a maximum height of 35 feet.

(1) The additional height of the elevator shaft overruns do not negatively impact the views from surrounding properties. This is due to their small size and positioning/placement on the building. Indeed, as shown on Exhibit “A”, page 17 (the “Meadow Lodge – Concept Roof Plan”), the elevator shafts are located on the interior of the proposed structure. This means that it is virtually unnoticeable to surrounding properties.

(2) The additional height of the elevator shaft overruns do not cut off sunlight onto surrounding properties. This is because of its small size.

(3) The additional height shall not negatively impact the aesthetic character of the neighborhood. This is because the elevator shaft overruns are tastefully blended into the characteristics of the building.

(4) The elevator shaft overruns, which are above the 28-foot threshold, are sloped a minimum of 3:12 and slope down and away from the highest point of the structure.

(5) The Meadow Lodge is set back far from the property lines. The nearest existing property line is 95 feet away from the Meadow Lodge. If the City vacates the existing public rights of way and accepts the dedication of the

¹⁰ It is important to note that the Applicants have withdrawn their originally proposed variance to the roof pitch.

proposed rights of way, the Meadow Lodge will be 56.25 feet from a newly dedicated road. As a result, the front, side, and rear setbacks are more than satisfied.

The Planning Commission found the foregoing criteria satisfied in the initial application.

The Applicants acknowledge that the review and approval of the requests for additional height is a limited land use decision.

9. BMC 17.20.100 Exceptions to height limitations

“A. Chimneys, provided that they do not extend more than five feet above the highest point of the proposed structure.

“B. On the east side of Beach Loop Drive and south of Seventh Street, private, noncommercial antennas or HAM radio antennas and towers up to seventy (70) feet in height, provided that no commercial communication equipment is located on or near such antennas. Such antennas exceeding seventy (70) feet may be allowed as a Conditional Use. Antennas on the west side of Beach Loop and north of Seventh Street shall be subject to the existing height limitations.” [BMC 17.20.090].

Applicants’ Response: These provisions are not applicable because no chimneys or antennas are proposed.

B. Conditional Uses

This is an application for a Conditional Use Permit. As a result, BMC Chapter 16.12 applies.

1. BMC 16.12.010 Authorization to grant or deny conditional uses.

“Conditional uses are those which may be appropriate, desirable, convenient or necessary in the zoning district in which they are allowed, but which by reason of their height or bulk or the creation of traffic hazards or parking problems or other adverse conditions may be injurious to the public safety, welfare, comfort and convenience unless appropriate conditions are imposed. Applications for uses designated in this title as conditional uses may be granted, granted with modifications or denied by the Planning Commission in accordance with the standards and procedures set forth in this chapter.” [BMC 16.12.010].

Applicants' Response: The Applicants request a Conditional Use Permit for uses of hotel, motel, commercial retail sales and services. Such uses are explicitly allowed in the CD-1 zone pursuant to BMC 17.20.030. The Planning Commission approved these uses with conditions of approval.

2. BMC 16.12.020 Authorization to impose conditions.

“In approving an application for a conditional use or the modification an existing and functioning conditional use, the city may impose, in addition to those standards and requirements expressly specified by this title, any additional conditions which the city considers necessary to assure that the use is compatible with other uses in the vicinity and to protect the city as a whole. These conditions may include but are not limited to:

“A. Changing the required lot size or yard dimensions;

“B. Limiting the height of the building(s);

“C. Controlling the location and number of vehicle access points;

“D. Requiring additional right-of-way areas or changing the street width;

“E. Requiring public improvements, including, but not limited to streets, sidewalks, sewer and water line extensions, and bike paths;

“F. Changing the number of off-street parking and loading spaces required;

“G. Limiting the number, size and location of signs;

“H. Requiring diking, fencing, screening or landscaping to protect adjacent or nearby property;

“I. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor and dust;

“J. Limiting the hours, days, place and manner of operations;

“K. Limiting or setting standards for the location and intensity of outdoor lighting;

“L. Setting requirements on the number, size, location, height and lighting of signs;

“M. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas and drainage areas.” [BMC 16.12.020].

Applicants’ Response: The Planning Commission approved the proposed Conditional Use Permit with various conditions of approval. The existing conditions of approval, as recommended by staff and adopted by the Planning Commission, are in the record.

3. BMC 16.12.030 Existing uses.

“In the case of a use existing prior to the effective date of the ordinance codified in this title and which is classified in this title as a conditional use, any alteration of the structure shall conform with the requirements dealing with conditional uses.” [BMC 16.12.030].

Applicants’ Response: The subject property is vacant and undeveloped. There are no existing prior uses. As a result, this provision is not applicable.

4. BMC 16.12.040 Approval standards for conditional uses.

“The approval of all conditional uses shall be consistent with:

“A. The comprehensive plan;” [BMC 16.12.040].

Applicants’ Response: The proposed uses, which are conditional uses, are explicitly permitted in the Controlled Development 1 (CD-1) zone by BMC 17.20.030(D) & (E). The subject property is designated as Controlled Development pursuant to the City of Bandon Comprehensive Plan (“BCP”). The purpose of the Controlled Development Area (“CDA”) is set forth in the BCP is as follows:

“This special classification is intended to recognize the scenic and unique quality of Bandon’s ocean front and view areas and to maintain the quality of Bandon’s ocean front by carefully controlling the nature and scale of future development in the area. It is intended that a mix of uses would be permitted, including residential, tourist commercial, and recreational. Future development is to be controlled in order to enhance the area’s unique qualities.”
BCP Pg. 77.

The Controlled Development 1 (CD-1) zoning designation implements land use regulations for lands designated Controlled Development pursuant to the BCP. Accordingly, compliance with the provisions of the Controlled Development 1 (CD-1) constitutes compliance with the BCP. Indeed, the BCP is implemented by the BMC.

Furthermore, the proposed development complies with all applicable elements of the BCP (e.g., transportation) based on the findings and supporting documents submitted in conjunction with this application. As a result, the conditional uses are consistent with the City of Bandon 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;” [BMC 16.12.040].

Applicants’ Response: The purpose of the CD-1 zone is to be a mixed-use zone balancing tourist commercial uses (generally conditional uses) with residential uses (permitted outright). The Applicants propose conditional mixed uses of hotel, motel, and commercial retail sales and services, thereby satisfying the purposes of the zone. As indicated in this application, the dimensional standards of the zone are also satisfied. Various conditions of approval have been placed on the proposed development, ensuring that it can coexist with other nearby uses such as residential uses.

“C. That the site size and dimensions provide adequate area for the needs of the proposed use;” [BMC 16.12.040].

Applicants’ Response: The site size and dimensions provide adequate area for the needs of the proposed use. The subject property is currently approximately 20.83 acres in size. The proposed acreage (after vacation and dedication of new public rights of way) is 23.2 acres in size. The overall coverage of the buildings and impervious surfaces is approximately 4.44 acres or approximately only 19.2% of the subject property. That is 193,500 square feet of total impervious surfaces on the lot size of 1,010,500 square feet.

There is substantial open space on the subject property, substantial setbacks to buffer the proposed development from nearby uses, and proposed screening from neighboring homes. This criterion is satisfied.

The Staff Report concurs that this provision is satisfied.

“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;” [BMC 16.12.040].

Applicants’ Response: The proposed site size and dimensions provide adequate area for aesthetic design treatment to mitigate possible adverse effects on the use of

surrounding properties and uses.

The site has been designed to mitigate possible adverse effects from traffic to surrounding properties. The site design includes placing the Meadow Lodge in the center of the property, having multiple entrances and exits for vehicles, dedicating substantial public rights of way, having an efficient traffic flow plan to minimize disruptions, and designing parking areas to minimize visual impact on neighboring properties.

The proposed buildings have also been designed to be aesthetically pleasing. Further, the main buildings have substantial setbacks from neighboring uses while the smaller villas well exceed the standard setbacks. The closest residential properties to the development is 53' between one of the Ridgeline Suites and 1365 Strawberry Dr., 90' between the Dune Lode and 2499 Beach Loop Rd., over 51' between one of the Meadow Suites and 1185 Three Wood Dr. All other setbacks well exceed those numbers. Collectively, the site is designed to mitigate possible adverse effects from the use of surrounding properties and uses. Based on neighborhood feedback, the plans now show an increased Landscape Buffer along the West property line.

The Staff Report concurs that this provision is satisfied.

“E. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features;”
[BMC 16.12.040].

Applicants’ Response: The subject property is suitable for the proposed use in terms of (i) size, (ii) shape, (iii) location, (iv) topography, and (v) natural features.

(i) The subject property, which will be approximately 23.2 acres in size, will be large for the proposed development. Indeed, the overall coverage of the buildings and roads is approximately 4.44 acres or approximately only 19.2% of the subject property.

(ii) The subject property is appropriate in shape for the proposed use. It is approximately 950’ wide at its widest point and 328’ wide at its narrowest point. It is approximately 1,390’ long at its longest point and 928’ long at its shortest point. It does not have an unusual or inappropriate shape for the proposed use.

(iii) The subject property is an appropriate location for the proposed use. The Controlled Development 1 (CD-1) Zone “is intended that a mix of uses would be permitted, including residential, tourist commercial and recreational.” BMC 17.20.010. That is, the CD-1 Zone is for mixed uses, like the proposed

development.

The Comprehensive Plan states at Page 139:

“In addition to the acreage in commercial zones, another 15 acres may be considered available in the Controlled Development (CD) zones of the Jetty and Beach Loop Road areas. The City estimates that 10% of the buildable land in the CD zones will go to commercial uses. Such uses will likely be tourism related.” [BMC 16.12.040].

That is, the Comprehensive Plan anticipates that 10% of the land in the CD zones will be allocated to commercial uses. There are currently only five commercial establishments in the CD-1 zone: Table Rock, Sunset, Lord Bennett’s, Best Western, and Windermere. Those businesses comprise less than 10% of the land inventory and overall uses. Therefore, the proposed use also satisfies the Comprehensive Plan in terms of the commercial component and is not incompatible. Therefore, this is an appropriate location for the proposed use.

The subject property is located along Beach Loop Drive, a major collector street, ensuring that there are adequate traffic facilities at this location for the proposed use. Indeed, all hotel traffic will be directed towards Beach Loop Drive via various signs placed on-site. It should be noted that the proposed design provides a connection to Face Rock Drive to the north via a future east-west connection, thereby completing a portion of the City’s circulation plan. As a result, this is an appropriate location for the proposed use in terms of existing and proposed infrastructure.

(iv) The subject property is appropriate in topography for the proposed use. Various topographical maps are included in Exhibit “A”, attached hereto, including at Pages 10 and 34-35. The land to the east is relatively flat while the land to the west includes various contours and elevations. As indicated in the site plans, the Applicants intend to utilize the existing topography of the site and incorporate it into its overall site plan to ensure a more limited impact on the site and neighboring properties. It should be noted, however, that the Applicants propose a minimal grading plan to ensure that the buildings sit appropriately on the topography and to ensure minimal disturbance for the site.

(v) The subject property’s natural features are appropriate for the proposed use. As indicated above, the Applicants intend to utilize the existing natural features to complement the proposed site plan. 10.2% of the site will be covered by buildings, with a total of 19.2% overall coverage (buildings + private paths). This ensures that 80.8% of the subject property remains open space, thereby

ensuring a relatively limited impact on natural features.

As a result, all the relevant sub-criteria of this section are satisfied. The Staff Report concurs that these provisions are satisfied.

“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;” [BMC 16.12.040].

Applicants’ Response: All required public facilities and services have adequate capacity to serve the proposal and are available or can be made available by the applicant.

Electricity: The City Engineer has commented on the record that the utility facilities are adequate for the proposed use. *See Planning Commission Record, Staff Report at Page 5 of 41.* No issues have been raised that would indicate that the City’s electrical grid has insufficient capacity to serve the proposed use.

Water: The City’s engineers have verified that the City’s water system has the capacity to serve the proposed development. *See Planning Commission Record, Staff Report at Pages 5-6 of 41.* This is confirmed by the City’s Water Master Plan, which states that the current system is sufficient to meet the City’s demands (including the projected population increases) through the year 2041. Bandon Water Master Plan at 1-2. Importantly, the Water Master Plan anticipates the growth of “a mix of residential, tourism and recreational uses” in the Controlled Development Zone 1 (CD-1), which is where the project is proposed.

The primary challenges concerning water identified by the City’s engineers and the Water Master Plan are related to increased turbidity and sediment in the system, not insufficient capacity. It says:

“One of the two clarifiers at the WTP is aged, is not functioning correctly, and cannot be relied on for normal operation. Replacing the clarifier will provide redundancy to the system and would facilitate continued water treatment while completing maintenance tasks on the unit in service. This improvement would also allow the City of Bandon to treat larger volumes of water and prepare for possible future expansion. The bond issue the City passed in 2019 included monies for a new second clarifier.”

“The existing raw water clarifier currently in service is a glass fused to steel bolted steel tank blue in color. The tanks surfaces exposed to

sunlight rise in temperature causing an inversion within the tank during the warm summer months. This inversion creates a thermal movement of settled particles from the bottom of the tank to the surface. The net result is turbidity to the plant which increases or creates problems with treatment. The City installed an exterior barrier on the south side of the tank in 2019 thus greatly reducing the temperature inversion.” Bandon Water Master Plan at 8-5.

The City is actively addressing the sediment / turbidity issues through ongoing initiatives aimed at improving water quality and system efficiency.

Another issue identified by the City concerning the Water System relates to raw water storage in late summer months. *See Planning Commission Record, Staff Report at Pages 6 of 41.* This does not mean that there is not sufficient capacity to serve the existing development—merely that the City has made plans to increase its raw water storage to accommodate future population growth.

As a result, the City has sufficient water system capacity to service the proposed use.

Sewer & Wastewater: The City Engineer’s comments on the record state the sewer system is adequate for the proposed use. *See Planning Commission Record, Staff Report at Pages 6 of 41.* No issues have been raised indicating that this is incorrect.

Streets & Traffic: The Applicants have included a traffic assessment in the record and an updated traffic analysis, demonstrating that there is sufficient capacity on the public streets for the traffic generated by the development.

As a result, 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;” [BMC 16.12.040].

Applicants’ Response: 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 purpose of the CD-1 zone is to be a mixed-use zone balancing tourist commercial uses with residential uses. As a result, the City of Bandon Comprehensive

Plan has appropriately considered whether the proposed conditional uses are appropriate for the CD-1 zone and are appropriate to be located in the vicinity of nearby residences. Indeed, the proposal has been designed to complement the character of the surrounding neighborhoods. This includes having abundant open spaces and landscape buffering.

As indicated in the traffic assessment and the updated traffic analysis, the existing and proposed public facilities will be adequate for the projected traffic. Establishment of the proposed development—which is permitted in the CD-1 Zone—will not impair the existing “use” of the nearby residences.

As a result, the proposal 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. Therefore, this criterion is satisfied.

The Staff Report concurs that these provisions are satisfied.¹¹

“H. All other requirements of this title that apply.” [BMC 16.12.040].

Applicants’ Response: As explained throughout this restated application, all relevant provisions of the Bandon Municipal Code are satisfied.

5. BMC 16.12.050 Conditional use cannot grant variances.

“A conditional use permit shall not grant variances to the regulations otherwise prescribed by this title. A variance application may be filed in conjunction with the conditional use permit by filing an application with the city using forms prescribed for that purpose.” [BMC 16.12.050].

Applicants’ Response: The Applicants no longer propose any variances. As a result, this provision is not applicable.

6. BMC 16.12.060 Application for a conditional use

“The applicant for a conditional use proposal shall be the recorded owner of the

¹¹ Note that the Staff Report called attention to the Vacation Rental Dwelling code requirements. However, those provisions of the City of Bandon Municipal Code only apply to existing single-family residences. There are no existing residences on the subject property and therefore the provisions of the BMC governing Vacation Rental Dwellings are not applicable.

property or an agent authorized in writing by the owner. They may initiate a request for a conditional use permit or the modification of an existing, functioning conditional use permit by filing an application with the city using forms prescribed for that purpose.” [BMC 16.12.060].

Applicants’ Response: Applicant Bandon Beach Ventures, LLC is the recorded owner of the subject property. The Applicants initiated the application, which partly includes a conditional use permit request, by filing an application with the City. This provision is satisfied. The Staff Report concurs that these provisions are satisfied.

“In addition, the following shall be supplied by the applicant:

“A. One (1) copy of the site development plan(s) drawn to scale and necessary data or narrative which explains how the development conforms to the standards;

“B. The required fee;

“C. The conditional use plan, data and narrative shall include the following:

“1. Existing site conditions,

“2. A site plan for all proposed improvements,

“3. A grading plan,

“4. A landscape plan,

“5. Architectural elevations of all structures,

“6. A sign plan,

“7. A copy of all existing and proposed restrictions or covenants;

“D. In the case where any or all of the above are unnecessary, as in the case of a change of use in an existing structure, the planning director shall determine which items in subsection (C)(1) through (7) of this section will not be required for application. The Planning Commission may request additional items if they determine that these additional items are necessary to understand and make a decision on the application.”

Applicants' Response: The Applicants have provided a copy of the site development plans drawn to scale and additional data and narrative explaining how the proposal conforms to all relevant standards. The Applicants paid the required fee.

The application, enclosed data, and narrative include existing site conditions (Exhibit "A" at Pages 10 and 34-35), a site plan for all proposed improvements (Exhibit "A" at Page 5), a grading plan (Exhibit "A" at Pages 10 and 34-35), a landscape plan (Exhibit "A" at Page 8), architectural elevations of all structures (Exhibit "A" at Pages 12, 18, 24, and 27), and a sign plan (Exhibit "A" at Pages 38-39). No existing or proposed restrictions or covenants exist.

This provision is satisfied. The Staff Report concurs that these provisions are satisfied.

7. BMC 16.12.070 Major modifications to approved plans

Applicants' Response: This provision is not applicable.

8. BMC 16.12.080 Minor modification(s) of a conditional use permit.

Applicants' Response: This provision is not applicable.

9. BMC 16.12.090 Standards governing conditional uses.

"A conditional use shall comply with the standards and purpose of the zone in which it is located except as these standards may have been modified in authorizing the conditional use or as otherwise provided as follows:

"A. Yards. In any zone, additional yard requirements may be imposed.

** * **

"C. Limitation on Access to Property. The Planning Commission may limit vehicle access from a conditional use to a street.

"D. Signs. See Chapter 17.90 Signs

** * **

"K. Vacation Rental Dwellings. Vacation rental dwellings (VRDs) are a conditional use in the CD-1, CD-2, CD-3, and C-3 zones, and are subject

to the requirements of this chapter. Conditional use permits are a discretionary decision by the City subject to review by the Planning Commission.” [BMC 16.12.090].

Applicants’ Response: The proposed conditional use will comply with the standards and purpose of the CD-1 zone as detailed throughout this Restated Application. While the City may modify the standards related to Yards, Limitation on Access to Property, and Signs, the Applicants propose no modifications, and the Planning Commission did not require any. As noted above, no Vacation Rental Dwellings are proposed and so that provision is not applicable. Subsections (B) and (E) through (J) are also not applicable.

These criteria are therefore satisfied. The Staff Report concurs that these provisions are satisfied.

10.BMC 16.12.100 Time limitation

“A. A conditional use permit shall become void one (1) year after approval, or after such greater or lesser time as may be specified as a condition of approval, unless within that time the required building construction, alteration or enlargement has been commenced and diligently pursued or, if no such construction, alteration or enlargement is required, unless the permit activity is being regularly conducted on the premises.

“B. The Planning Commission may extend a use permit for an additional period of one (1) year, subject to the requirements of this title.

“C. A conditional use permit shall become void if the use is discontinued for a period of one year.” [BMC 16.12.100].

Applicants’ Response: The Applicants acknowledge these provisions. The Planning Commission included a condition of approval that the conditional use permit will be void after one year unless a zoning compliance permit has been issued.

The Applicants recommend that this condition of approval be slightly modified by the City Council to be that the conditional use permit will be void after two years unless a zoning compliance permit has been “applied for”. It does not make sense that if there are delays to the zoning compliance permit, through no fault of the Applicants, that this entire process will need to be repeated.

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V. Standards and Criteria for the Site Design Review

A. Commercial Design Standards

This Restated Combined Application includes a request for site plan approval. As a result, BMC Chapter 17.94 is applicable.

The proposal’s site plan is attached as Exhibit “A” at Page 5. The original site plan was approved by the Planning Commission. The Applicants made minor changes to the approved site plan, which are addressed above.

1. BMC 17.94.010 Purpose

“The purpose of this chapter is to promote growth management and the planning of development to protect resources and maximize Bandon’s economic assets and advantages. Commercial Design Standards are intended to reflect Bandon’s unique historic landscape and architectural character while encouraging the visual quality and continuity of commercial development. The standards will provide greater visual design interest, pedestrian-oriented site design, compatibility with uses and development on adjacent land, and a greater likelihood of building reuse. As future growth and urbanization occur, certain measures will be required to preserve the quality of life of Bandon’s residents and the City’s attraction to visitors.” [BMC 17.94.010].

Applicants’ Response: The Applicants acknowledge this provision.

2. BMC 17.94.020 Scope

“The Commercial Design Standards shall apply to the following:

** * **

*“C. New construction of commercial buildings or groups of buildings exceeding 2,500 square feet of gross floor area. * * * * [BMC 17.94.020].*

Applicants’ Response: The proposal is for commercial buildings and groups of buildings exceeding 2,500 square feet of gross floor area. As a result, BMC Chapter 17.94 applies.

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3. BMC 17.94.030 Pre-application

“A. Developers of buildings affected by this section shall meet with City Planning Staff in a pre-application review.” [BMC 17.94.030].

Applicants’ Response: The Applicants and City Planning Staff held a pre-application conference on March 31, 2023. These criteria are therefore satisfied. The Staff Report concurs that these provisions are satisfied.

4. BMC 17.94.040 General Provisions

“A. These Design Standards include, but are not limited to: 1. Landscaping, 2. Building design, mass, scale, use of materials, 3. Lighting.” BMC 17.94.040].

Applicants’ Response: The Applicants acknowledge Subsection (A). The site plan addresses landscaping, building design, mass, scale, use of materials, and lighting. These criteria are therefore satisfied. The Staff Report concurs that these provisions are satisfied.

“B. Dumpsters, trash enclosures, and other appurtenant structures shall be screened with landscaped areas or constructed of materials and finishes which are consistent with the main building.” [BMC 17.94.040].

Applicants’ Response: Dumpsters, trash enclosures, and other appurtenant structures are screened by landscaping as indicated on the site plan, attached hereto as Exhibit “A” at Page 5; see Number 15 (“Loading/ Receiving Screened”), which is where the trash enclosures will be kept. These criteria are therefore satisfied. The Staff Report concurs that these provisions are satisfied.

5. BMC 17.94.050 Non-conforming Buildings

“A. If an existing building becomes non-conforming as a result of the adoption of these standards it may not be structurally modified unless the modification includes elements which result in a more conforming building.

“B. The square footage of the original non-conforming building may be increased a maximum of 20% if the modification includes elements which result in a more conforming building.

“C. If the square footage of a non-conforming building is increased more than 20% the resulting building, parking lot and all appurtenant structures shall

conform to this chapter.” [BMC 17.94.050].

Applicants’ Response: There are no non-conforming buildings. As a result, this provision is not applicable.

6. BMC 17.94.060 Landscaping

“A. General:

“1. All landscaping plans shall be approved by the Reviewing Body and installed and subsequently maintained in good condition and in perpetuity by the owner of the property. Maintenance shall include, but not be limited to, watering, pruning, trimming, mowing, debris and weed removal, and if necessary, replanting or replacement of failed landscape elements. Failure to maintain the landscaping in good condition shall be considered a nuisance and subject to citation to Municipal Court under Section 8.08 of the Bandon Municipal Code.” [BMC 17.94.060].

Applicants’ Response: The Applicants acknowledge this provision. The property owner will engage in maintenance of the property, including watering, pruning, trimming, mowing, debris and weed removal, and if necessary, replanting or replacement of failed landscape elements. This provision is therefore satisfied. The Planning Commission approved the proposed landscaping plan.

“2. Building facades which face a street or sidewalk, shall have a four-foot-wide landscaping strip separating the building from the street and/or sidewalk. This section shall not apply to building facades separated from a street or sidewalk by a parking lot.” [BMC 17.94.060].

Applicants’ Response: The proposed site plan is attached hereto as Exhibit “A” at Page 5. It shows that every building façade that faces a street or sidewalk has at least a landscaping strip separating the building from the street and/or sidewalk that is at least 20 feet wide. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 20.

“3. Landscape density shall be uniform throughout the site and include site amenities such as focal points, public trash receptacles, low wattage lighting, and water features, for areas around a building over 2,500 square feet.” [BMC 17.94.060].

Applicants’ Response: The proposed site plan is attached hereto as Exhibit “A” at

Page 5. As seen on the site plan, the proposed site plan landscaping density is uniform throughout the site. The site plan also includes amenities such as various natural focal points and low wattage lighting throughout. The focal points will be the wetland areas, dune trails and pocket gardens throughout the subject site. Lighting will be low wattage and downward facing. The lighting plan is attached hereto as Exhibit “A” at Pages 30-31. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 21.

“4. Trees and shrubs used shall be selected from varieties compatible with the Southern Oregon Coast climate and which do not have destructive root systems which could damage either buildings or paved surfaces.” [BMC 17.94.060].

Applicants’ Response: The proposed site plan is attached hereto as Exhibit “A” at Page 5. The conceptual Landscape plan is attached hereto as Exhibit “A” at Page 8. A mix of coastal grasses, herbs, shrubs, and trees are proposed. As seen on that plan, the trees and shrubs proposed for the site are compatible with the Southern Oregon Coast climate and do not have destructive root systems which could damage either buildings or paved surfaces. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 21. The Applicants intend to coordinate with a local landscape consultant to ensure these provisions are fulfilled.

“5. Trees shall be planted landscaped areas such that the tree trunk is at least 3 ft. from any curb or paved area.” [BMC 17.94.060].

Applicants’ Response: The trees will be planted such that the tree trunk is at least three feet away from any curb or paved area. This will be clearly shown on the final landscaping plan that will be submitted and reviewed as part of the zoning compliance application.

“6. The landscaped area shall be planted with shrubs and/or living ground cover to assure 50% coverage within 1 year and 90% coverage within 5 years. (Landscaped area is either covered with low lying plants or overhung by the branches of shrubbery).” [BMC 17.94.060].

Applicants’ Response: The proposed site plan is attached hereto as Exhibit “A” at Page 5. The conceptual Landscape plan is attached hereto as Exhibit “A” at Page 8. As seen on those plans, the landscaped area will be planted with shrubs and/or living ground cover to assure 50% coverage within 1 year and 90% coverage within 5 years. This will also be clearly shown on the final landscaping plan that will be submitted and reviewed as part of the zoning compliance application.

“7. All bare earth shall be covered with bark, mulch, landscape rock, or other similar landscaping material to prevent dust and soil erosion.” [BMC 17.94.060].

Applicants’ Response: All bare earth shall be covered with bark, mulch, landscape rock, or other similar landscaping material to prevent dust and soil erosion. This is shown in the Erosion Control Plan provided by the Applicant, which is included in the Record at the Galli Group’s Geotechnical Design Report at Page 38. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 21.

“8. Landscaping shall conform to the vision clearance standards of the underlying zone.” [BMC 17.94.060].

Applicants’ Response: All landscaping and other items within the vision clearance areas will be complied with. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 22.

“B. Screening

“1. Dense landscaping and/or architectural treatment shall be provided to screen features such as storage areas, trash enclosures, transformers, generators, propane tanks, and other appurtenant structures.” [BMC 17.94.060].

Applicants’ Response: The proposed site plan is attached hereto as Exhibit “A” at Page 5. The conceptual Landscape plan is attached hereto as Exhibit “A” at Page 8. As seen on those plans, dense landscaping and architectural treatment screen features such as trash enclosures. In particular, screening is provided on the western property line, the northeast, and the southeastern property lines. Further, the Meadow Lodge has screening elements to hide the loading area. No outdoor storage is proposed. Storage will be located in the basement of the Dune Lodge as seen in Exhibit “A” at Page 19. This is a construction standard and can be made a condition of approval. Therefore, this provision is satisfied.

“2. Features used to screen electrical equipment shall be approved by the electric department.” [BMC 17.94.060].

Applicants’ Response: The Applicants acknowledge this provision. The developer will work with the Coos-Curry Electric Cooperative to locate appropriate areas for transformers and the type of screening they would prefer. This can be made a

condition of approval. Therefore, this provision is satisfied.

“3. Where property abuts a residential zone, a fence, a minimum of six feet in height shall be installed on the property line to minimize adverse effects of the development on neighboring residences.” [BMC 17.94.060].

Applicants’ Response: The subject property abuts a residential zone. As set forth above, the setbacks on all portions of the property meet or exceed the code requirements. Various surrounding residences on the west side of the property already have fences installed. As a result, the Applicants propose a 6-foot-tall landscaping screen on all sides of the property. Further, this can be made a condition of approval. Therefore, this provision is satisfied. The Staff Report recommended as a condition of approval that fences be required on property lines abutting the residential zones unless it is found that dense landscaping buffer be preferable. See the Staff Report at Page 22.

“4. Perimeter fencing, security fencing, or gateways shall be constructed off] materials which are compatible with the design and materials used throughout the project.” [BMC 17.94.060].

Applicants’ Response: All fencing will be constructed of wood and compatible with other materials used throughout the project. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 23.

“5. Razor wire and electric fencing are prohibited.” [BMC 17.94.060].

Applicants’ Response: The Applicants acknowledge this provision. No razor wire or electrical fencing is proposed or will be used. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 23.

“6. Chain link fencing, with slats, may be allowed provided it is used as a screening element and the slats are a material consistent with the main building.” [BMC 17.94.060].

Applicants’ Response: The Applicants acknowledge this provision. No chain link fencing is proposed. Temporary fencing may be needed during construction but will be removed. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 23.

“7. All rooftop mechanical equipment, including satellite or other telecommunications equipment, shall be screened from public view at building grade.” [BMC 17.94.060].

Applicants’ Response: At this time the Applicants are only proposing elevator overruns as rooftop equipment as shown on the Meadow Lodge Concept Elevations. It has been designed to be screened from view by walls and roofing. The Applicants also agree to screen all other rooftop mechanical equipment, including satellite or other telecommunications equipment. However, the Applicants have only created concept plans and it is possible that additional mechanical equipment will need to be added to the top of other buildings. Because this is a building standard, this can be made a condition of approval. Therefore, this provision is satisfied.

7. BMC 17.94.070 Lighting

“A. Night lighting and security lighting shall be shielded to ensure that there is no off-site glare or skyward illuminations.

“B. Parking lot and landscape lighting shall be low to the ground, to reduce glare and illuminate all pedestrian walkways.

“C. Light standards (poles) shall not exceed the height of the building at any time and shall not exceed 14 ft. in height along pedestrian pathways.

“D. All other outdoor light fixtures emitting 2,050 lumens or more shall be shielded as follows:

“1. Within 50 ft. of the property boundary, light fixtures shall be full cutoff.

“2. All other outdoor lighting fixtures shall be semi-cutoff or full cutoff.

“E. Location and type of lighting shall be submitted in a lighting plan.” [BMC 17.94.070].

Applicants’ Response: All lighting fixtures will meet or exceed the City’s requirements. The proposed lighting plan is attached hereto as Exhibit “A” at Pages 30-31. All lights will be shielded to avoid glare and skyward illuminations. Parking lot and landscape lighting shall be low to the ground. Light standards (poles) shall not exceed the height of the building and shall not exceed 14-feet in height along pedestrian pathways. Indeed, paths will have 3-foot-tall lighting. All other outdoor light fixtures emitting 2,050 lumens or more shall be shielded pursuant to the above provisions. Therefore, this provision is satisfied.

8. BMC 17.94.080 Parking Lots

“A. General:

“1. Perimeter landscape strips, not less than five feet in width, shall be required for all parking lots in order to screen and/or buffer the parking lot from abutting streets or residential areas. Perimeter landscaping shall consist of plants, a minimum of two feet in height and/or trees a minimum of five feet in height and spaced no more than 20 feet apart.” [BMC 17.94.080].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 9 is the Parking Exhibit. It shows that the majority of parking on the subject property will be in the parking garages located beneath the Meadow Lodge and the Dune Lodge, which are not defined as parking lots. Other, exterior, parking spaces are shown on the same Parking Exhibit.

The exterior parking areas have perimeter landscape strips, not less than five feet in width. They buffer the parking areas from abutting streets. There are no parking areas that abut residential uses. The parking areas include the appropriate landscaping of plants a minimum of two feet in height and/or trees a minimum of five feet in height and spaced no more than 20 feet apart. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 26.

“B. Parking lots with more than 40 spaces:

“1. Must provide landscaped islands and walkways which break up the visual expanse of blacktop and provide safe pedestrian areas.

“2. For every parking space there shall be 20 sq. ft. of landscaping within the parking lot. Perimeter landscaping or landscaping required for visual screening or buffering shall not be included in the 20 sq. ft. requirement. Landscaping required for walkways shall be included in this calculation.

“3. There shall be a minimum of one tree for every 250 square feet of landscape.” [BMC 17.94.080].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 9 is the Parking Exhibit. It shows that the majority of parking on the subject property will be in the parking garages located beneath the Meadow Lodge and the Dune Lodge, which are not defined as parking lots. There are no parking lots with more than 40 spaces proposed. As a result, this provision is not applicable.

9. BMC 17.94.090 Site Design, Building Design, Massing, Materials

“A. Buffering

“1. In the event of a common property line, a side or rear yard abutting a residential zone shall be at least twenty (20) feet plus one foot for each two feet by which the height of the building exceeds twenty-eight (28) feet.”
[BMC 17.94.090].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 5 is the site plan. Attached hereto as Exhibit “A” at Page 7 is the Dimensioning & Property Setbacks. These show that the minimum setbacks are met, and that landscape buffering is provided between the site and neighboring residential properties. Indeed, the nearest Ridgeline Suite is 53’ from the western property line, which abuts a residential zone. The Dune lodge is 95’ from the nearest property line. The nearest Meadow Suite is 30’ from the southern property line, which abuts a property with a residence. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 26.

“B. Connectivity

“1. The site design must provide direct vehicular connections and safe street crossings to abutting properties.” [BMC 17.94.090].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 5 is the site plan. Attached hereto as Exhibit “A” at Page 6 is the Roadway Hierarchy map, which shows the proposed dedication of new public rights of way and some minor private driveways. These will need to be approved by the City Council in a separate proceeding because they deal with the street vacation standards.¹²

These proposed new roads provide direct vehicular connections and safe street crossings to abutting properties. In particular, they allow Carter St. SW to connect to Beach Loop Road. They also allow Beach Loop Road to connect to future road

¹² The City of Bandon can require the road *dedication* in this proceeding pursuant to BMC 16.12.020(E): “In approving an application for a conditional use or the modification an existing and functioning conditional use, the city may impose, in addition to those standards and requirements expressly specified by this title, any additional conditions which the city considers necessary to assure that the use is compatible with other uses in the vicinity and to protect the city as a whole. These conditions may include but are not limited to: * * * E. Requiring public improvements, including, but not limited to streets, sidewalks, sewer and water line extensions, and bike paths.”

connections to the east. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 26.

“C. Pedestrian walkways. In addition to the section on parking lot landscaping, the following shall apply:

“1. Continuous pedestrian walkways shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all retail buildings on the site.” [BMC 17.94.090].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 30-31 is the Illumination Plan. Attached hereto as Exhibit “A” at Page 6 is the Roadway Hierarchy map. Collectively these show the proposed pedestrian walkways. Walkways are provided from the public sidewalk or right-of-way to the principal customer entrance of all buildings on site. The pedestrian walkways will be open to the general public. A number of pedestrian paths will connect to Beach Loop Drive walkways and the residential neighborhood along Carter Street. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 27.

“2. Walkways shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such walkways shall be located at least 4 ft. from the facade of the building with planting beds in between facade and the walkway for foundation landscaping, except where features such as covered passageways or entryways are part of the facade.” [BMC 17.94.090].

Applicants’ Response: Attached hereto as Exhibit “A” at Pages 34-35 is the Illumination Plan. Attached hereto as Exhibit “A” at Page 6 is the Roadway Hierarchy map. Collectively these show the proposed pedestrian walkways. These provide for walkways and circulation along the frontage of the main lodges and will contain landscaping. The walkways are located at least 4 ft. from the façade of the building with planting beds in between façade and the walkway except where features such as covered passageways or entryways are part of the façade. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 27.

“3. Pedestrian walkways provided in conformance with 17.94.090, C, 2, above shall provide weather protection features such as awnings or covered passageways within 30 ft. of all customer entrances.” [BMC

17.94.090].

Applicants' Response: As shown on the site plan, pedestrian walkways in conformance with BMC 17.94.090(C)(2) are provided. The two main lodges feature portions of covered main entryways. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 27.

“4. The site design shall provide convenient pick-up and drop-off areas for cars and transit vehicles.” [BMC 17.94.090].

Applicants' Response: The site design provides convenient pick-up and drop-off areas. Valet parking is offered. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 27.

“D. Building Facades

“1. Front and publicly visible building facades greater than 50 ft. in length, measured horizontally, shall incorporate architectural projections or recesses having a depth of at least three percent (3%) of the length of the facade and extending for at least 20 percent (20%) of the length of the facade. Such architectural features shall be incorporated into exterior wall design at least every 50 horizontal feet.” [BMC 17.94.090].

Applicants' Response: Attached hereto as Exhibit “A” at Page 5 is the site plan. As shown on the plans, the building façades meet the criteria listed and contain a curvature to the buildings. The curve recesses at a depth that exceeds 3% of the length of the façade and extends for at least 20% of the length. Architectural features are incorporated more than every 50 feet. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Pages 27-28.

“2. Facades facing a street shall have covered passageways, windows, columns, awnings or other such features along at least 60 percent (60%) of their horizontal length.” [BMC 17.94.090].

Applicants' Response: Attached hereto as Exhibit “A” at Pages 12, 18, 24, and 27 are the building elevations. As shown on the plans, façades facing streets have covered passageways, windows, columns, awnings or other such features along at least 60 percent (60%) of their horizontal length. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 28.

“3. Windows, when used as a design feature:

“a) The size and total area of required windows shall be determined by the facade area of the building.

“b) Building facades facing a street shall incorporate window areas equal to a minimum of ten percent of the facade area.

“c) When a building provides multiple storefronts or entry ways to individual businesses, each storefront space shall have window areas equal to 10% of the business facade.” [BMC 17.94.090].

Applicants’ Response: The building façades facing streets incorporate window areas equal to a minimum of ten percent of the facade area. There are no multiple storefronts or entry ways to individual businesses. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 29.

“4. Facades must include a repeating pattern that includes at least three of the following elements, one of which must repeat horizontally:

“a) Color change;

“b) Texture change;

“c) Material change;” [BMC 17.94.090].

Applicants’ Response: Attached hereto as Exhibit “A” at Pages 12, 18, 24, and 27 are the building elevations. As shown thereon, the façades have a repeating pattern of wood siding and aluminum and glass windows, repeating horizontally. This ensures color change, texture change, and material change. It also complies with the horizontal repetition requirement. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 29.

“5. Architectural or structural bays, provided through a change in plane of at least 12 inches in width, such as an offset, reveal or projecting rib. All elements shall repeat at intervals no more than 30 feet horizontally and vertically.

“E. Entrances

“1. All public entrances shall be covered. The minimum width of coverings shall be the width of the entry doors and shall be a minimum of ten feet in length.” [BMC 17.94.090].

Applicants' Response: Attached hereto as Exhibit "A" at Pages 12, 18, 24, and 27. As shown thereon, all public entrances are covered. The width of coverings meets or exceeds the width of the entry doors and are a minimum of ten feet in length. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 29.

"2. Where multiple businesses will be located within the same building, the main customer entrance to the building shall conform to the requirements of this Section." [BMC 17.94.090].

Applicants' Response: Attached hereto as Exhibit "A" at Pages 12, 18, 24, and 27. As shown thereon, the main customer entrances to a building conform to the requirements of this section. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 29.

"3. Delivery and service bays shall be located in rear of the building, unless the Reviewing Body determines the configuration to be impractical. Ingress and egress of service drives shall be clearly posted." [BMC 17.94.090].

Applicants' Response: Attached hereto as Exhibit "A" at Page 5 is the site plan. As shown on the plans, the loading bays (designated as No. 15) are located in the rear of Meadow Lodge and the Dune Lodge. On the Dune Lodge Concept Floor Plan at Page 19, the Loading / Servicing entrance is shown in the underground garage (designated as No. 11).

"4. At least one facade shall feature a customer entrance. The entrance shall be on a facade that faces a street with pedestrian walkways or main parking lot. All entrances shall be architecturally prominent and clearly visible from the street." [BMC 17.94.090].

Applicants' Response: Attached hereto as Exhibit "A" at Page 5 is the site plan. Attached hereto as Exhibit "A" at Pages 12, 18, 24, and 27 are the building elevations. As shown thereon, both the Meadow Lodge and the Dune Lodge have entrances on a façade that faces a street with pedestrian walkways or main parking lot. The entrances are architecturally prominent and clearly visible from the street. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 30.

“5. Each establishment shall have clearly visible customer entrance areas. The design of facades with customer entrances, as well as those abutting public streets, shall be enhanced with a least one feature from a minimum of three of the following groups:

“a) Group 1

- 1) Canopies*
- 2) Awnings*
- 3) Porticos*
- 4) Overhangs*

“b) Group 2

- 1) Recesses/projections*
- 2) Architectural details, such as tile and moldings, which are integrated into the building and design*
- 3) Windows and/or display windows*

“c) Group 3

- 1) Covered walkways*
- 2) Arches*

“d) Group 4

- 1) Raised corniced parapets over entrances*
- 2) Peaked roofs*

“e) Group 5

- 1) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting*
- 2) Public plazas.” [BMC 17.94.090].*

Applicants’ Response: Attached hereto as Exhibit “A” at Page 5 is the site plan. Attached hereto as Exhibit “A” at Pages 12, 18, 24, and 27 are the building elevations. As shown thereon, the proposal includes at least one feature from a minimum of three groups, including Groups 1, 2, 3, and 5. The features shown on the plans include but are not limited to overhangs, recesses, covered entries, windows, covered walkways, a public plaza, and integral planters. These are construction standards and therefore can be made a condition of approval. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 30.

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“F. Materials and Colors

“1. More than 75% of exterior building materials shall include brick, fire resistant cedar shakes and shingles, beveled or shiplap or other narrow-course horizontal boards or siding, vertical board and batten siding, durable stucco, rock, stone, or tinted and textured concrete masonry units. Other materials may be permitted if approved by the Reviewing Body.

“2. Visible exterior building materials shall not include smooth-faced concrete block, smooth-faced tilt-up concrete panels, or unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet pressboard) unless approved by the Reviewing Body.” [BMC 17.94.090].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 5 is the site plan. Attached hereto as Exhibit “A” at Pages 12, 18, 24, and 27 are the building elevations. As shown thereon, more than 75% of exterior building materials for the Meadow Lodge and the Dune Lodge include vertical wood siding, board form concrete, glass railings and aluminum clad windows with bird proofing. The remainder of the buildings’ exteriors are windows. The various suite-villas are made of vertical wood siding, board form concrete, glass railings and aluminum clad windows with bird proofing.

The visible exterior building materials does not include smooth-faced concrete block, smooth-faced tilt-up concrete panels, or unarticulated board siding. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 31.

“G. If approved by the approving authority, building trim and accent areas may feature primary or other bright colors.” [BMC 17.94.090].

Applicants’ Response: This provision is not applicable.

“H. Roofs

“1. Roofs shall have no less than two of the following features:

“a) Parapets, the average height of which shall not exceed 15 percent (15%) of the height of the supporting wall, unless greater heights are necessary to screen HVAC equipment. Parapets shall not at any point exceed one-third of the

height of the supporting wall. Parapets shall feature three-dimensional cornice treatment and shall not be of a constant height for a distance greater than 150 ft.

“b) Overhanging eaves or cornices, extending at least 3 ft. past the supporting walls.

“c) Sloping roofs with three or more slope planes. Sloping roofs shall:

“1) not exceed the average height of the supporting walls; and

“2) have an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run; and

*“3) have a vertical rise less than or equal to one foot for every one foot of horizontal run. * * * *.” [BMC 17.94.090].¹³*

Applicants’ Response: Attached hereto as Exhibit “A” at Page 5 is the site plan. Attached hereto as Exhibit “A” at Pages 12, 18, 24, and 27 are the conceptual building elevations. Because these are construction standards, they can be made conditions of approval. As a result, this standard is satisfied.

10.BMC 17.94.100 Signage

“See Chapter 17.90 Signs” [BMC 17.94.100].

Applicants’ Response: The Applicants address BMC Chapter 17.90 below in Section C. This provision is satisfied.

¹³ BMC 17.94.090(I) through (K) are not applicable.

B. Off-Street Parking and Loading

1. BMC 17.96.010 Applicability.

“In all zones, off-street parking and loading space shall be provided as set forth in this chapter.” [BMC 17.96.010].

Applicants’ Response: The proposal is for a new commercial development, which requires parking spaces be provided to meet the allowed use. This provision is satisfied, as set forth below.

2. BMC 17.96.020 Off-street parking.

“At the time a new structure is erected or enlarged, or the use of an existing structure is changed, off-street parking spaces shall be provided as set forth in this section unless greater requirements are otherwise established. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if it would result in less space than is required by this title. When square feet are specified, the area measured shall be the gross floor area of the building but shall exclude any space within a building devoted to off-street parking or loading. When the number of employees is specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space. Parking requirements for specific uses are shown in the following table:

Table 17.96.020 [abbreviated]

PARKING REQUIREMENTS FOR SPECIFIC USES

Use	Requirement
B. Commercial/Residential uses:	
1. Hotel	One space per two guest rooms plus one space per two employees.
2. Motel	One space per guest room or suite plus one additional space for the owner or manager.
D. Places of Public Assembly:	
6. Other auditorium or meeting room	One space per four seats or eight feet of bench length.
F. Commercial:	
5. Eating or drinking establishment	One space per two hundred (200) square feet of floor area.

Applicants' Response: Attached hereto as Exhibit "A" at Page 9 is the Parking Exhibit. The parking requirements are reproduced as follows:

Required Parking	
Hotel:	One space per two guest rooms: 110 rooms x 0.5 = 55 spaces One space per two employees: 40 employees x 0.5 = 20 spaces
Motel Villas:	One space per Villa suite: 32 villas x 1 = 32 spaces One space per motel operator: 1 operator x 1 = 1 space
Eating/Drinking:	One space per 200 sq. ft.: 7,000 sf. / 200sf. = 35 spaces
Meeting Rooms:	One space per four seats: 140 seats / 4 = 35 spaces
RV Parking Spaces	Five percent of parking total: 55+20+32+1+35+35 = 178 spaces 178 spaces x 0.05 = 8.9 RV spaces, rounded up = RV 9 spaces
Total Required Parking:	178 spaces + 9 RV spaces

Parking Provided	
Basement Parking	
Meadow Lodge:	
Self-parking:	75 spaces
Valet:	18 spaces
Dune Lodge (all):	15 spaces
Surface Parking	
Normal and Compact spaces:	70 spaces
Flex Parking (incl RV):	9 spaces
Total Parking Provided:	178 spaces + 9 RV spaces

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3. BMC 17.96.030 Off-street loading.

“A. Passengers. A driveway designed for a continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than twenty-five (25) pupils.” [BMC 17.96.030].

Applicants’ Response: This provision is not applicable.

“B. Merchandise, Material or Supplies. Buildings or structures to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to handle adequately the needs of the particular use. Loading space that has been provided for an existing use shall not be eliminated if its elimination would result in less space than is required to handle adequately the needs of the use. Off-street parking areas used to fulfill the requirements of this title shall not be used for loading and unloading operations except during periods of the day when not required to care for parking needs.” [BMC 17.96.030].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 5 is the site plan. Attached hereto as Exhibit “A” at Pages 12, 18, 24, and 27 are the building elevations. As shown thereon, both lodges have off-street loading berths in sufficient number and size to adequately handle the needs of the various uses. Therefore, this provision is satisfied.

4. BMC 17.96.040 General provisions for off-street parking and loading.

“A. The provision and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner. No building or other permit shall be issued until plans are presented which show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this title. Should the owner or occupant of any lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be a violation of this title to begin or maintain such altered use until such time as the increased offstreet parking or loading requirements are complied with.” [BMC 17.96.040].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 5 is the site plan. Attached hereto as Exhibit “A” at Page 9 is the Parking Exhibit. As shown thereon,

the parking and loading for the uses on the subject property is exclusively off-street. The Applicants acknowledge the other provisions of this section. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 34.

“B. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission based upon the requirements for comparable uses listed.” [BMC 17.96.040].

Applicants’ Response: The Applicants acknowledge the other provisions of this section. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 34.

“C. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of several uses computed separately.” [BMC 17.96.040].

Applicants’ Response: The subject property will contain hotel rooms, suites, meeting rooms, and a restaurant. The sum of the required parking spaces is the total of all required parking. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 34.

“D. Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the city in the form of deeds, leases or contracts to establish the joint use.” [BMC 17.96.040].

Applicants’ Response: There are not multiple owners and shared parking is not needed for this project. As a result, this provision is not applicable.

“E. 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.” [BMC 17.96.040].

Applicants’ Response: No dwellings are proposed in this application and so this provision is not applicable. All parking spaces are located on the subject property. For the villa suites golf carts will be provided on site to convey people from the villa suites to the parking areas and other parts of the project. Further, the golf cart pathways will be built to withstand the weight of emergency vehicles.

“F. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.” [BMC 17.96.040].

Applicants’ Response: This can be made a condition of approval. The Staff Report concurs that these provisions can be satisfied at Page 35.

“G. Parking within required setback areas for residential uses:

“1. A maximum of three (3) motor vehicle parking spaces shall be allowed within the required front or street-side setback area, two (2) of which may be counted towards meeting the minimum number of required off-street parking spaces. Any such parking spaces must be located within a driveway surfaced with concrete, asphalt, gravel, or other material approved by the City.

“2. Motor vehicle parking within the required front or street-side setback area shall be located no closer than five (5) feet from any interior property line.” [BMC 17.96.040].

Applicants’ Response: This section is not applicable.

“H. A plan, drawn to scale, indicating how the off-street parking and loading requirements are to be met shall accompany any application for a building permit. The plan shall show all elements necessary to indicate that the requirement is being met, including the following:

“1. Delineation of individual parking and loading spaces;

“2. Circulation area necessary to serve space;

“3. Access to streets and property to be served;

“4. Curb cuts;

“5. Dimensions, continuity and substance of screening;

“6. Grading, drainage, surfacing and subgrading details;

“7. Delineation of obstacles to parking and circulation in finished parking areas;

“8. Specifications as to signs and bumper guards;

“9. Other pertinent details. (Amended during 2000 codification.)” [BMC 17.96.040].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 9 is the Parking Exhibit. A more detailed plan will be provided for further review by the City Engineer

and staff at the time of applying for Zoning Compliance.

5. BMC 17.96.050 Design requirements for parking lots.

“A. Areas used for parking vehicles and for maneuvering shall have durable and dustless surfaces maintained adequately for all weather use and so drained as to avoid flow of water across sidewalks.” [BMC 17.96.050].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 9 is the Parking Exhibit. Attached hereto as Exhibit “A” at Page 7 is the Setbacks and Dimensioning. The setbacks and dimensioning shows that durable and dustless surfaces are proposed on site. The driving and parking surfaces are porous asphalt or stabilized landscape parking features similar to pavers. Further, there are drainage swales to provide drainage and avoid flow of water across sidewalks They shall be adequately maintained for all weather use and so drained as to avoid flow of water across sidewalks. Sidewalks will be chip-sealed. Therefore, this provision is satisfied. The Staff Report concurs that these provisions are satisfied at Page 35.

“B. Except for parking in connection with dwellings, parking and loading areas adjacent to or within residential zones or adjacent to dwellings shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence or not less than five nor more than six feet in height, except where vision clearance is required.” [BMC 17.96.050].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 9 is the Parking Exhibit. Attached hereto as Exhibit “A” at Page 8 is the Landscape plan with screening. The parking and loading areas adjacent to residential zones and adjacent to dwellings are designed to minimize disturbance to residents with establishing sight-obscuring vegetative screening between the uses. A 6’ tall screen is required and shown on the attached plans at Page 8 for the portions of the site that are adjacent to a residential property. Therefore, this provision is satisfied. The Staff Report concurs that this provision is satisfied at Page 35.

“C. Parking spaces along the outer boundaries of a parking lot shall be contained by a bumper rail or by a curb which is at least four inches high, and which is set back a minimum of four and one-half feet from the property line.” [BMC 17.96.050].

Applicants’ Response: This can be made a condition of approval. Therefore, this provision is satisfied. The Staff Report concurs that this provision can be satisfied at Page 35.

“D. Artificial lighting which may be provided shall be so deflected as not to shine or create glare in any residential zone or on any adjacent dwelling.” [BMC 17.96.050].

Applicants’ Response: Attached hereto as Exhibit “A” at Pages 30 to 31 is the Street Lighting, Page 31 is the Bollard Lighting, and Page 32 is the Illumination Plan. The artificial lighting will be deflected as not to shine or create glare in any residential zone or on any adjacent dwelling. This can also be made a condition of approval. Therefore, this provision is satisfied. The Staff Report concurs that this provision can be satisfied at Page 35.

“E. A standard parking space shall be eight and one-half feet by nineteen (19) feet.” [BMC 17.96.050].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 9 is the Parking Exhibit. Attached hereto as Exhibit “A” at Page 5 is the general Site Plan. Parking spaces show a minimum dimension of 8’-6” x 19’-0”. ADA spaces have also been accounted for with the size requirement as set forth in ORS 447.233. Therefore, this provision is satisfied. The Staff Report concurs that this provision can be satisfied at Page 35.

“F. 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.” [BMC 17.96.050].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 9 is the Parking Exhibit. Attached hereto as Exhibit “A” at Page 5 is the general Site Plan. As shown thereon, no parking spaces back into a street right-of-way. Therefore, this provision is satisfied. The Staff Report concurs that this provision is satisfied at Page 36.

“G. Service drives to off-street parking are-as shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and maximum safety of traffic and vehicular traffic on the site. The number of service drives shall be limited to the minimum that will allow the property to accommodate and service anticipated traffic. In no case shall access point of service drives to a street be less than one hundred (100) feet apart, measured from center to center. Service drives shall be clearly and permanently marked and defined through the use of rails, fences, walls or other barriers or markers on street frontage not occupied by service drives.” [BMC 17.96.050].

Applicants' Response: Attached hereto as Exhibit "A" at Page 9 is the Parking Exhibit. Attached hereto as Exhibit "A" at Page 5 is the general Site Plan. As shown thereon, an on site circulation driveway is proposed between the Dune Lodge and the Meadow Lodge. It is designed and will be constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and maximum safety of traffic and vehicular traffic on the site. The other provisions of this section are satisfied.

"H. Driveways shall have a minimum vision clearance area formed by the intersection of the driveway center line, the street right-of-way line and straight line joining said lines through points thirty (30) feet from their intersection."
[BMC 17.96.050].

Applicants' Response: Attached hereto as Exhibit "A" at Page 5 is the general Site Plan. The vision clearance requirements are met in the proposed plans. Staff will visually inspect these prior to issuing a certificate of occupancy. This can be made a condition of approval. The Staff Report concurs that this provision can be satisfied at Page 36.

"I. All parking lots will meet requirements of the Americans with Disabilities Act." [BMC 17.96.050].

Applicants' Response: Attached hereto as Exhibit "A" at Page 9 is the Parking Exhibit. Attached hereto as Exhibit "A" at Page 5 is the general Site Plan. All proposed parking lots will meet requirements of the Americans with Disabilities Act. Therefore, this provision is satisfied. The Staff Report concurs that this provision is be satisfied at Page 36.

"J. For standards not specifically cited in this title, additional dimensional standards for parking lot features shall be consistent with the most recent edition of Architectural Graphic Standards." [BMC 17.96.050].

Applicants' Response: The Architectural Graphic Standards have been referenced and relied upon in the development of the enclosed plans. Therefore, this provision is satisfied. The Staff Report concurs that this provision is be satisfied at Page 36.

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“K. For uses other than residential uses, one third of the required spaces may be compact spaces. Compact spaces shall be eight feet by sixteen (16) feet.” [BMC 17.96.050].

Applicants’ Response: The Applicants acknowledge this provision. This can be made a condition of approval. The Staff Report concurs at Page 36.

“L. For parking lots for motels, restaurants or retail businesses of more than twenty (20) spaces, five percent of the total number of spaces will be R.V. spaces at least ten (10) feet wide by thirty (30) feet long.” [BMC 17.96.050].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 9 is the Parking Exhibit. The proposal includes a motel and restaurant of more than twenty spaces. The Applicants propose 178 spaces. The Applicants are proposing 9 RV Parking Spaces. The math is as follows:

Required Parking	
Hotel:	One space per two guest rooms: 110 rooms x 0.5 = 55 spaces One space per two employees: 40 employees x 0.5 = 20 spaces
Motel Villas:	One space per Villa suite: 32 villas x 1 = 32 spaces One space per motel operator: 1 operator x 1 = 1 space
Eating/Drinking:	One space per 200 sq. ft.: 7,000 sf. / 200sf. = 35 spaces
Meeting Rooms:	One space per four seats: 140 seats / 4 = 35 spaces
RV Parking Spaces	Five percent of parking total: 55+20+32+1+35+35 = 178 spaces 178 spaces x 0.05 = 8.9 RV spaces, rounded up = RV 9 spaces
Total Required Parking:	178 spaces + 9 flex RV spaces

Therefore, this provision is satisfied.

6. BMC 17.96.060 Completion time for parking lots.

“Required parking spaces shall be improved as required and made available for use before the final inspection is completed by the building inspector. If the parking space is not required for immediate use, an extension of time may be granted by the building inspector, providing a performance bond or its equivalent is posted equaling the cost to complete the improvements as estimated by the building inspector. If the improvements are not completed within one year’s time, the bond or its equivalent shall be forfeited and the improvements constructed under the direction of the city.” [BMC 17.96.060].

Applicants’ Response: The parking lots will be completed prior to the completion of the project. Therefore, this provision is satisfied.

7. BMC 17.96.070 Vehicle access points.

“To promote public safety, the number of vehicle access points to arterial roads and highways shall be kept to a minimum. In reviewing applications for land divisions and discretionary permits, the Planning Commission shall limit the number of vehicular access points by requiring shared access, reserve strips, eliminating circle drives (with two access points) and taking other actions consistent with the directives of this chapter.” [BMC 17.96.070].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 6 is the Roadway Hierarchy. It shows the proposed right of way vacations, and the proposed public right of way rededications. There will be a single road meeting Beach Loop Road. This will require City Council action on other applications. Therefore, this provision can be satisfied.

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C. Signs

1. BMC 17.90.010 Purpose

“The purpose of this chapter is:

“A. to ensure that signs are designed, constructed, installed and maintained to promote safe public automobile, bicycle, and pedestrian traffic;

“B. to protect the health, safety, property and welfare of the public;

“C. to provide prompt identification of businesses and residences for emergency access;

“D. to promote economic development;

“E. to provide clear achievable standards and balance the need of business with the desire to preserve and enhance the visual character of the City.” [BMC 17.90.010].

Applicants’ Response: The Applicants acknowledge this provision.

2. BMC 17.90.020 Scope

“A. The provisions of this chapter shall apply to exterior signs, and signs attached to the interior or exterior surface of windows.

“1. Nothing in this chapter shall permit the erection or maintenance of any sign at any place in any manner unlawful under this or any other chapter of the City of Bandon Municipal Code or State or Federal law.

“2. Official Notices. Nothing contained in this chapter shall be deemed or construed to apply to advertising structures or signs used exclusively to display official notices issued by any court or public office or posted by any public officer in performance of a public duty, nor a private person in giving a legal notice.

“3. These provisions do not apply to signs owned and installed by the City.” [BMC 17.90.020].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 38-39 is the Monument Signage, which shows the locations of the proposed exterior signs. As a result, this chapter applies.

3. BMC 17.90.030 General Provisions

“A. General provisions apply to all signs and advertising structures in all zones.

“1. Except as provided in Section 17.90.040, H., all signs must be located on the same property on which the activity to which the sign refers is located. Signs attached to a building, which are allowed by a temporary right-of-way permit to extend into the right-of-way are not considered off-site signs.” [BMC 17.90.030].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 38-39 is the Monument Signage, which shows the locations of the proposed exterior signs. All signs will be located on the subject property. Therefore, this provision is satisfied. The Staff Report concurs at Page 15.

“2. No sign shall interfere with the required vision clearance area.” [BMC 17.90.030].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 38-39 is the Monument Signage, which shows the locations of the proposed exterior signs. All signs have been designed for compliance with required vision clearance areas. Therefore, this provision is satisfied. The Staff Report concurs at Page 15.

“3. Signs placed on or affixed to vehicles and/or trailers which are parked in the public right-of-way, public property, or private property so as to be visible from a public right-of-way where the apparent purpose is to display the sign are prohibited.” [BMC 17.90.030].

Applicants’ Response: This provision is not applicable.

“4. The area of a sign shall be the area of the smallest rectangle required to encompass the outside of all words, numbers, letters, logos and symbols.” [BMC 17.90.030].

Applicants’ Response: The Applicants acknowledge this provision. The main entrance sign reads “Gravel Point” within 40 square feet and the other two entrances read “Gravel Point” in 3.75 square feet. The standards and accompanying findings are set forth below demonstrating that this provision is satisfied. The Staff Report concurs at Page 15.

*“5. Electronic displays or readerboards are prohibited, except for the following * * *” [BMC 17.90.030].*

Applicants’ Response: No electronic displays or readerboards are proposed. As a result, this provision is not applicable.

*“2. Manually changed readerboards are prohibited except the following:¹⁴ * * *”. [BMC 17.90.030].*

Applicants’ Response: No readerboards are proposed. As a result, this provision is not applicable.

“3. When the angle of a double-sided sign is less than 10 degrees, only one side will be calculated in the sign area.” [BMC 17.90.030].

Applicants’ Response: The proposed signs are not double-sided. All other signs will be less than 10 degrees when double-sided. Therefore, this provision is satisfied. The Staff Report concurs at Page 15.

“4. Signs, except as otherwise specifically allowed herein, are prohibited in the public right-of-way.” [BMC 17.90.030].

Applicants’ Response: No signs will be in the public right right-of-way. Therefore, this provision is satisfied. The Staff Report concurs at Page 16.

“5. No freestanding sign shall exceed a height of fifteen (15) feet, measured from existing grade to the highest point of the sign.” [BMC 17.90.030].

Applicants’ Response: No proposed sign will exceed 15-feet in height. The tallest sign structure measures 4-feet-6- inches. Therefore, this provision is satisfied. The Staff Report concurs at Page 16.

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¹⁴ There is an error in the BMC wherein the code goes from BMC 17.90.030 §(5) then back to §(2).

“6. No sign attached to any building shall exceed twenty (20) feet in height, or the height of the building, whichever is less.” [BMC 17.90.030].

Applicants’ Response: No sign is proposed to be attached to a building and exceed 20-feet in height. Therefore, this provision is satisfied. The Staff Report concurs at Page 16.

“7. No single sign shall exceed forty-eight (48) square feet in size.” [BMC 17.90.030].

Applicants’ Response: The largest sign proposed is 40 square feet in size. Therefore, this provision is satisfied. The Staff Report concurs at Page 16.

“8. Except as otherwise allowed in this chapter, all signs shall comply with the building setback requirements.” [BMC 17.90.030].

Applicants’ Response: All proposed signs will be in compliance with the building setback requirements. The three signs proposed are not located on or next to a proposed building. Instead, the signs will be located at entrances to the subject property. Therefore, this provision is satisfied. The Staff Report concurs at Page 16.

“9. No sign projecting from a structure or mounted on a pole shall be less than eight feet above the ground at its lowest point.” [BMC 17.90.030].

Applicants’ Response: There are no signs proposed to be projected from a structure or mounted on a pole. Therefore, this provision is satisfied. The Staff Report concurs at Page 17.

“10. No freestanding signs shall be permitted in the public right-of-way, except as otherwise specifically allowed in this Chapter.” [BMC 17.90.030].

Applicants’ Response: No freestanding signs are proposed to be placed in the public right-of-way. Therefore, this provision is satisfied. The Staff Report concurs at Page 17.

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“11. Signs attached to a building and projecting into a public right-of-way shall require a temporary right-of-way permit approved by the City Manager or designate.” [BMC 17.90.030].

Applicants’ Response: This provision is not applicable.

“12. No sign, or portion thereof, shall be so placed as to obstruct any fire escape or human exit from any portion of a building.” [BMC 17.90.030].

Applicants’ Response: No sign or portion thereof is proposed to obstruct any fire escape or human exit from any portion of a building. Therefore, this provision is satisfied.

“13. The total exterior sign area for a building shall not be affected by the number of businesses located in the building. The building owner is ultimately responsible for allocating this allowed area to the businesses located therein and for insuring compliance of sign area limitations in the case of multiple businesses being located on a property.” [BMC 17.90.030].

Applicants’ Response: The Applicants acknowledge this provision. Therefore, it is satisfied.

“14. Nuisances or Hazardous Conditions prohibited:

“a. The illumination of signs shall be designed to eliminate negative impacts on surrounding right-of-way and properties.

“b. No sign or light source shall create a distraction, hazard, or nuisance.

“c. Signs shall not be used at a location or in a manner so as to be confused with, or construed to be, traffic control devices.” [BMC 17.90.030].

Applicants’ Response: The signs will be gently illuminated using indirect back-lighting technology. The signs will not flash, be colored, or have any illumination directed skyward. Therefore, this provision is satisfied. The Staff Report concurs at Page 17.

“15. A Subdivision or Planned Unit Development may have one directional/identification sign at each entrance, not to exceed twenty square feet each, provided that the sign is approved by the Planning Commission as part of a Subdivision or Planned Unit Development approval. If approved by the Planning Commission, such signs may be located in the right-of-way.” [BMC 17.90.030].

Applicants’ Response: This provision is not applicable.

“16. A multi-family unit complex may have one directional/identification sign, not to exceed one square foot for each unit, to a maximum of twenty (20) square feet, provided that the sign is approved by the Planning Commission as part of the project approval. If approved by the Planning Commission, such signs may be located in the right-of-way.” [BMC 17.90.030].

Applicants’ Response: This provision is not applicable.

“17. All signs shall be securely fastened to their supporting surface or structure.” [BMC 17.90.030].

Applicants’ Response: Attached hereto as Exhibit “A” at Page 38-39 is the Monument Signage, which shows the locations of the proposed exterior signs. The signs will be engineered and constructed to fully support their surface and the structure itself. The signs have been professionally designed and will be installed by appropriate building contractors as part of the construction process. Therefore, this provision is satisfied. The Staff Report concurs at Page 17.

*“18. Flags and windsocks are permitted provided that: * * *”. [BMC 17.90.030].*

Applicants’ Response: This provision is not applicable.

“19. Other than flags and windsocks as otherwise allowed, no mechanical or moving signs shall be permitted. No sign shall contain or be illuminated by any flashing, blinking, moving, or rotating light.” [BMC 17.90.030].

Applicants’ Response: This provision is not applicable.

“20. Attaching handbills to fences, posts, trees, buildings, or any other surface is prohibited within the City of Bandon.” [BMC 17.90.030].

Applicants’ Response: This provision is not applicable.

“21. Murals exceeding forty-eight square feet in area shall require approval of the Planning Commission. The portions of a mural which have reference to a business, service, or product will be included when calculating the total sign area.” [BMC 17.90.030].

Applicants’ Response: This provision is not applicable.

“22. All signs shall be of professional quality and shall be well-maintained.” [BMC 17.90.030].

Applicants’ Response: The proposed signs are of professional quality and shall be well-maintained. This can be made a condition of approval. Therefore, this provision is satisfied.

“23. An eating and drinking establishment may attach to a window a menu, identical to those distributed to customers. Such a menu will not be used in the calculation of total sign area allowed.” [BMC 17.90.030].

Applicants’ Response: The Applicants acknowledge this provision.

“24. Incidental signs displayed strictly for a direction, safety, or the convenience of the public, including but not limited to signs that identify restrooms, public telephones, parking area entrances, and exits are allowed. Individual signs in this category shall not exceed two square feet in area and shall not be considered in calculating the total sign area allowed.” [BMC 17.90.030].

Applicants’ Response: Any directional signage will not exceed 2 square feet in size. This can be made a condition of approval. Therefore, this provision is satisfied.

[this space intentionally left blank]

“25. Public memorials, cornerstones and plaques may be allowed provided they are approved by the City.” [BMC 17.90.030].

Applicants’ Response: This provision is not applicable.

4. BMC 17.90.040 Temporary Signs

“A. Temporary signs shall not be illuminated.” [BMC17.90.040].

Applicants’ Response: The Applicants acknowledge this provision.

“B. Temporary signs and banners shall be well maintained at all times and shall be removed promptly when the approved display period has ended.” [BMC17.90.040].

Applicants’ Response: The Applicants acknowledge this provision. Any temporary signs will be maintained at all times and shall be removed promptly when the approved display period has ended.

“C. One temporary sign, not to exceed four square feet in area advertising the sale, lease, or rental of a single lot or parcel may be allowed. The sign shall be removed upon sale of the property.” [BMC17.90.040].

Applicants’ Response: The Applicants acknowledge this provision.

“D. One temporary sign per tract of land or subdivision advertising the sale of the tract, or lots in the tract may be allowed. The sign shall not exceed thirty-two square feet in area and shall be a minimum of twenty feet from the right-of-way. The sign shall be removed upon sale of the property.” [BMC17.90.040].

Applicants’ Response: The Applicants acknowledge this provision.

“E. Signs on a construction site where a valid Zoning Compliance and building permit is in effect, designating the contractor, architect, project manager, lending institution and other firms relating to the construction, may be allowed, provided that all such signs shall be contained within a single twenty square foot rectangle.” [BMC17.90.040].

Applicants’ Response: The Applicants acknowledge this provision. Therefore, this provision is satisfied. The Staff Report concurs at Page 17.

“F. For the purposes of determining the allowable location of temporary signs where the actual right-of-way/property line is undetermined, the right-of-way/property line shall be considered to be a line two feet from the outside edge of the sidewalk or, where no sidewalk is present, a line six feet from the edge of the pavement.” [BMC17.90.040].

Applicants’ Response: The Applicants acknowledge this provision.

“G. In addition to the signs specifically allowed pursuant to this section, temporary, on-site signs may be allowed by the City Manager or his designate, provided the total allowance for any property shall not exceed 90 calendar days per year.” [BMC17.90.040].

Applicants’ Response: The Applicants acknowledge this provision. Therefore, this provision is satisfied. The Staff Report concurs at Page 17.

“H. In addition to the on-site sign allowance, one additional off-site sign may be permitted for each commercial use at the discretion of the City Manager by permit:

“1. An off-site sign shall be located no farther than two hundred (200) feet from the commercial use to which it refers, and must be located within the same zone as the commercial use to which it refers;

“2. The maximum height of an off-site sign shall be three (3) feet;

“3. The maximum area of an off-site sign shall be four (4) square feet;

“4. No off-site-site sign shall be located in the City right-of-way except one temporary directional sign to indicate availability of fresh fish and/or seafood for sale in the water zone may be allowed along Highway 101.

“5. No off-site sign shall be allowed to be displayed for more than 90 calendar days per calendar year.” [BMC17.90.040].

Applicants’ Response: The Applicants acknowledge this provision.

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D. Variance

Applicants' Response: In the original submitted application, the Applicants proposed to construct the Meadow Lodge up to 35-feet in height, which is taller than the CD-1 Zone standard 28-foot height limitation. The City of Bandon has a relatively unique provision prohibiting buildings from being taller than 28 feet in the CD-1 Zone except that the City can allow an increase to 35 feet in height subject to certain conditions. *See generally* BMC 17.20.090(B) (Height of Buildings and Structures).¹⁵ The Planning Commission has already approved the height increase.

One of the conditions for increasing height above 28 feet is that the roof be sloped to at least 3:12.¹⁶ Contemporaneously with the request to increase the height to 35 feet¹⁷, the Applicants had also requested a variance pursuant to BMC 16.36.040(B) to eliminate the slope requirement so that they could build a green roof, which requires a more moderately sloped pitch. This was part of the Applicants' commitment to the local environment. The Applicants have made some minor modifications to the proposed development and no longer requests a variance to the roof slope. The 3:12 roof slope requirement will be complied with for those portions of the structure above 28 feet.

Note that the originally proposed green roof is still proposed in this application. The reduction to the Meadow Lodge building height was accomplished by lowering the ceiling heights for each level and increasing the depth of the basement parking.

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¹⁵ BMC 17.20.090(B)(1) states: "With the specific approval of the Planning Commission, a building or structure may exceed a height of twenty-eight (28) feet, up to a maximum height of thirty-five (35) feet."

¹⁶ BMC 17.20.090(B)(1)(a)(4) states: "All portions of any roofs above 28 ft. shall be sloped a minimum of 3:12 and must slope down and away from the highest point of the structure."

¹⁷ The Applicants requested a variance for roof *slope* not for increasing the height. An increase in height up to 35 feet is allowed without a variance. The Applicants received approval for the increased height and are not withdrawing that part of the application.

VI. Conclusion

Based upon the findings set forth above and the documentation submitted in conjunction with this Application, the Applicants respectfully request that the City Council affirm the Planning approval.

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GRAVEL POINT

Bandon, OR



City Council Presentation | 21 February 2024

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DESIGN INTENT

This project is to construct a 110 room hotel and 32 associated suites on a 23.2 acre site along Beach Loop Drive in the City of Bandon, Oregon. Our proposal will enhance the hospitality offering and highlight the natural beauty of Bandon to build upon it's position as a coastal destination.

Our guiding principles for this design are:

RESTORE THE OREGON COAST

Use native species and remove invasive species to restore the pre-development environment.

Concentrate and touch lightly - make room for wildlife by leaving much of the site as habitat.

“BUILDINGS SHOULD BE GOOD NEIGHBORS”
 - Paul Thiry

Respect the privacy of all residents, existing and proposed, by sinking into the undulating land, screening with the existing trees and supplementing with new native bushes.

Invite the neighbors in - share the amenities and natural landscape with walking paths and two new restaurants.

GRACIOUS HOSPITALITY

Attract visitors to Bandon with a high quality hotel with a resort atmosphere that serves the golfers, birdwatchers, and beach-goers that love this stretch of the Oregon Coast.

GRAVEL POINT

SITE CONTEXT



PROJECT SUMMARY:

LOCATION

The site is just over twenty-three acres with it's main frontage on Beach Loop Road and further frontage on Face Rock Drive and a connection to Carter Street SW

USES

Proposed Uses: Food and beverage service (commercial retail sales and services) as part of a full service hotel (motel, hotel) These are listed as conditional uses under 17.20.030 .

BUILDING AREAS

The total habitable area is proposed to be approximately 200,000 square feet, there is a further 50,000 square feet of basement for parking and services. There are 110 rooms in the Meadow Lodge and a further 32 freestanding suites, for a total of 142 keys. Approximately 7,000 square feet of the habitable area is food and beverage front of house. A further 2,500 square feet is meeting rooms.

LOT SIZE

The site area is 23.2 acres, or 1,010,500 sq ft. No minimum area requirement is listed for the requested use, per 17.20.060.A. The lot has more than 719 feet of frontage on Beach Loop Road and more than 370 feet of frontage on Face Rock Drive. Forty (40) feet of physically accessible street frontage is the minimum requirement per 17.20.060.B. The lot is more than 350 feet deep. The minimum requirement is ninety (90) feet, per 17.20.060.C

SETBACKS

- The buildings along Beach Loop Drive would be setback more than fifty (50) feet. The minimum front yard setback is twenty (20) feet per 17.20.070.A.
- The buildings along Face Rock Road would be setback more than fifty (50) feet. The minimum front yard setback is twenty (20) feet per 17.20.070.A.
- The buildings along the western boundary would be setback in excess of forty (40) feet. The minimum side yard setback adjacent to residential uses is fifteen (15) feet per 17.20.070.D.
- The buildings along the eastern boundary would be setback in excess of forty (40) feet where it abuts residential use. The minimum side yard setback adjacent to residential uses is fifteen (15) feet per 17.20.070.D. Some portion of this boundary could be considered a rear yard (17.20.070.C), but the side yard abutting residential definition is more stringent and will be adhered to.
- The buildings along the eastern boundary would be setback in excess of five (5) feet where it does not abut residential use. The minimum side yard setback is five (5) feet per 17.20.070.B
- The proposed right of ways "interior" to the site will have twenty (20) foot setbacks.

LOT COVERAGE

The proposed buildings cover less than 15% of the site area. The maximum building coverage is 50% per 17.20.080.
 The total proposed impervious coverage is less than 25%. The maximum allowed is 65% per 17.20.080.

Building Footprints:	
Meadow Lodge (hotel rooms)	50,000 sq.ft.
Dune Lodge (food and beverage and meeting rooms)	16,000 sq.ft.
Meadow Suites	27,500 sq.ft. (22@1,250 sq.ft.)
Ridgeline Suites	10,000 sq. ft. (10@1,000 sq.ft)
Total	103,500 sq.ft.

Building Coverage: 103,500 sq.ft. / 1,010,500 sq.ft. (site area) = 10.2%

Overall Coverage: 103,500 sq.ft + 86,000 sq.ft. of roads and infrastructure = 189,500 sq.ft. / 1,010,500 sq.ft. = 18.8%

HEIGHTS

All the main building roofs on the site would be less than 28 feet above their average native, and proposed, grade. The maximum height is (28) twenty-eight feet per 17.20.090.B. The maximum height of a structure is (35) thirty-five feet with planning commission approval per 17.20.090.B.1. The roof of the elevator shaft overruns, and any screened mechanical equipment, if necessary, will be less than 35' feet above their average native, and proposed, grade. The elevator appurtenance is above 28' feet so its roof will have a minimum 3:12 slope. There is no off-site shadow impact from this small appurtenance. There are no neighbors to the east of the building and no neighbors that view across this portion of the site due to the height of the trees on site and the height of the dunes on site. The elevator shaft overruns are set deep into the site to avoid overshadowing of the neighboring properties, per 17.20.090.B.1.a.2 This setback also puts the building within the existing grove of trees, that will be maintained, and for many neighbors, behind an undulating "dune" landscape that reaches more than (40) forty feet above the grade of this building to avoid visual, or aesthetic, impact on the neighborhood per 17.20.090.B.1.a.3.

The (35) thirty-five-foot height of the elevator overruns will require a minimum setback of (22) twenty-two feet from any side yard property line; the standard side yard setback is up to (15) fifteen feet, plus an additional foot per foot of height above (28) twenty-eight feet. (17.20.090.B.5) It will also require a setback of (27) twenty-seven feet from existing and proposed public roads for the same reason; the standard front yard setback of (20) twenty feet plus an additional foot per foot of height above (28) twenty-eight feet. The elevator shaft overruns are more than (100) one-hundred feet from any property line.

CODES

The development shall comply with the required codes of the Agencies Having Jurisdiction (AHJ's). These include, but are not limited to, the 2017 ICC A117.1 and the 2022 State of Oregon Structural Specialty Code, which includes enforcement of the American with Disabilities Act.



Artist's Impression



HABITABLE AREAS

Meadow Lodge:	113,000 sf.
Dune Lodge:	19,000 sf.
Meadow Suites:	50,000 sf.
Ridgeline Suites:	18,000 sf.
Total Area:	200,000 sf.

LOT COVERAGE

Building Footprint:	103,500 sf.
Meadow Lodge:	50,000 sf.
Dune Lodge:	16,000 sf.
Meadow Suites:	27,500 sf. (22 @1,250 sf.)
Ridgeline Suites:	10,000 sf. (10 @1,000 sf.)

Building Coverage
 103,500 sf / 1,010,500 sf (site area) = **10.2%** (<50%)

Impermeable Surface:	189,500 sf.
Building Footprints:	103,500 sf.
Roads/Infrastructure:	86,000 sf.

Impermeable Coverage
 189,500 sf / 1,010,500 sf. (site area) = **18.8%** (<65%)

LEGEND

01	WETLANDS LANDSCAPE
02	5 MEADOW SUITES
03	SCENIC PEDESTRIAN PATH
04	10 RIDGELINE SUITES
05	WETLANDS LANDSCAPE
06	HOTEL SPA
07	MEADOW LODGE HOTEL ROOMS W/ PARKING UNDER
08	HOTEL DROP OFF
09	9 MEADOW SUITES
10	DUNE LODGE RESTAURANT, BAR, AND OCEAN VIEW TERRACES
11	WETLANDS LANDSCAPE
12	8 MEADOW SUITES
13	SIGNAGE
14	RV PARKING
15	LOADING/RECEIVING SCREENED



COASTAL INTEGRATION

The site plan has been designed to use and enhance the natural coastal landscape.

Landform

The site has two distinct zones, with a dune landscape on the west "half" of the site and a wooded meadow with interspersed wetlands on the east "half" of the site.

Flora

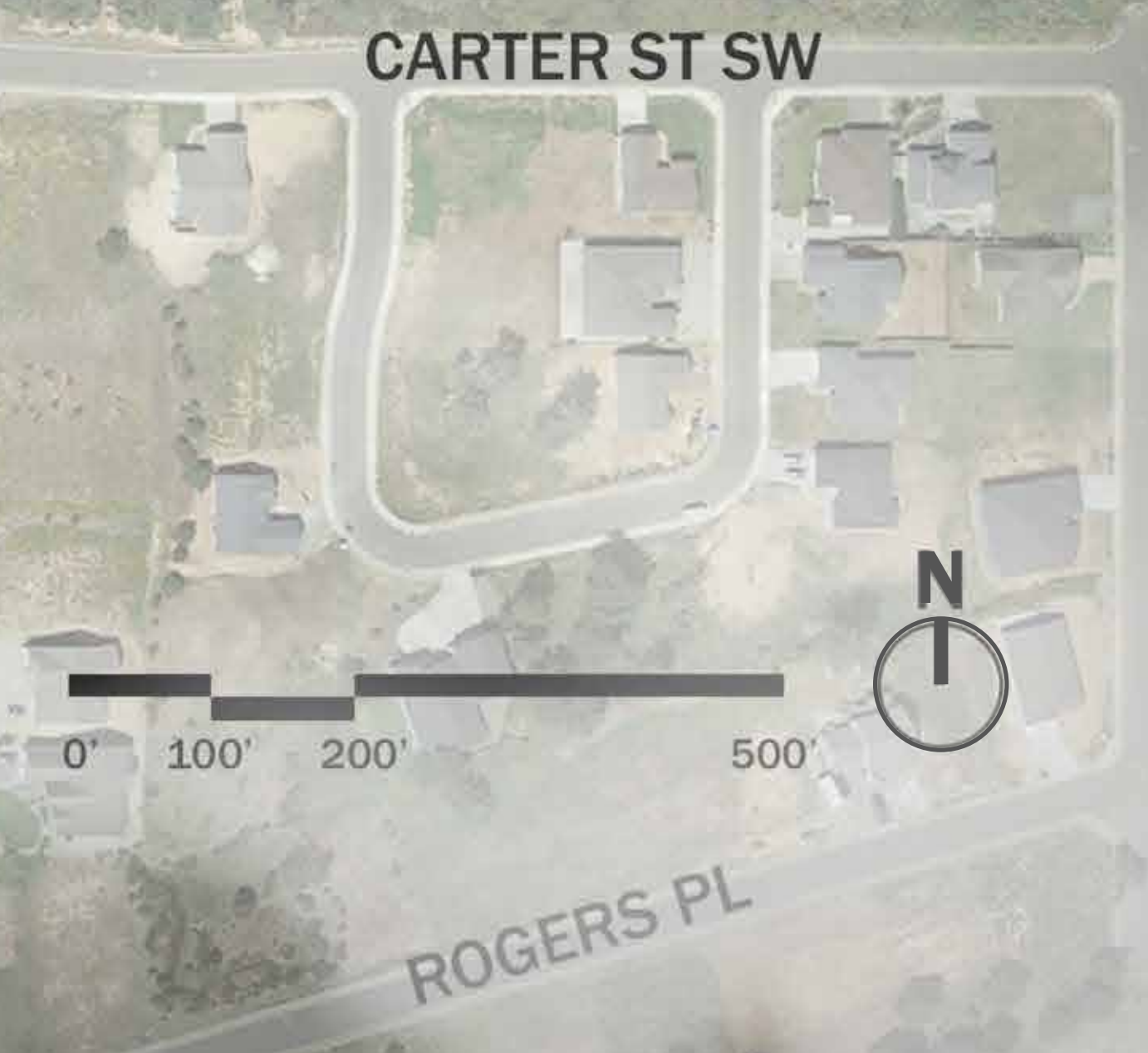
In the wooded meadow, the buildings have been placed to minimize removal of existing trees, and to use these trees to screen the buildings from view and create privacy between the buildings on site and with the neighbors. In the dunes the gorse problem will be addressed and the dunes will be restored to a more native state.

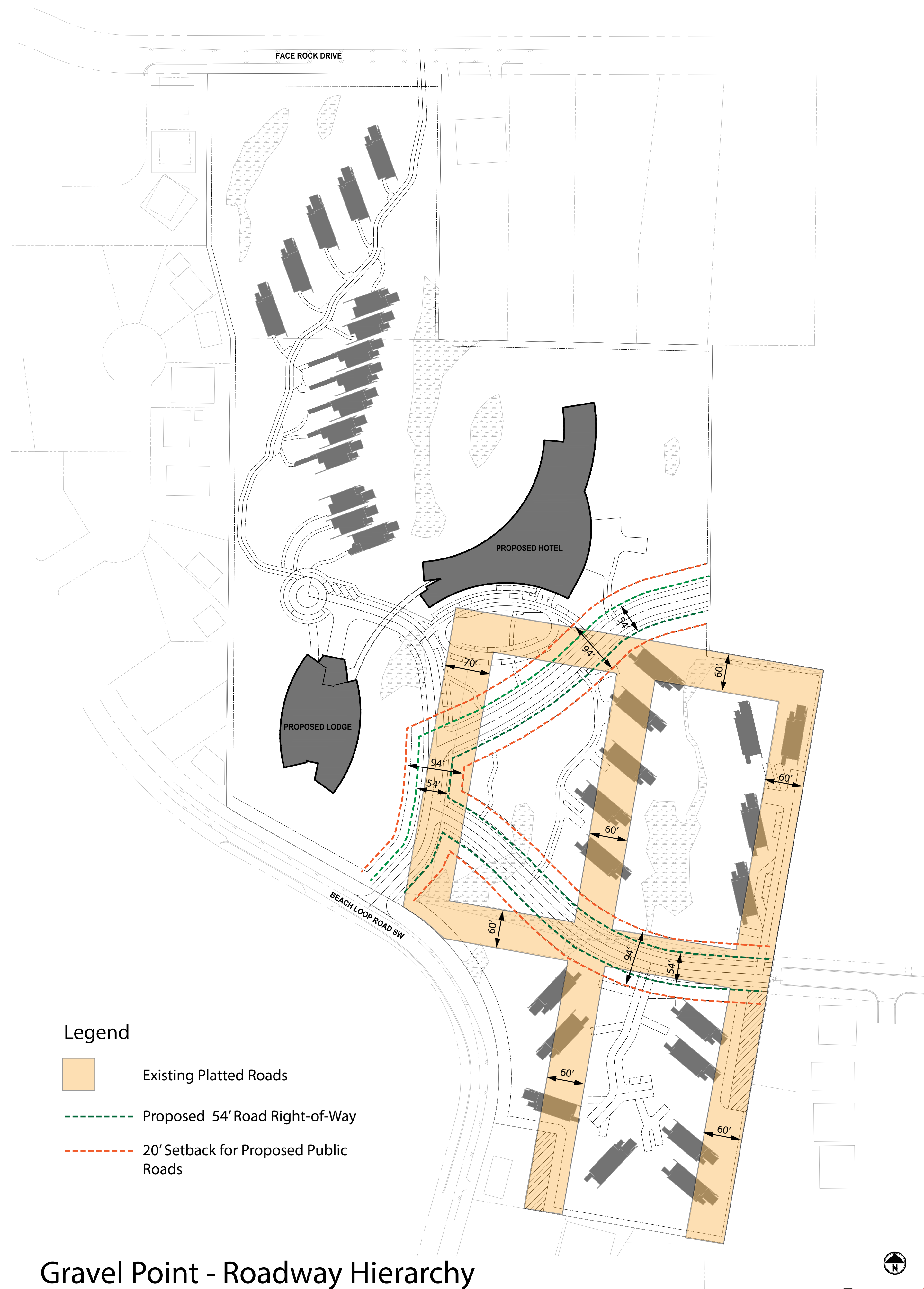
Fauna

The wetlands are being used as focal points for the site planning and visual amenities for people on site. These will be maintained and enhanced to improve the habitat potential of these as a connected network. This will be a tangible "amenity" for local wildlife.

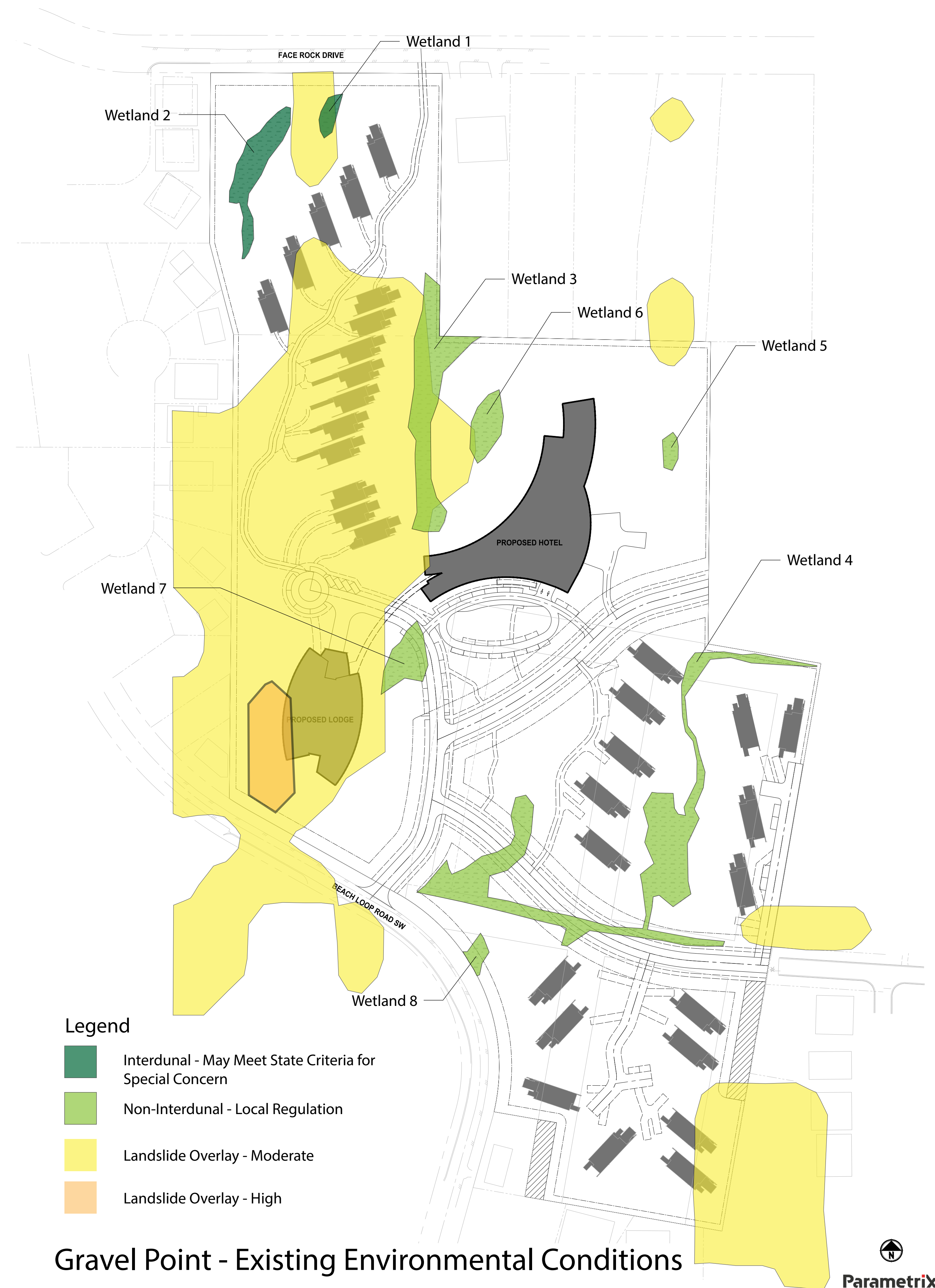
There are two types of buildings on site as a response to the two distinct landform zones of the site.

There are Meadow buildings and Dunes buildings. The Dunes buildings are dug into the site to create a dynamic relationship with the undulating ground level. The Meadow buildings are set atop the relatively flat ground level. The hotel rooms building, the Meadow Lodge, is the site's only three story building, and so has been set deep into the site and behind the ridge of dunes to separate it from the neighbors.





Gravel Point - Roadway Hierarchy



Gravel Point - Existing Environmental Conditions





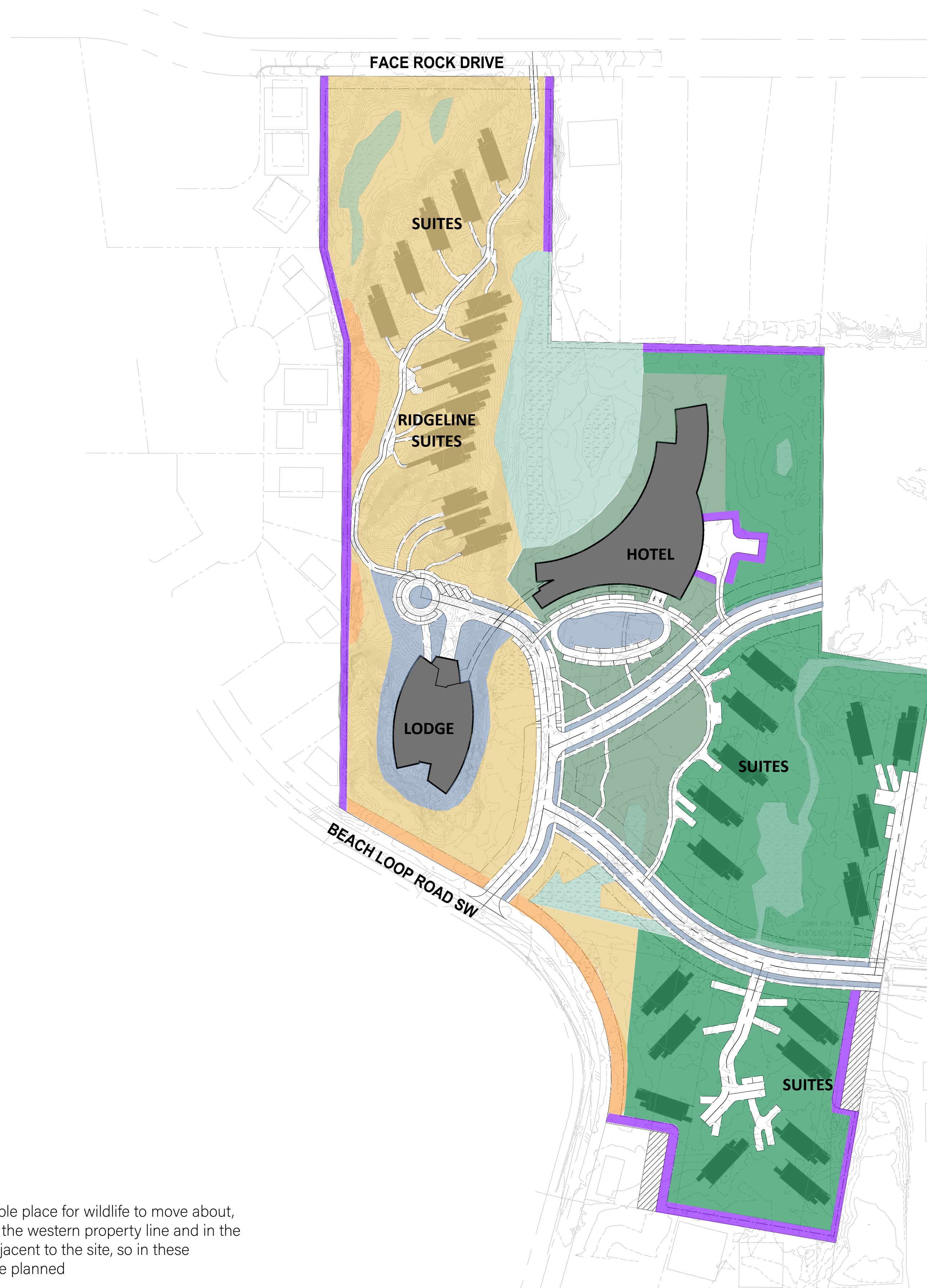
Legend

- 5' Required Property Setback
- 8' Required Property Setback
- 10' Required Property Setback
- 15' Required Property Setback
- 20' Required Property Setback

Gravel Point - Dimensioning & Property Setbacks



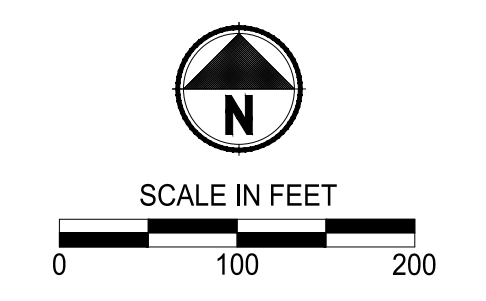
Conceptual Plant Palette



Zone	Area (SF)	Common Name	Horticultural Name	Container Size
Wetland & Wetland Buffer	102,500 SF	Sedge Horsetail Douglas iris Coastal Rush Western Lily Lance Self Heal Blue Salvia Western Spirea	<i>Carex spp.</i> <i>Equisetum</i> <i>Iris douglasiana</i> <i>Juncus spp.</i> <i>Lilum occidentale</i> <i>Prunella vulgaris spp.</i> <i>Salvia azurea</i> <i>Spiraea douglasii</i>	4" pots @ 24" o.c.
Meadow	86,000 SF	Coyote Bush Blueblossom Red Osier Dogwood Oceanspray Purple Loosetrife Mock Orange Nootka Rose Blackcap Raspberry	<i>Baccharis pilularis</i> <i>Ceanothus thrysiflorus</i> <i>Cornus sericea</i> <i>Holodiscus discolor</i> <i>Lythrum Salicaria</i> <i>Philadelphus lewisii</i> <i>Rosa nutkana</i> <i>Rubus leucodermis</i>	1 gal @ 36" o.c.
Dune	281,500 SF	Beach Strawberry American Dune Grass Yellow Sand Verbena Pink Sand Verbena	<i>Fragaris chiloensis</i> <i>Leymus mollis spp. Mollis</i> <i>Abronia latifolia</i> <i>Abronia umbellata</i>	4" pots & plugs @ 24" o.c.
Forest	313,000 SF	Vine Maple Lady Fern Deer Fern Carpet Moss Shore Pine Sitka Spruce Western Sword Fern Western Hemlock Evergreen Huckleberry	<i>Acer circinatum</i> <i>Athyrium filix-femina</i> <i>Belchnum spicant</i> <i>Hypnum</i> <i>Pinus contorta</i> <i>Piscea sitchensis</i> <i>Polystichum munitum</i> <i>Tsuga heterophylla</i> <i>Vaccinium ovatum</i>	Trees: BB @ 30' o.c. Understory: 1 gal @ 48" o.c.
Curated	53,500 SF	Karl Foerster Grass Point Reyes Ceanothus Tufted Hairgrass Pink Escallonia California Fescue Hardy Cranesbill Coastal Gem Gervillea	<i>Calamagrostis acutiflora</i> <i>Ceanothus gloriosus</i> <i>Deschampsia cespitosa</i> <i>Escallonia leavis</i> <i>Festuca californica</i> <i>Geranium spp.</i> <i>Grevillea lanigera 'Coastal Gem'</i> <i>Hebe glaucophylla</i> <i>Helianthemum</i> <i>Hesperocyparis macrocarpa</i> <i>Juniperus horizontalis</i> <i>Lavandula</i> <i>Phormium hybrids</i> <i>Rosemarinus officinalis</i> <i>Santolina</i> <i>Sedum spp.</i> <i>Sequoia sempervirens</i> <i>Thymum serpyllum</i>	1 gal @ 36" o.c.
Dune Curated	22,500 SF	Hebe Sun Rose Monterey Cypress Bar Harbor Juniper Lavender Phormium Rosemary Lavender Cotton Sedum Coast Redwood Purple Carpet Creeping Thyme Early Blue Violet	<i>Viola sororia</i>	
Dune Curated	22,500 SF	Beach Strawberry American Dune Grass Yellow Sand Verbena Pink Sand Verbena Karl Foerster Grass Pink Escallonia Point Reyes Ceanothus Shore Pine	<i>Fragaris chiloensis</i> <i>Leymus mollis spp. Mollis</i> <i>Abronia latifolia</i> <i>Abronia umbellata</i> <i>Calamagrostis acutiflora</i> <i>Escallonia leavis</i> <i>Ceanothus gloriosus</i> <i>Pinus contorta</i>	4" pots & plugs @ 24" o.c.
Screening	41,000 SF	Coyote Bush Oceanspray Star Jasmine Wax Myrtle Mock Orange	<i>Baccharis pilularis</i> <i>Holodiscus discolor</i> <i>Inconfederate Jasmine</i> <i>Myrica californica</i> <i>Philadelphus lewisii</i>	5 gal @ 48" o.c.

FENCING & SCREENING

The site is envisaged as an open and accessible place for wildlife to move about, and so fencing the site is not intended. Along the western property line and in the southwest corner there are homes directly adjacent to the site, so in these locations a fence and landscape screening are planned



FILED: U:\PSD\Projects\Clients\837-Brandon Beach Ventures\217-8837-103 Final Civil & Landscape\993ves\CAD\DWG PLOTTED BY: sandoz DATE: Monday, February 12, 2024 9:16:47 AM
 LAYOUT: LANDSCAPE

REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY.
 FILE NAME: XPS08837003C-DE
 JOB No.: 2178837002
 DATE: 02/2024

Parametrix
 ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES

PROJECT NAME
GRAVEL POINT
BANDON BEACH VENTURES, LLC
 Bandon, Oregon

CONCEPTUAL LANDSCAPE PLAN

DRAWING NO.
 01 OF 02
LS-01

PARKING

Required Parking (table 17.96.020)

Hotel:	One space per two guest rooms: 55 spaces = 110 x 0.5 One space per two employees: 20 spaces = 40 x 0.5
Motel:	One space per one guest rooms: 32 spaces = 32 x 1.0 One space for manager: 1 spaces
Eating/Drinking:	One space per 200 sq.ft. 35 spaces = 7,000 sf. / 200sf.
Meeting Rooms:	One space per four seats 35 spaces = 40+40+60=140 seats/4
RV Parking Spaces	5% of the total spaces 9 size spaces req'd

Total Required Parking: 178 spaces + 9 RV spaces

Parking Provided

Basement Parking	
Meadow Lodge:	75 spaces
Valet:	18 spaces
Dune Lodge:	15 spaces
Surface Parking	
Car Parking	70 spaces
RV Parking	9 spaces

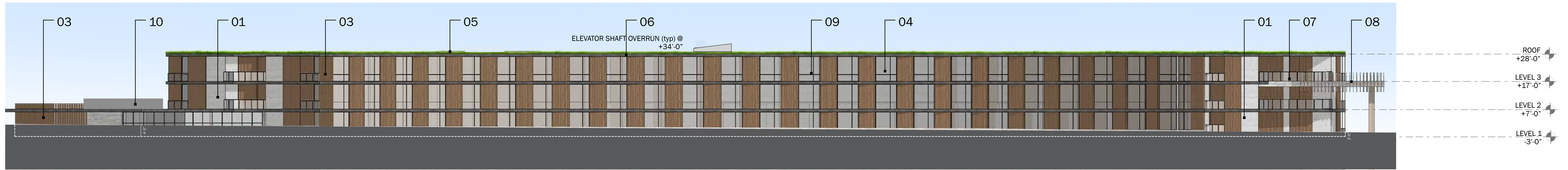
Total Provided Parking: 178 spaces + 9 RV spaces

VEHICLE PARKING

Most parking is beneath the Meadow Lodge, with additional parking below the Dune Lodge. These basements are fully ADA accessible and can also be used for much of the servicing. The Meadow Cabins have two uncovered spaces adjacent to each of them in the southeast area of the site. The cabins to the northwest park at the Meadow Lodge and use golf carts or walking for access. There are also parking spaces along the driveways for convenience and additional capacity. Many of these are available for RV parking.







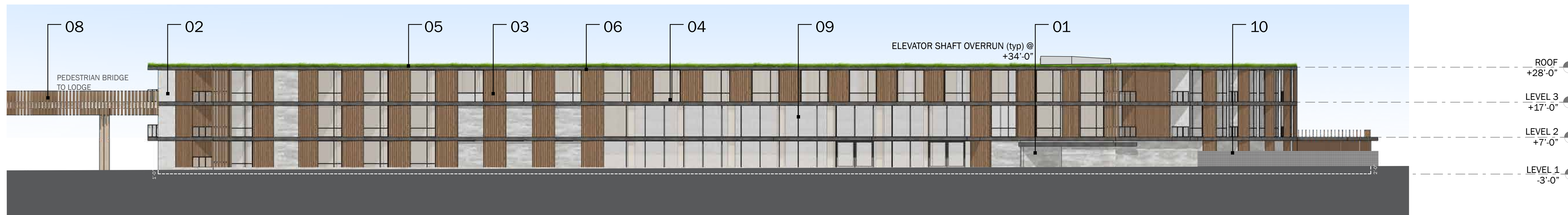
ELEVATION A

SCALE: 1/16 = 1'-0"



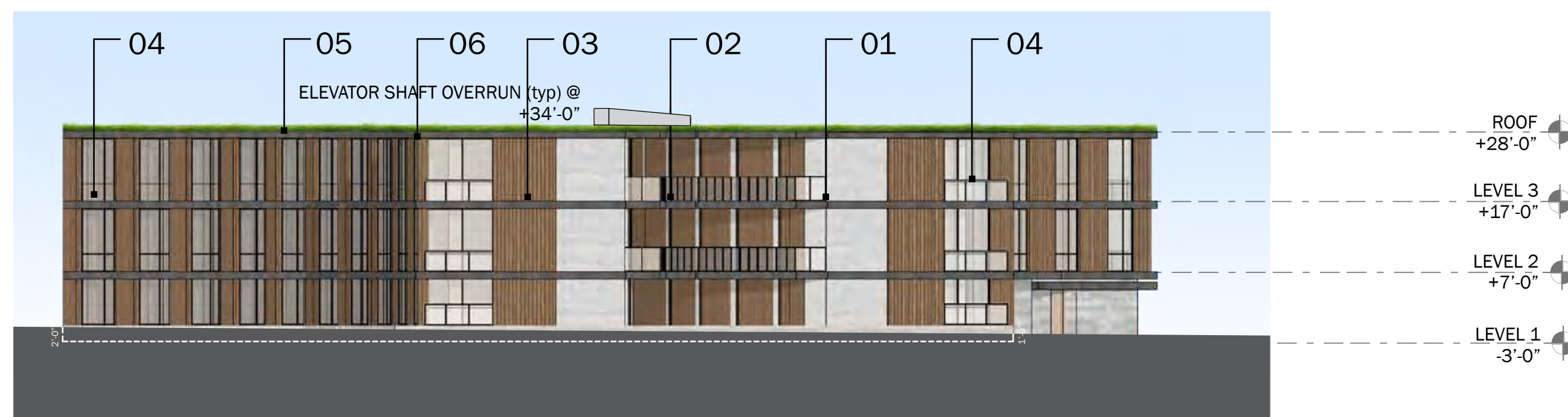
ELEVATION B

SCALE: 1/16 = 1'-0"



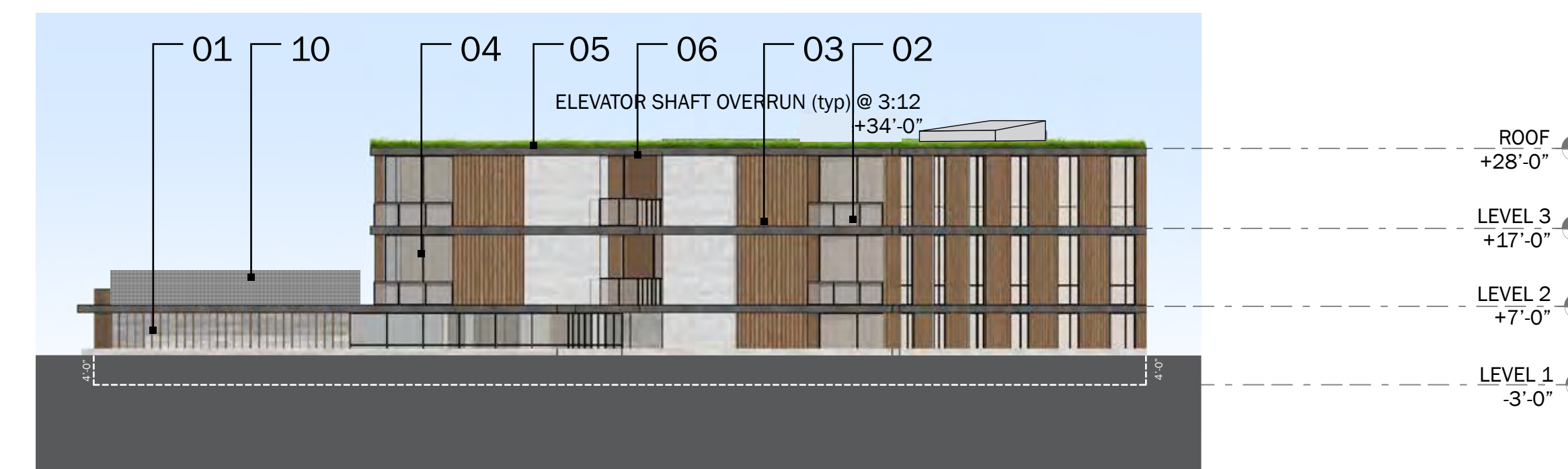
ELEVATION C

SCALE: 1/16 = 1'-0"



ELEVATION D

SCALE: 1/16 = 1'-0"



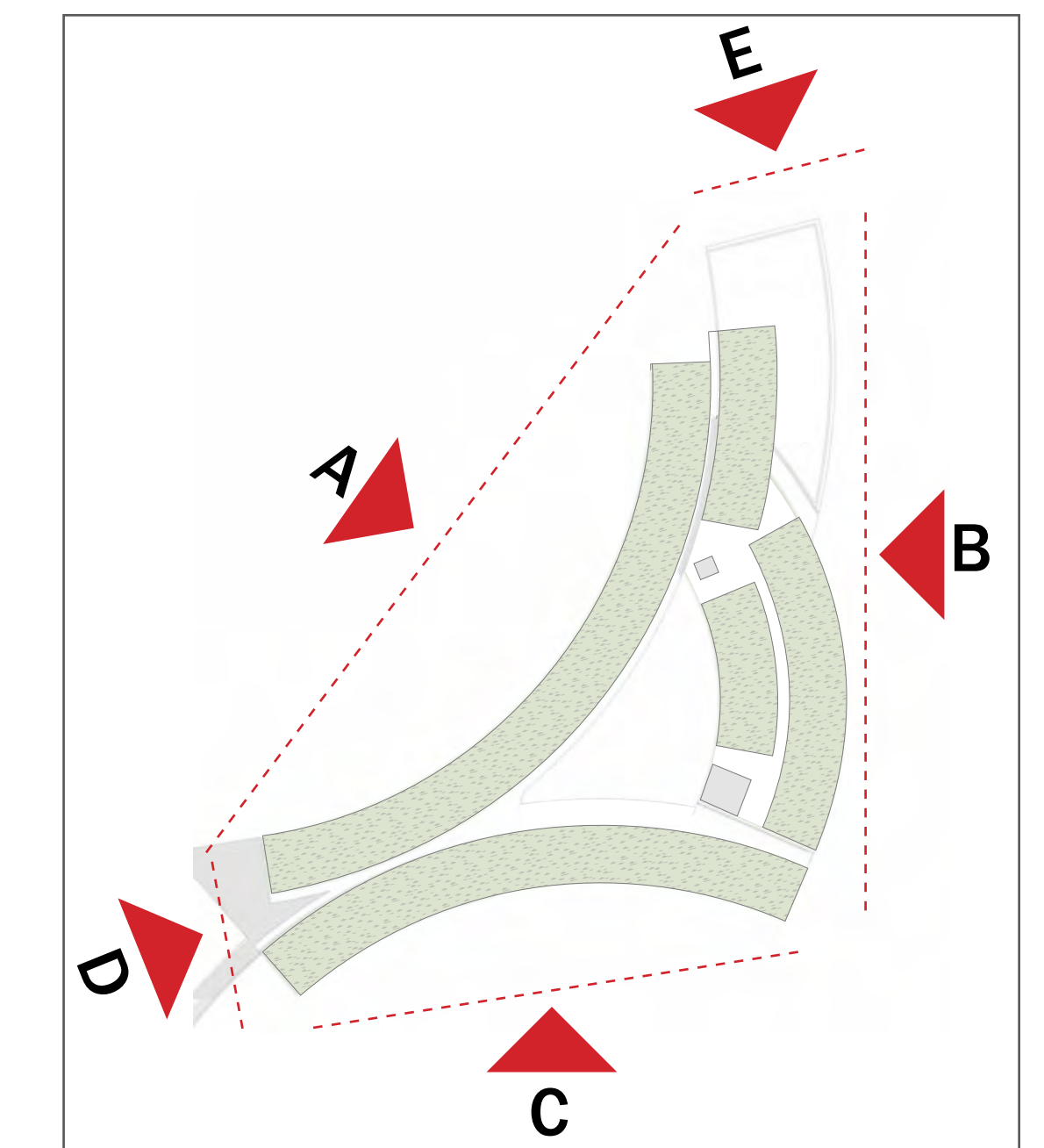
ELEVATION E

SCALE: 1/16 = 1'-0"

MATERIAL LEGEND

01	BOARD FORM CONCRETE
02	GLASS RAILING
03	WOOD SIDING
04	ALUMINUM CLAD WINDOWS W/ BIRD PROOF GLAZING
05	GREEN ROOF
06	METAL - DARK GRAY
07	BALCONY RAILING
08	WOOD
09	DARK GRAY MULLION
10	SCREENED MECHANICAL EQUIPMENT

"WITH THE SPECIFIC APPROVAL OF THE PLANNING COMMISSION, A BUILDING OR STRUCTURE MAY EXCEED A HEIGHT OF TWENTY-EIGHT (28) FEET, UP TO A MAXIMUM HEIGHT OF THIRTY-FIVE (35) FEET."



KEY PLAN

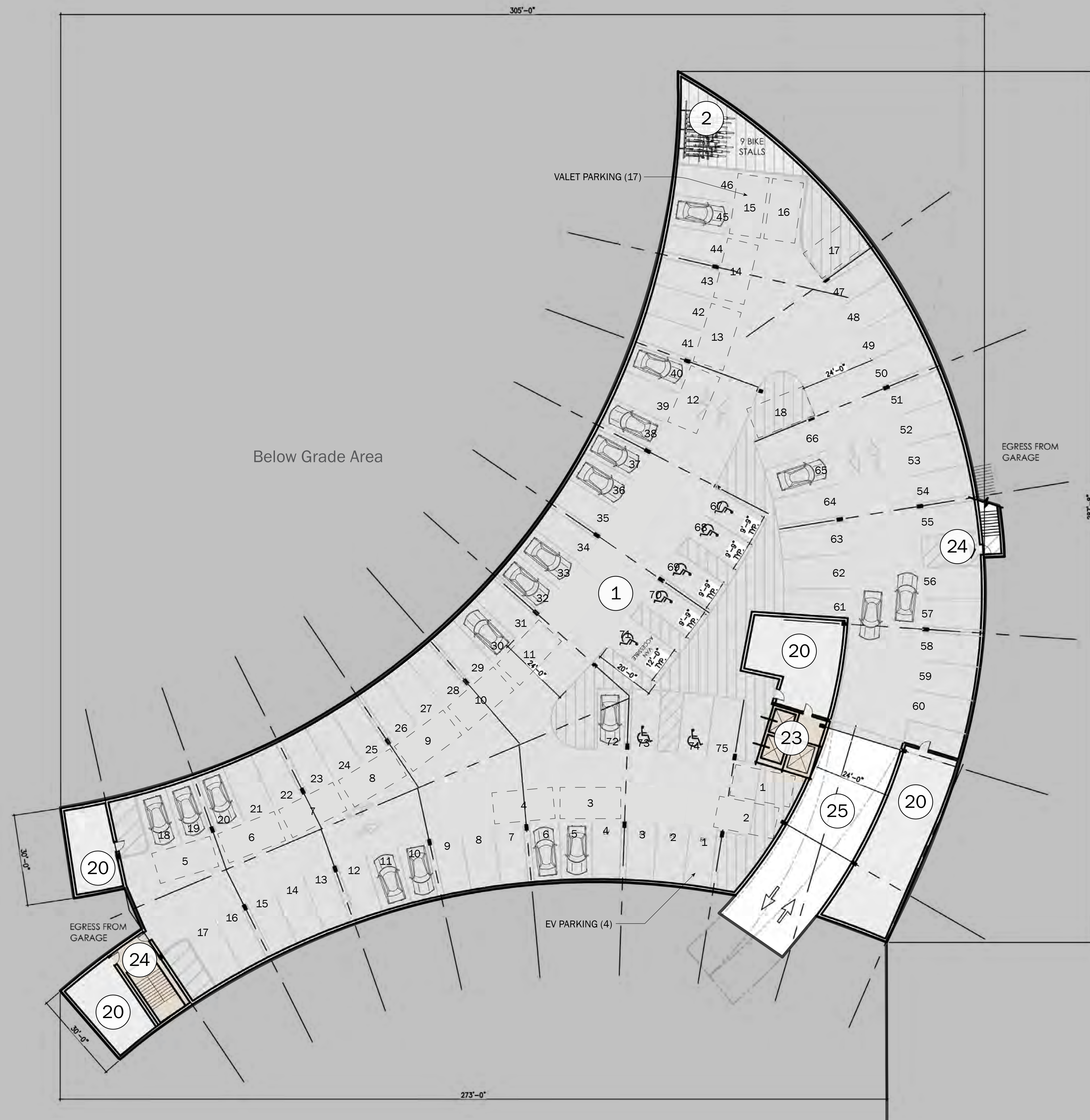
MEADOW LODGE

The rooms are arranged in arcs to frame the landscapes they enjoy views of.

The cars on site are hidden from view by being parked in a basement below the lodge.

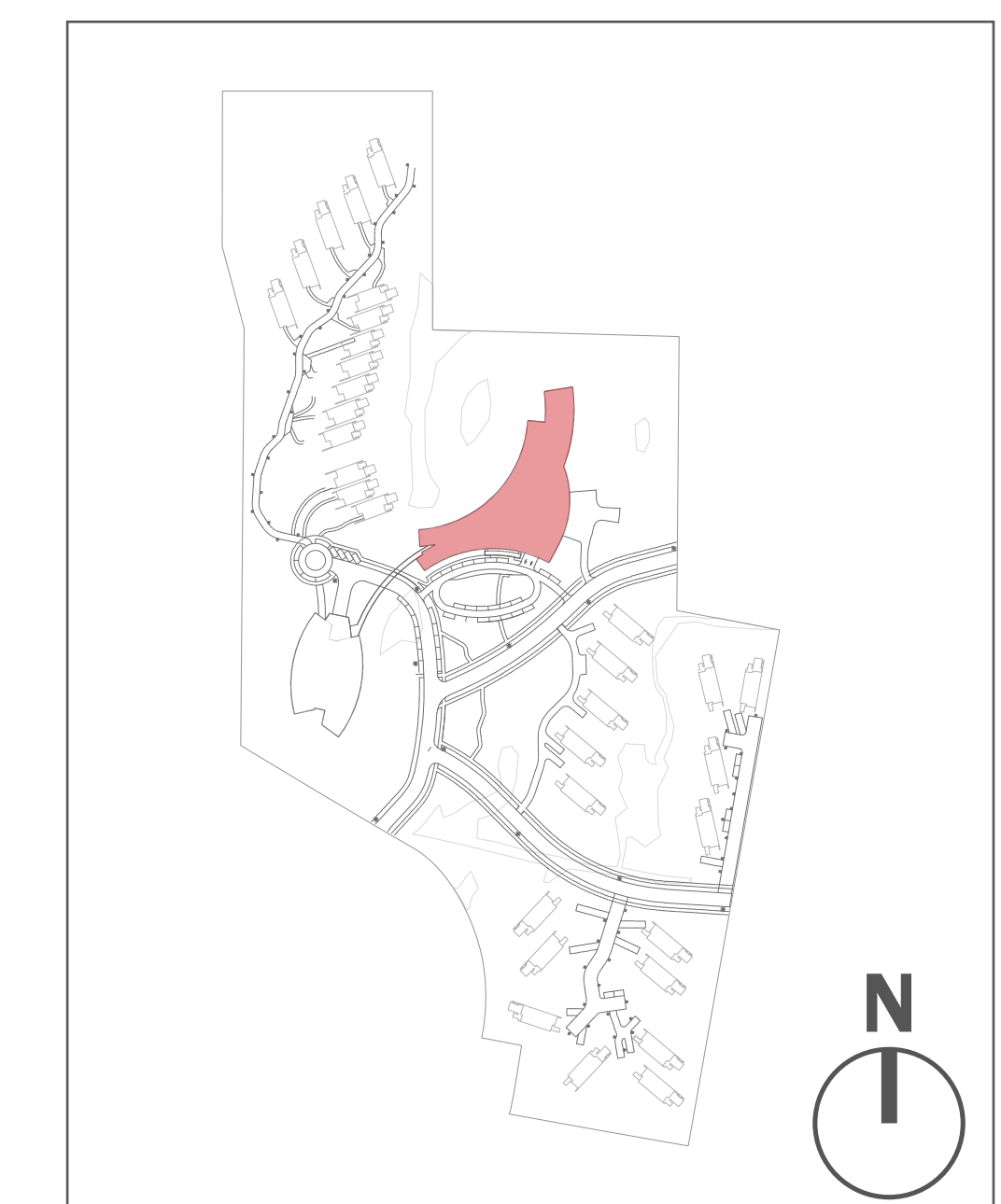
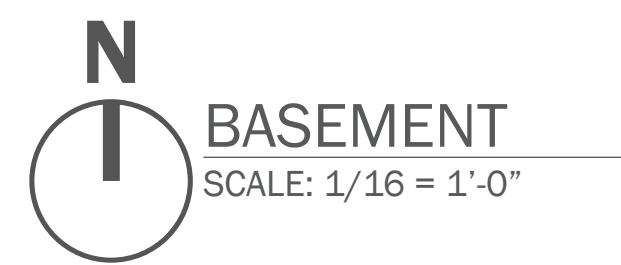
The spa sits in the quiet corner to encourage relaxation and enjoy unpopulated landscape.

Arriving at the hotel there are sight lines through into the courtyard, and a check in area with bar and breakfast lounge area.

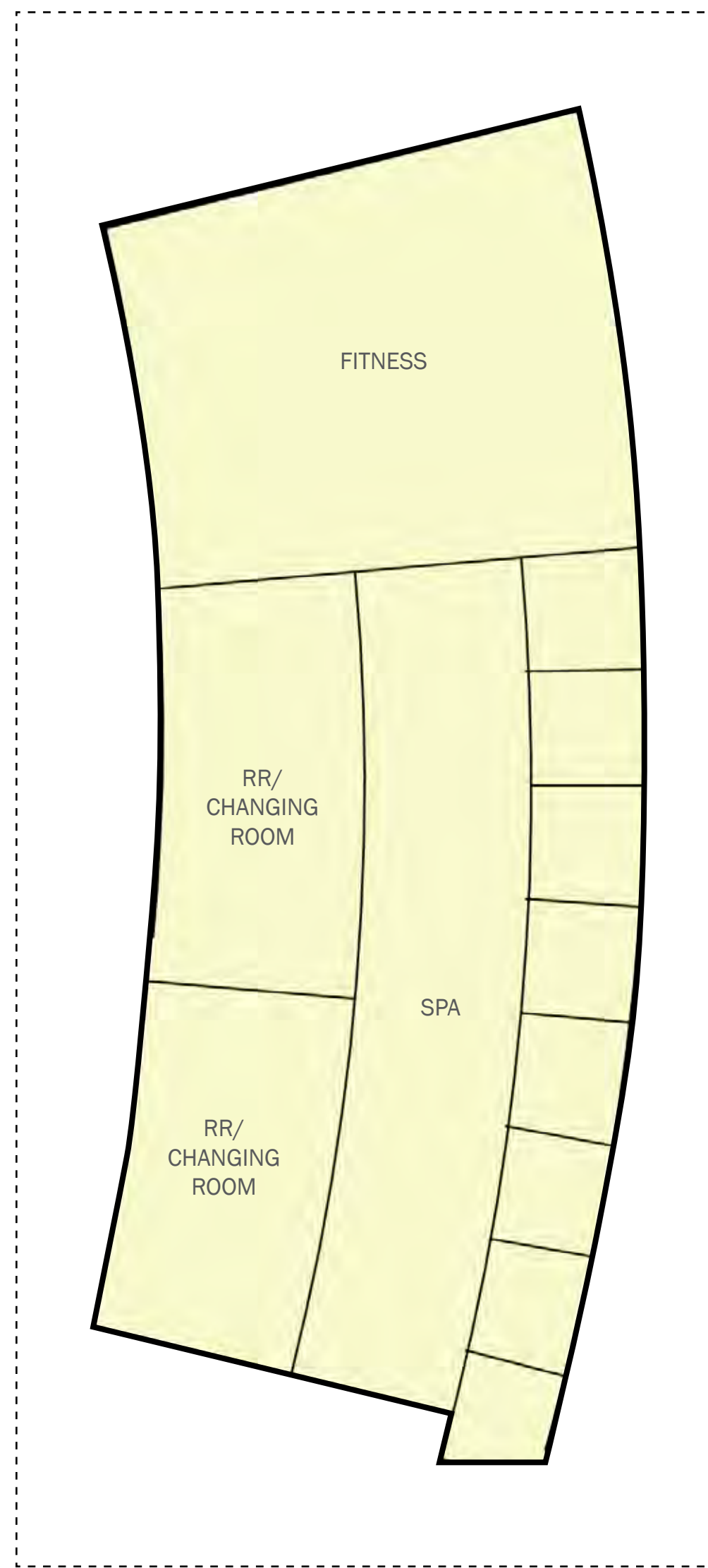


LEGEND

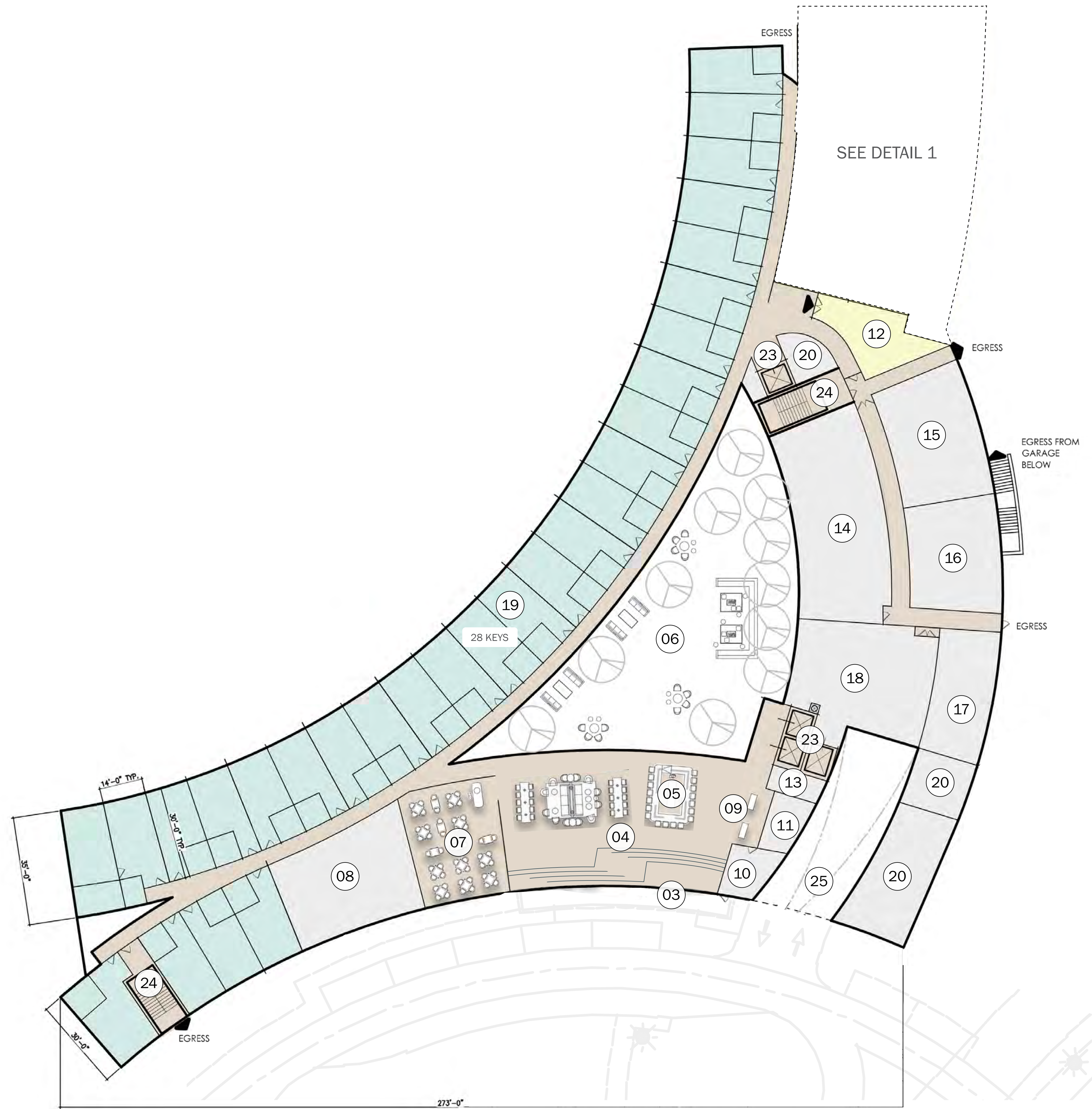
01	PARKING
02	BIKE PARKING
03	ENTRANCE / ARRIVAL
04	LOBBY
05	LOUNGE / BAR
06	OUTDOOR COURTYARD
07	BREAKFAST
08	F&B SUPPORT
09	REGISTRATION
10	VALET BELL
11	LUGGAGE
12	SPA LOBBY
13	SUPPORT
14	EMPLOYEE FACILITIES
15	MAINTENANCE STORAGE
16	BOH / SERVICE
17	RECEIVING / SERVICE
18	LAUNDRY
19	ROOMS
20	ELEC / MECH
21	HOUSEKEEPING
22	ADMIN
23	ELEVATORS
24	STAIRS
25	PARKING RAMP



KEY PLAN



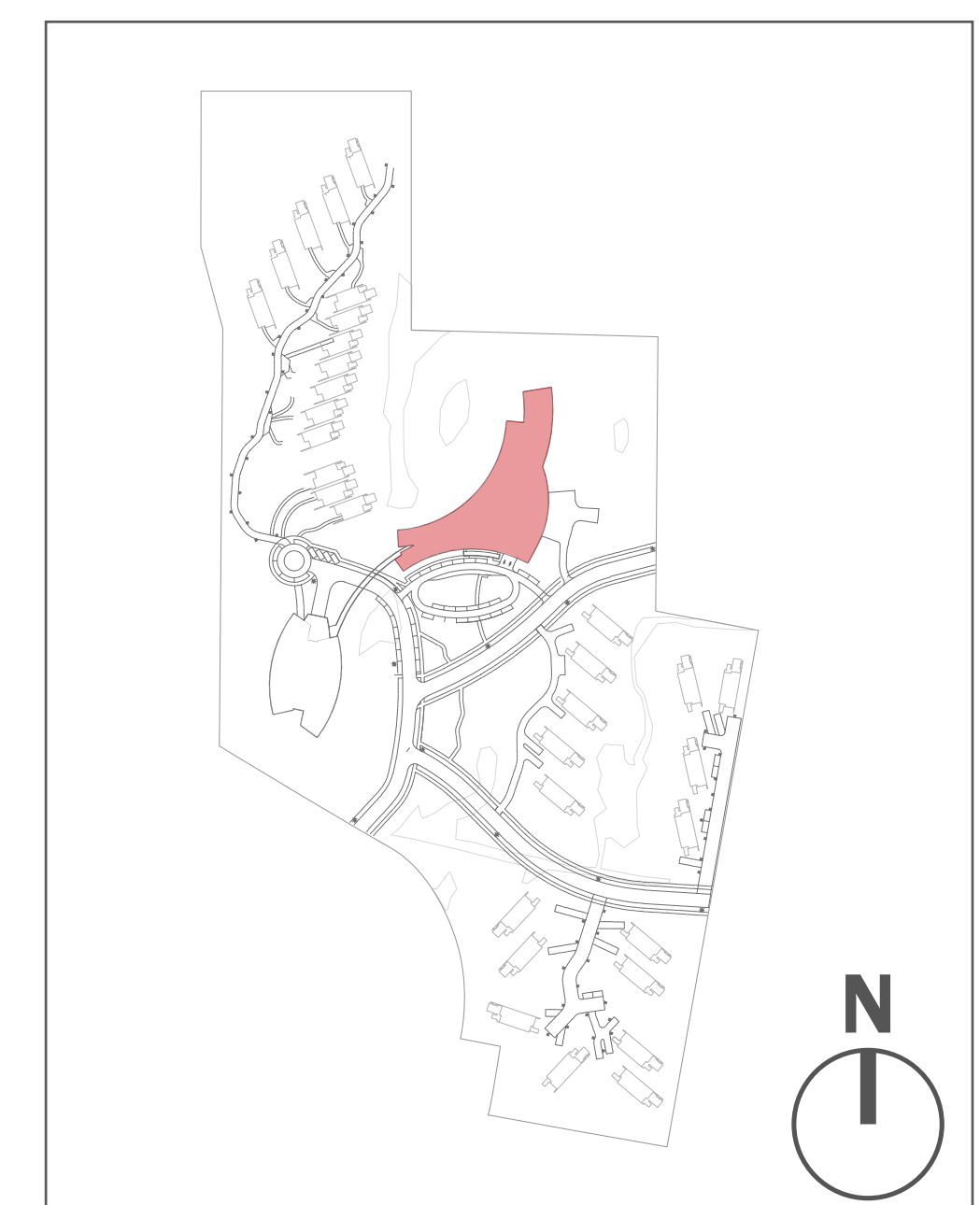
DETAIL 1 - SPA



LEGEND

01	PARKING
02	BIKE PARKING
03	ENTRANCE / ARRIVAL
04	LOBBY
05	LOUNGE / BAR
06	OUTDOOR COURTYARD
07	BREAKFAST
08	F&B SUPPORT
09	REGISTRATION
10	VALET BELL
11	LUGGAGE
12	SPA LOBBY
13	SUPPORT
14	EMPLOYEE FACILITIES
15	MAINTENANCE STORAGE
16	BOH / SERVICE
17	RECEIVING / SERVICE
18	LAUNDRY
19	ROOMS
20	ELEC / MECH
21	HOUSEKEEPING
22	ADMIN
23	ELEVATORS
24	STAIRS
25	PARKING RAMP

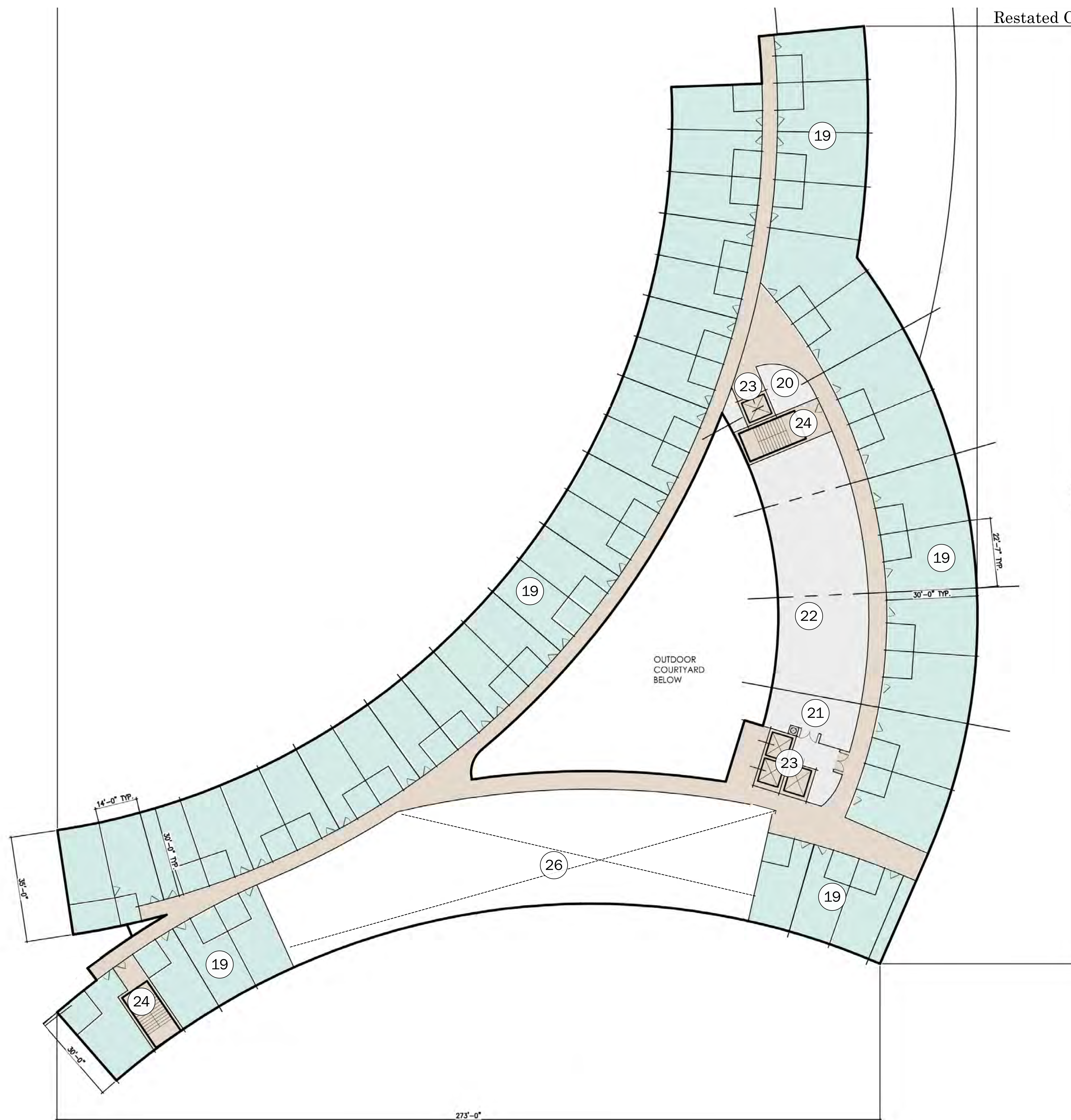
N
LEVEL 1
SCALE: 1/16" = 1'-0"



KEY PLAN

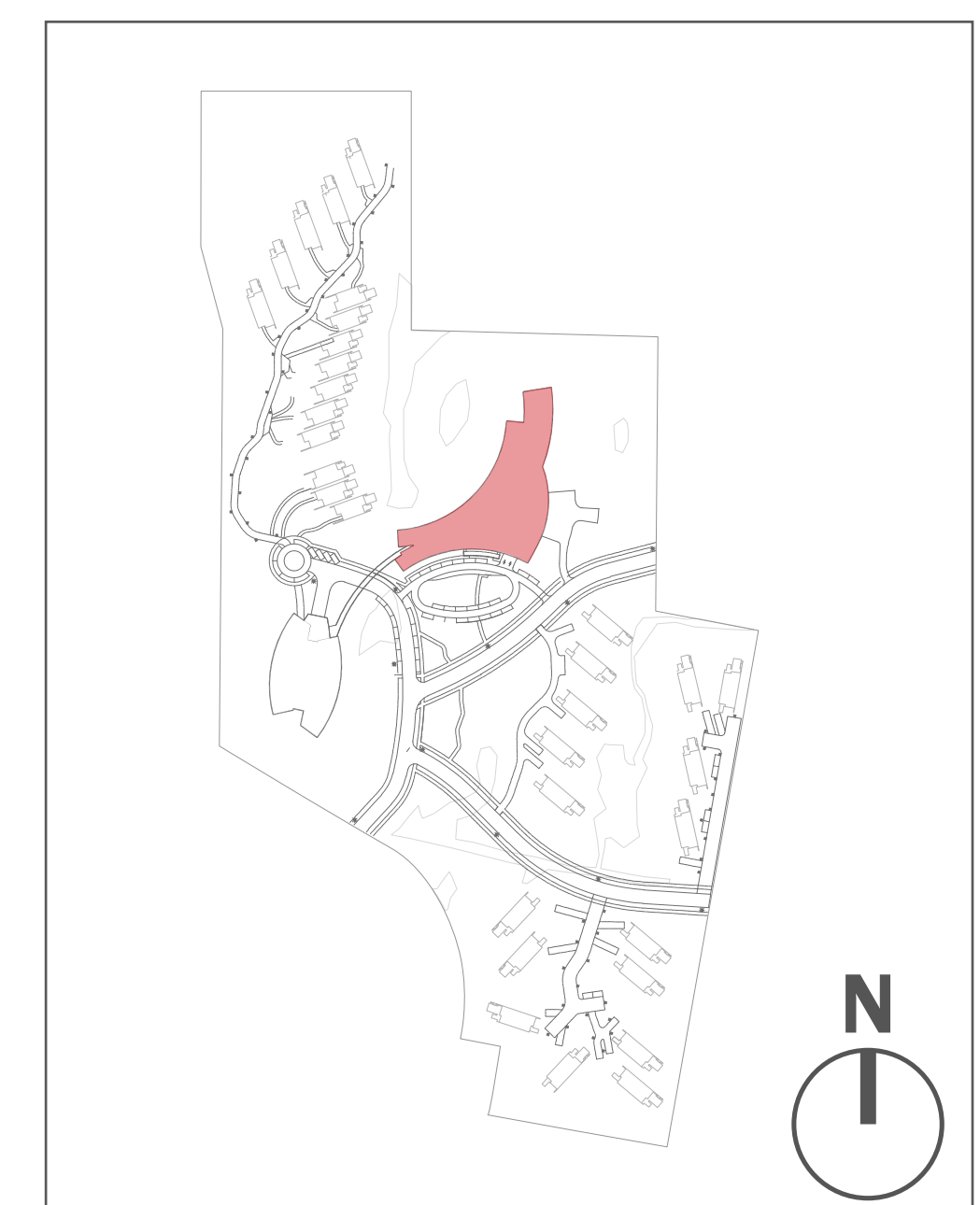
LEGEND

19	ROOMS
20	ELEC / MECH
21	HOUSEKEEPING
22	ADMIN
23	ELEVATORS
24	STAIRS
26	OPEN TO BELOW



MEADOW LODGE GUESTROOM SUMMARY

	Bays	Rooms
GROUND LEVEL	28	24
LEVEL 2	45	40
LEVEL 3	61	46
TOTALS	134	110

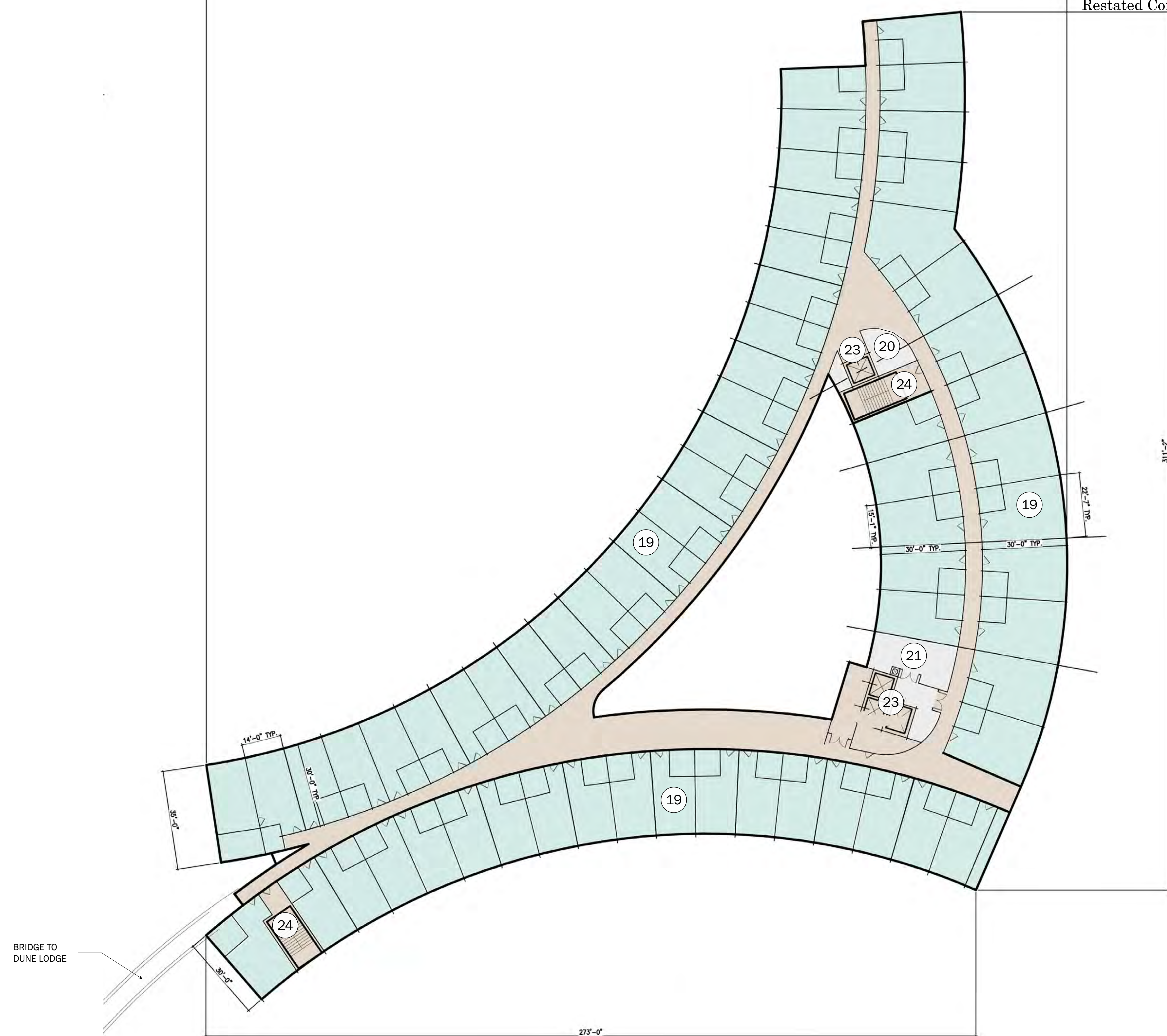


KEY PLAN

N
LEVEL 2
SCALE: 1/16" = 1'-0"

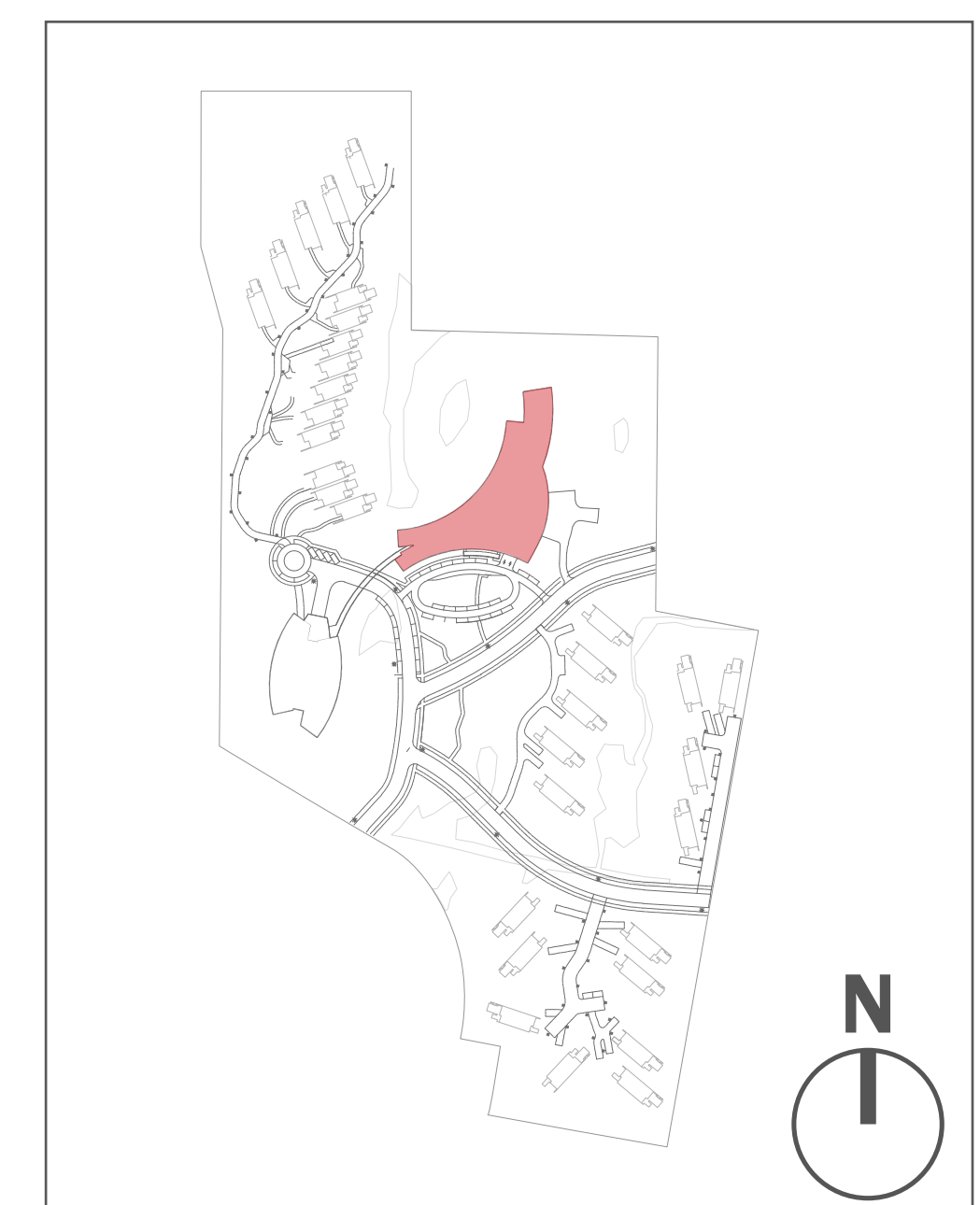
LEGEND

19	ROOMS
20	ELEC / MECH
21	HOUSEKEEPING
22	ADMIN
23	ELEVATORS
24	STAIRS



N
LEVEL 3
 SCALE: 1/16" = 1'-0"

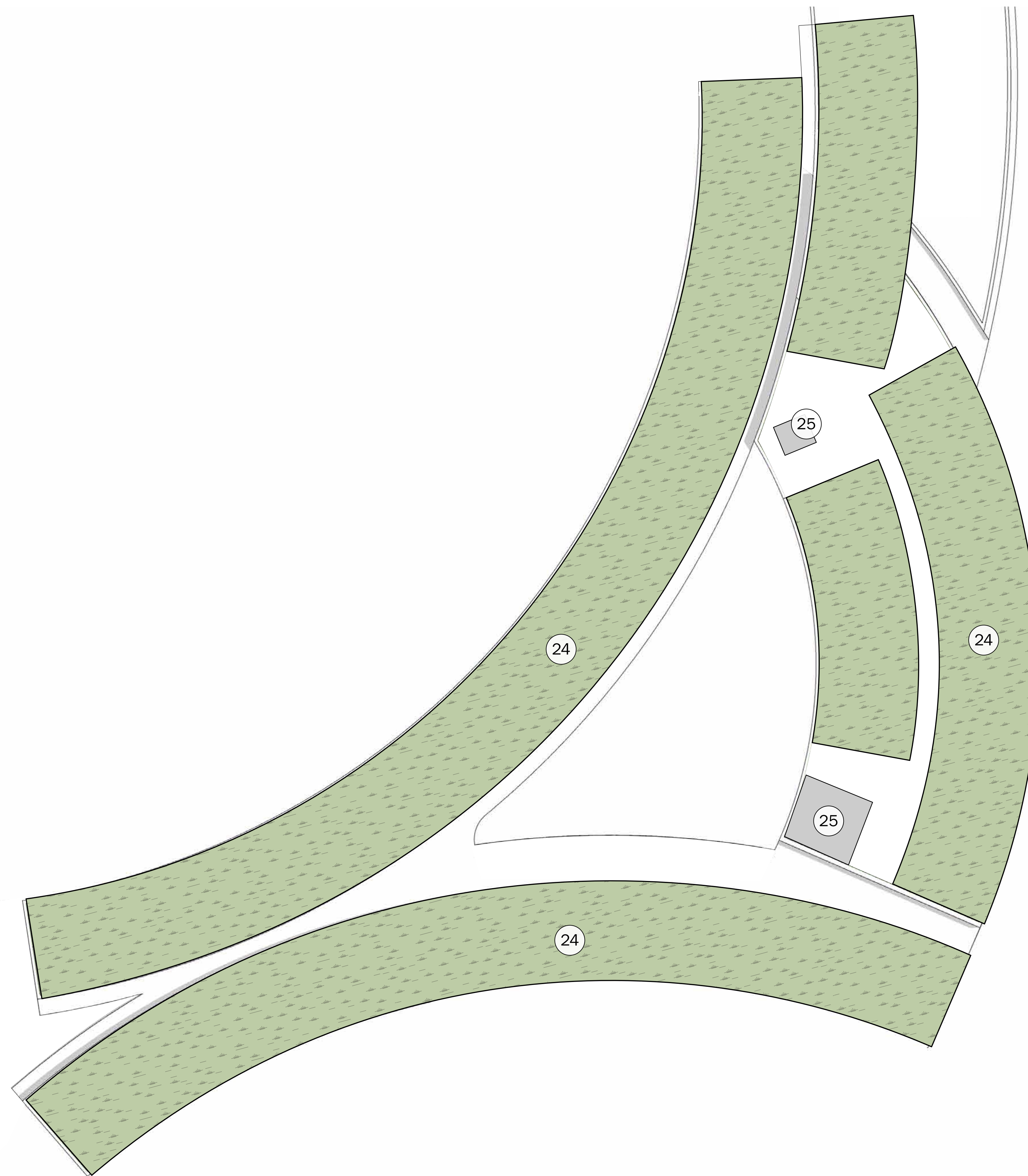
BRIDGE TO
 DUNE LODGE



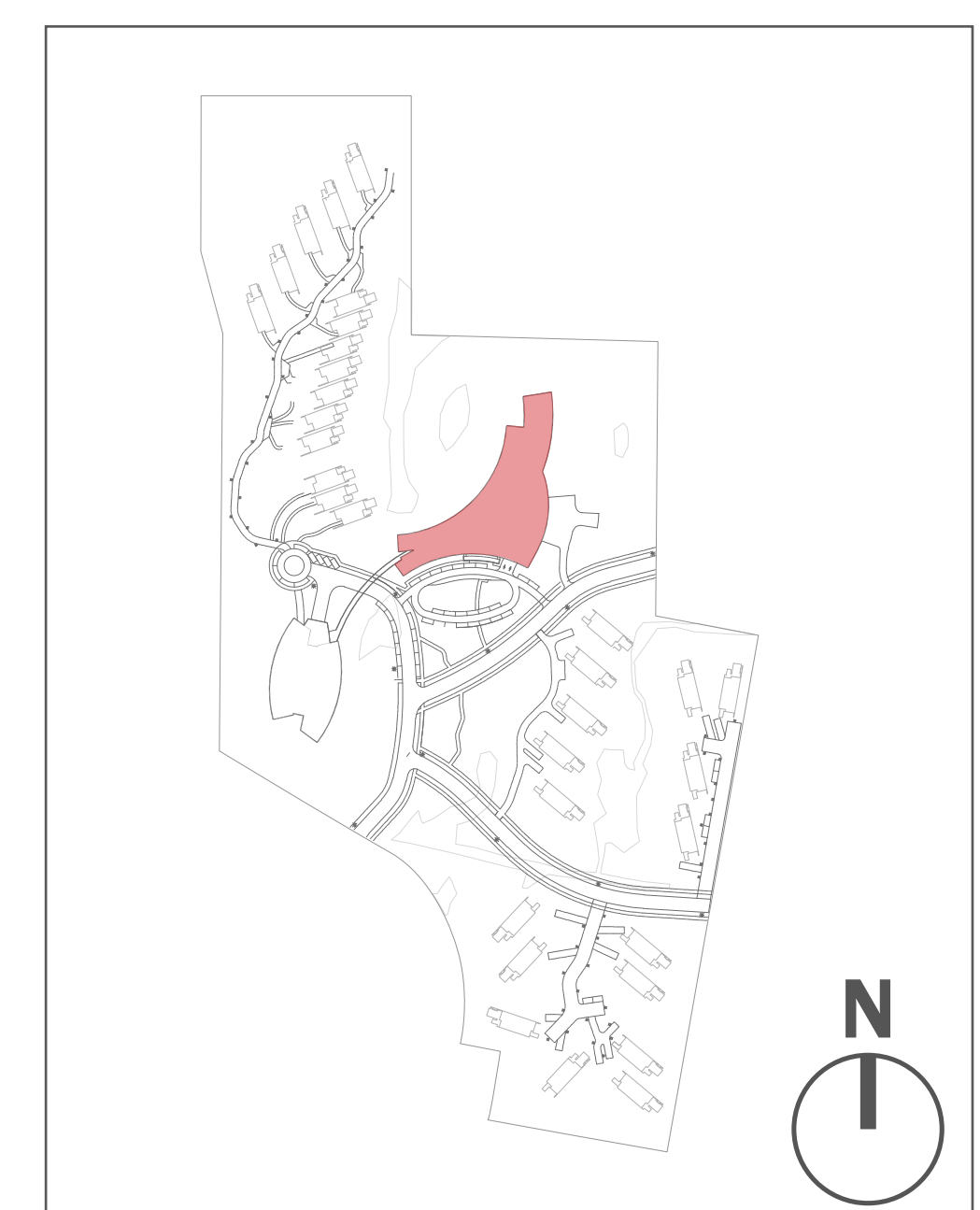
KEY PLAN

LEGEND

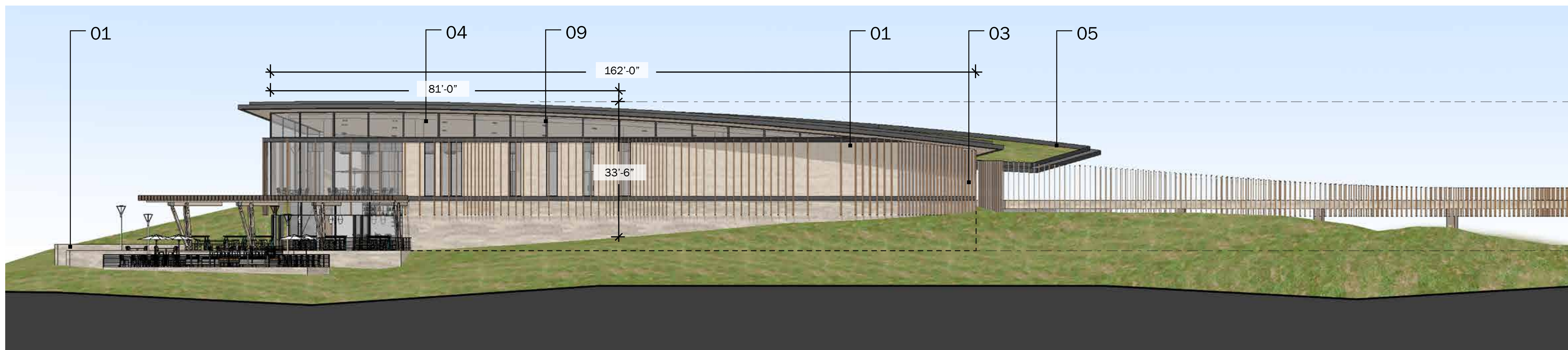
24	ROOF GARDEN
25	3:12 SLOPE ROOF



N
ROOF PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN



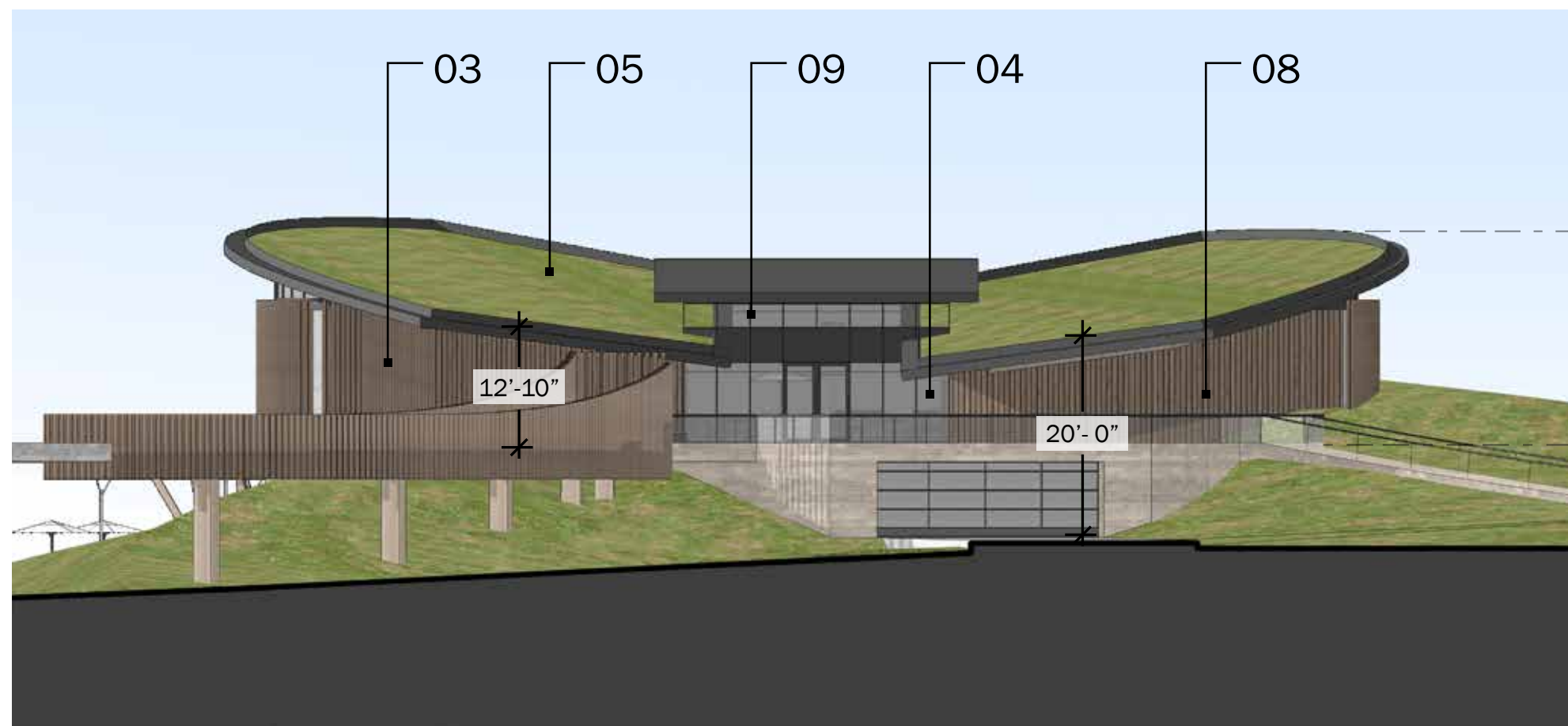
MATERIAL LEGEND

01	BOARD FORM CONCRETE
02	GLASS RAILING
03	WOOD SIDING
04	ALUMINUM CLAD WINDOWS W/ BIRD PROOF GLAZING
05	GREEN ROOF
06	METAL - DARK GRAY
07	BALCONY RAILING
08	WOOD
09	DARK GRAY MULLION

ELEVATION A

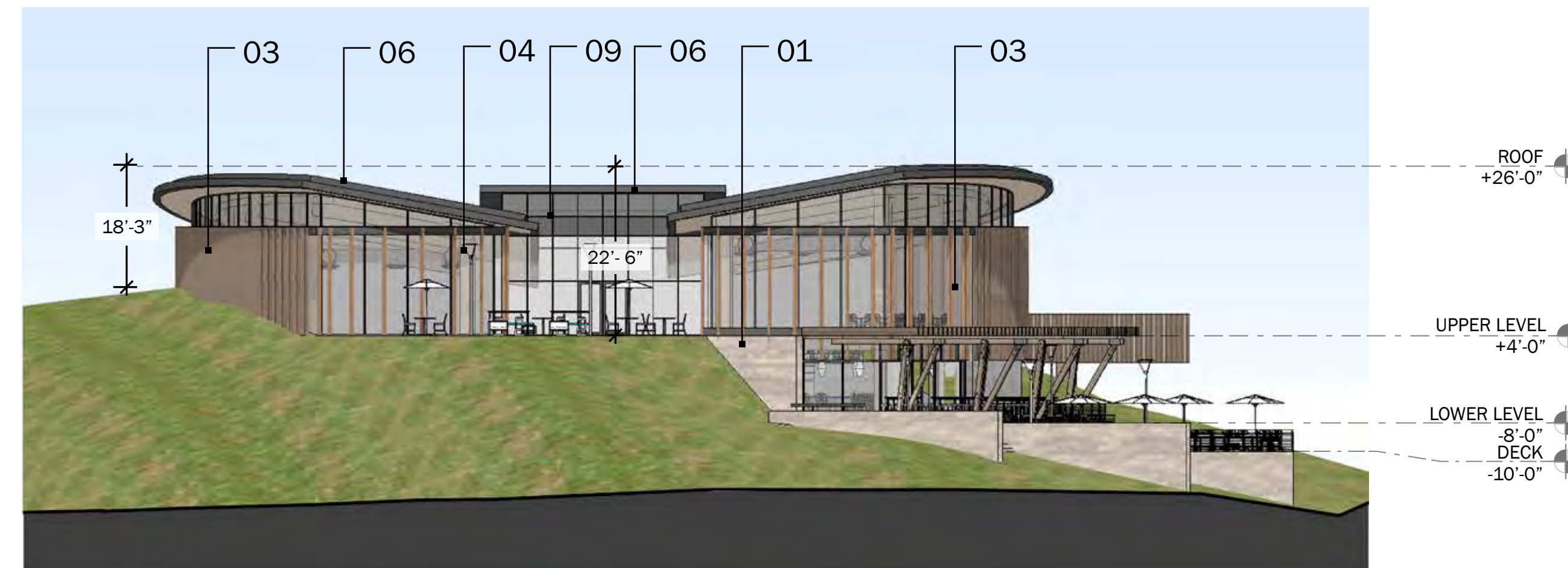
SCALE: 1/16 = 1'-0"

34' Highest Point on East Elevation
 33.5' Midpoint on East Elevation
 18.25' Midpoint on West Elevation
 $33.5 + 18.25 = 51.75 / 2 = 25.875'$
 $25.875' < 28.0'$



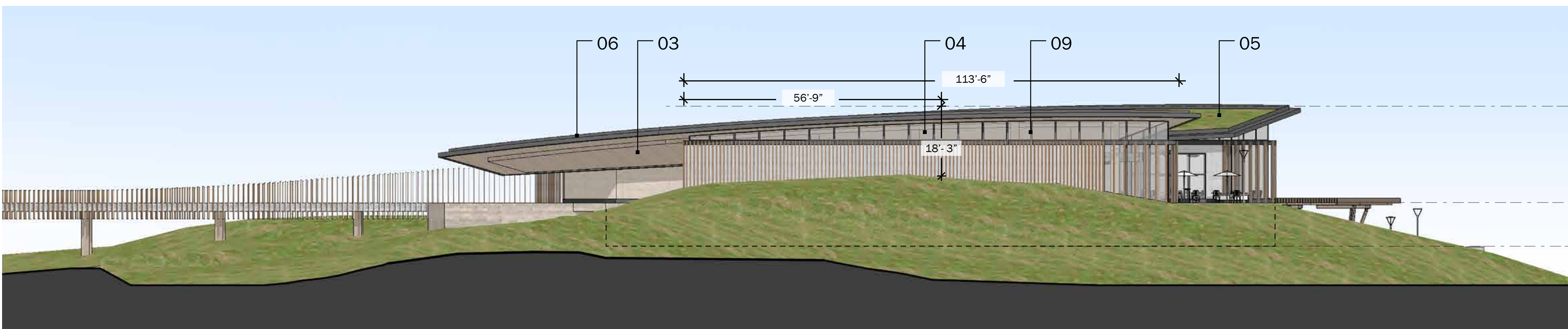
ELEVATION B

SCALE: 1/16 = 1'-0"



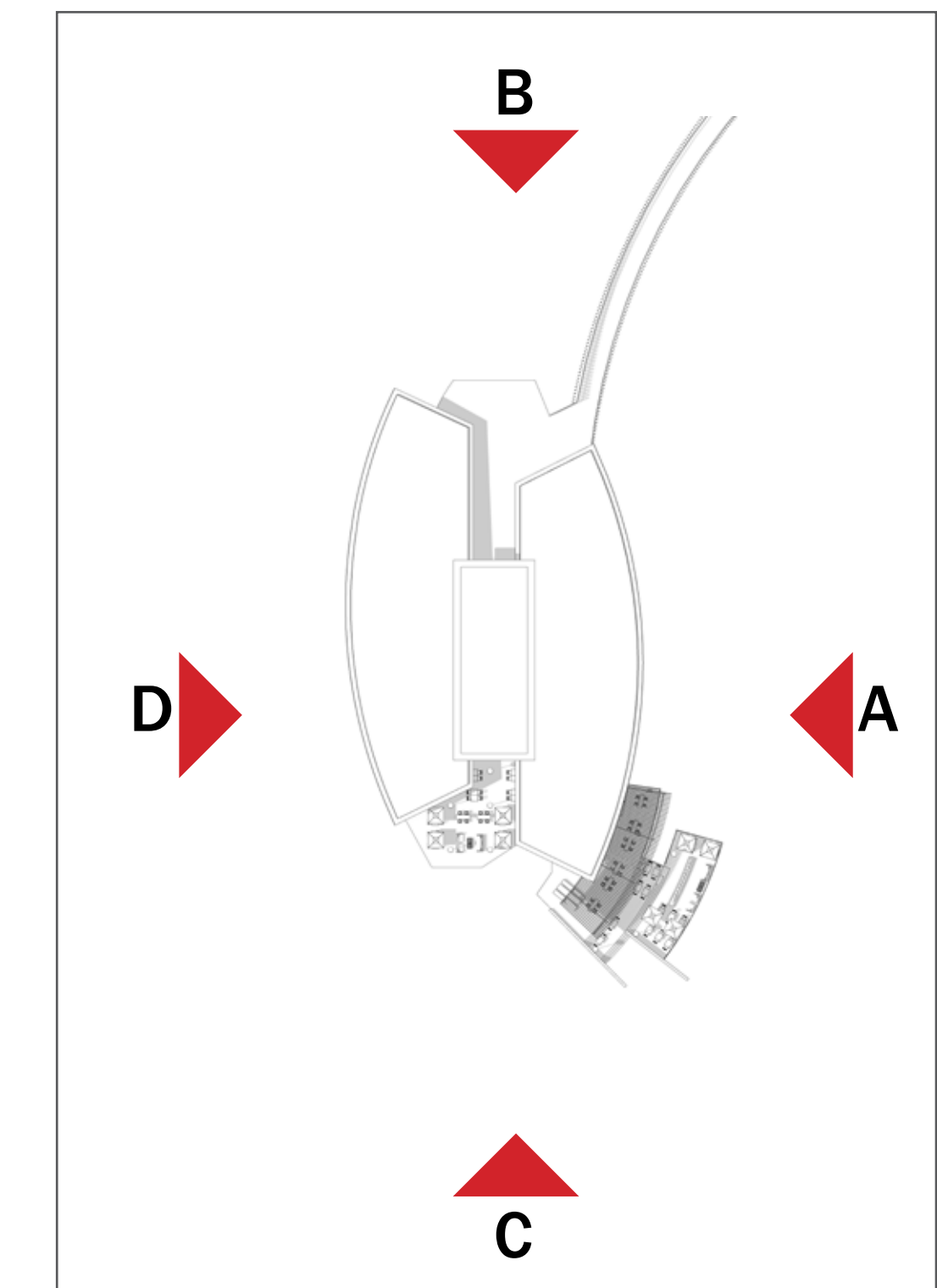
ELEVATION C

SCALE: 1/16 = 1'-0"



ELEVATION D

SCALE: 1/16 = 1'-0"



KEY PLAN

DUNE LODGE

This is the amenity hub of the site and the surrounding neighborhood. There are two food and beverage offerings and a small conference center.

The upper level restaurant has a dining terrace on-grade that sits in a recess of the building form to protect it from the wind and create a more comfortable micro-climate for more of the year.

The lower level is a more casual dining and drinking experience. It opens out onto the landscape of the site and sits behind the dunes to separate it from the neighbors and provide protection from the wind.



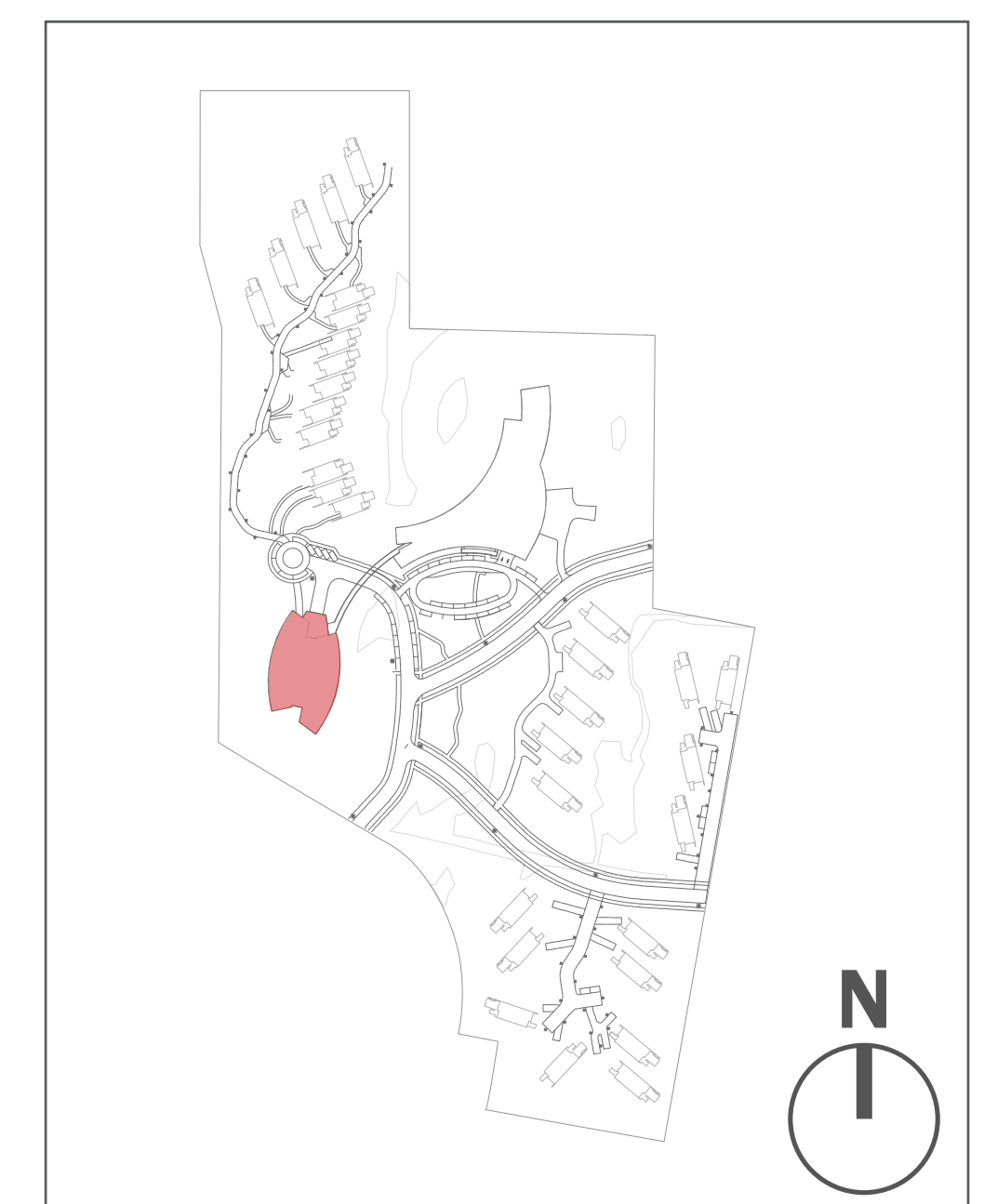
N
LOWER LEVEL
SCALE: 1/16 = 1'-0"



N
UPPER LEVEL
SCALE: 1/16 = 1'-0"

LEGEND

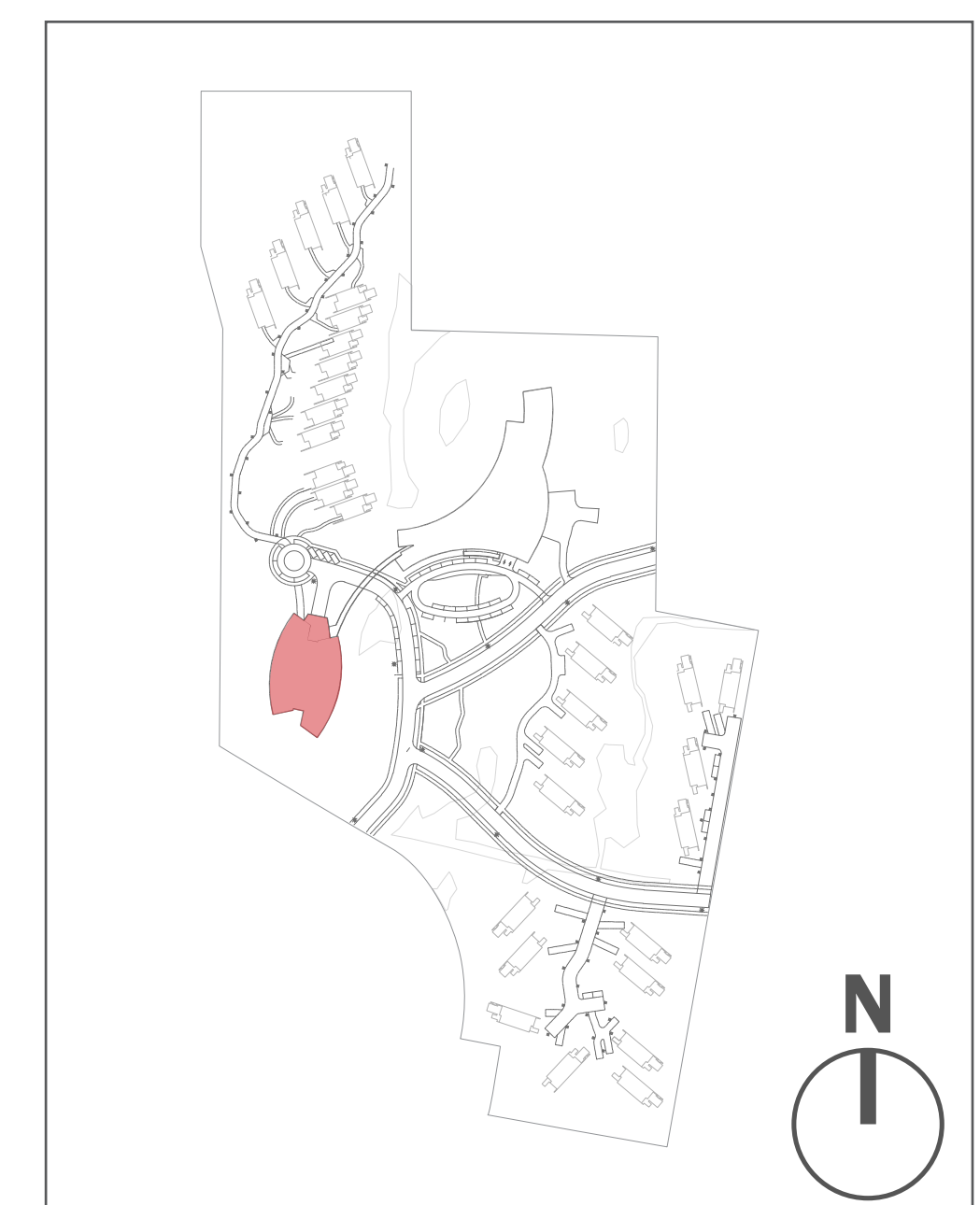
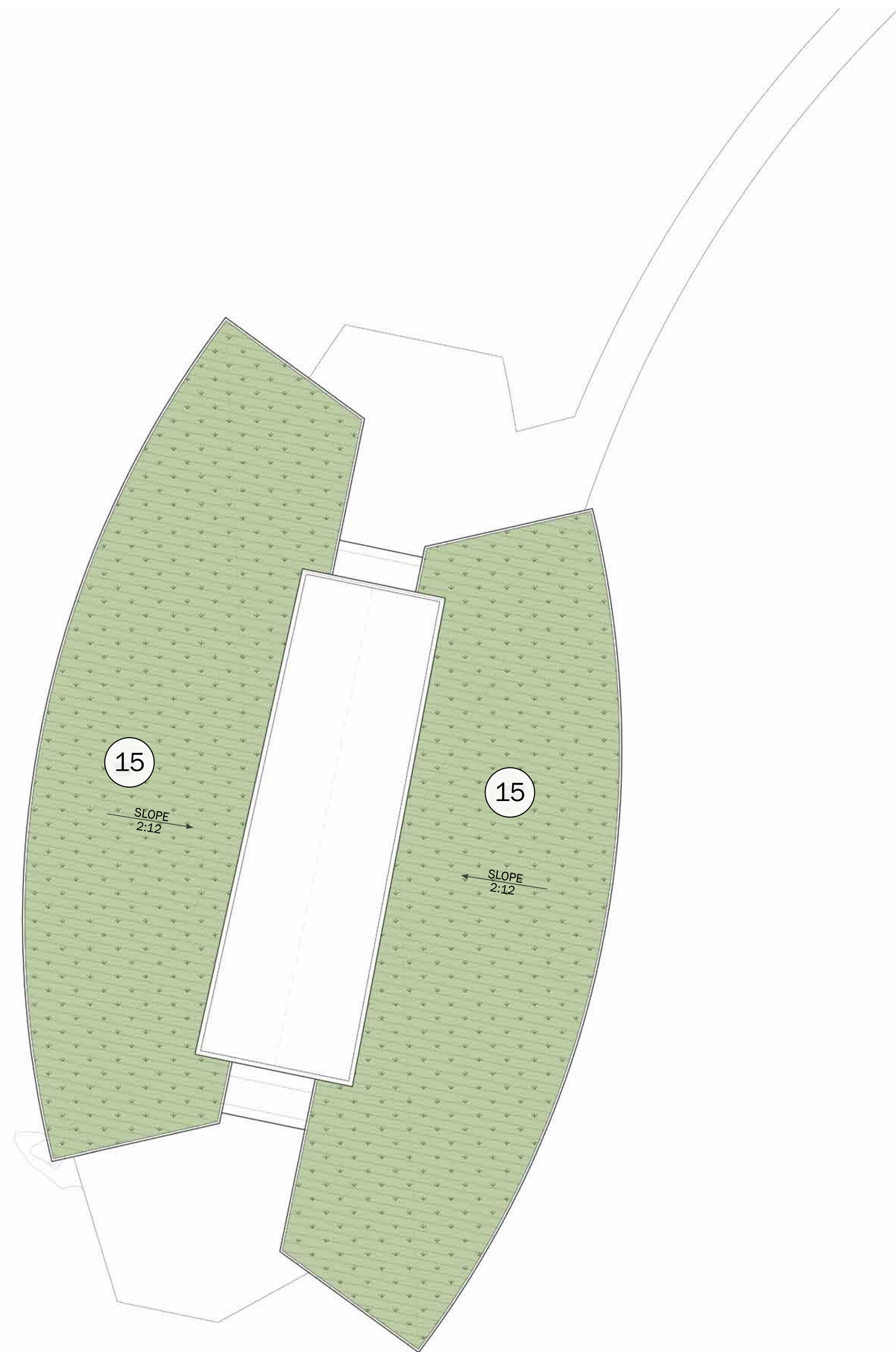
01	ENTRANCE / ARRIVAL
02	HOST
03	PRIVATE DINING
04	LOUNGE
05	KITCHEN
06	MEETING ROOM
07	BATHROOM
08	STORAGE
09	BAR
10	PARKING
11	LOADING / SERVICING
12	BIKE PARKING
13	FIRE PIT
14	ELEC/MECH
15	PATIO
16	STAIRS
17	ELEVATOR



KEY PLAN

LEGEND

15 ROOF GARDEN



KEY PLAN

N
ROOF PLAN
SCALE: 1/16" = 1'-0"



9 AM

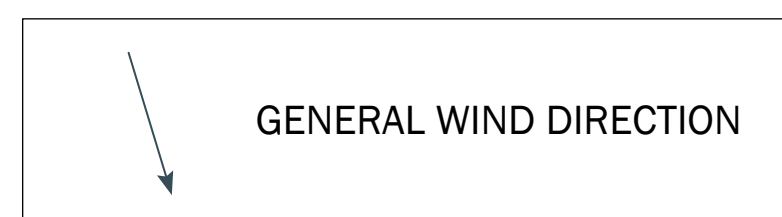


12 PM



3 PM

LEGEND





9 AM

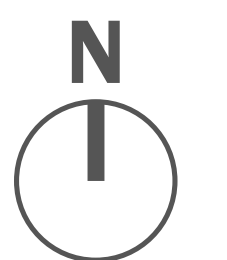
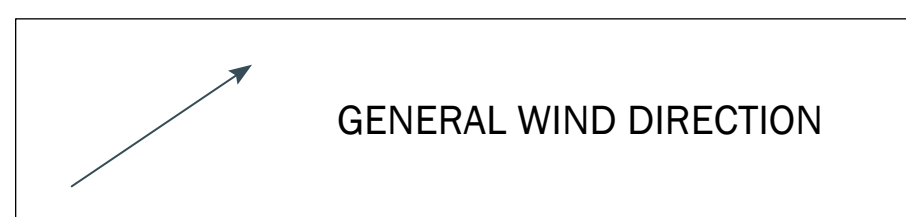


12 PM



3 PM

LEGEND

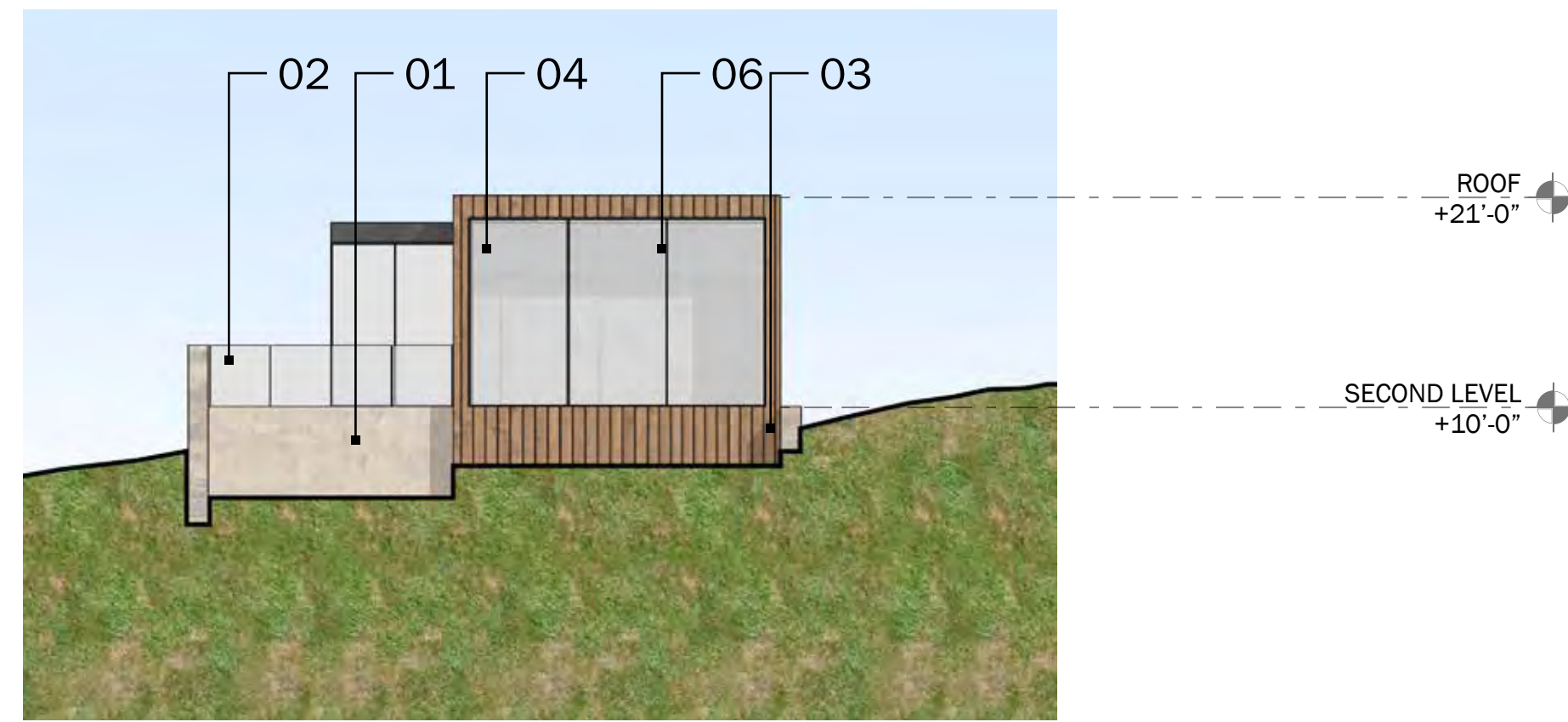




Artist's Impression

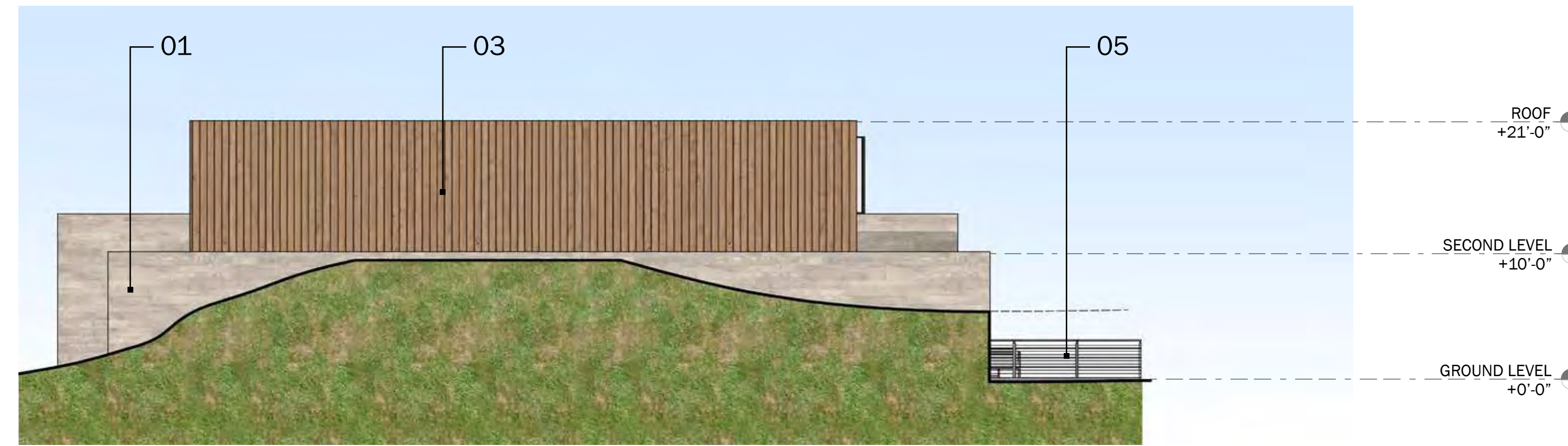
MATERIAL LEGEND

01	BOARD FORM CONCRETE
02	GLASS RAILING
03	WOOD SIDING
04	ALUMINUM CLAD WINDOWS W/ BIRD PROOF GLAZING
05	BALCONY RAILING
06	DARK GRAY MULLION



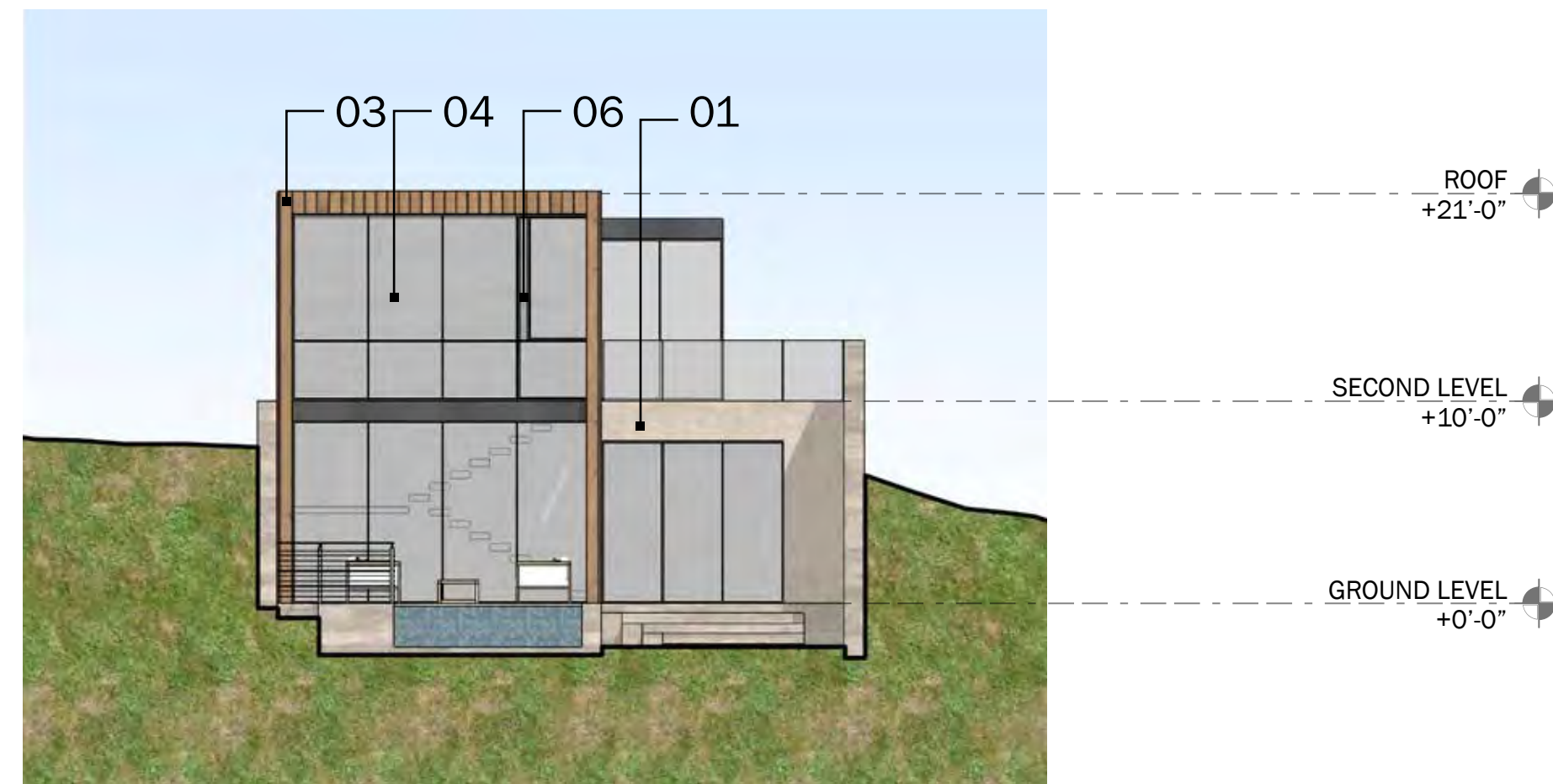
ELEVATION A

SCALE: 1/8" = 1'-0"



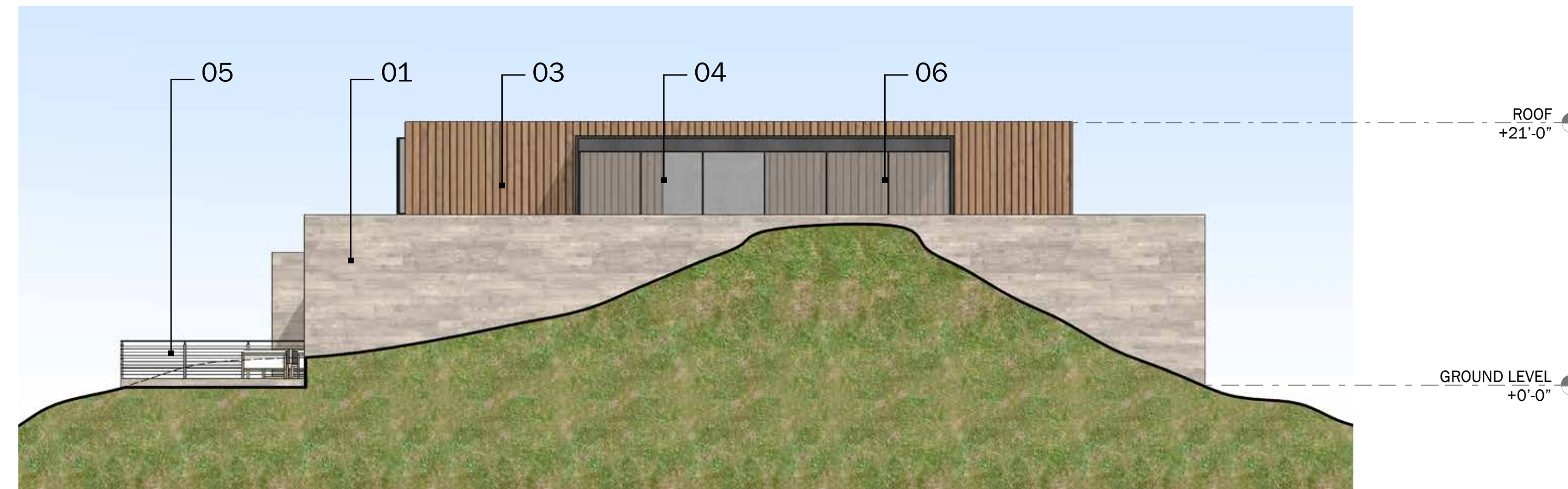
ELEVATION B

SCALE: 1/8" = 1'-0"



ELEVATION C

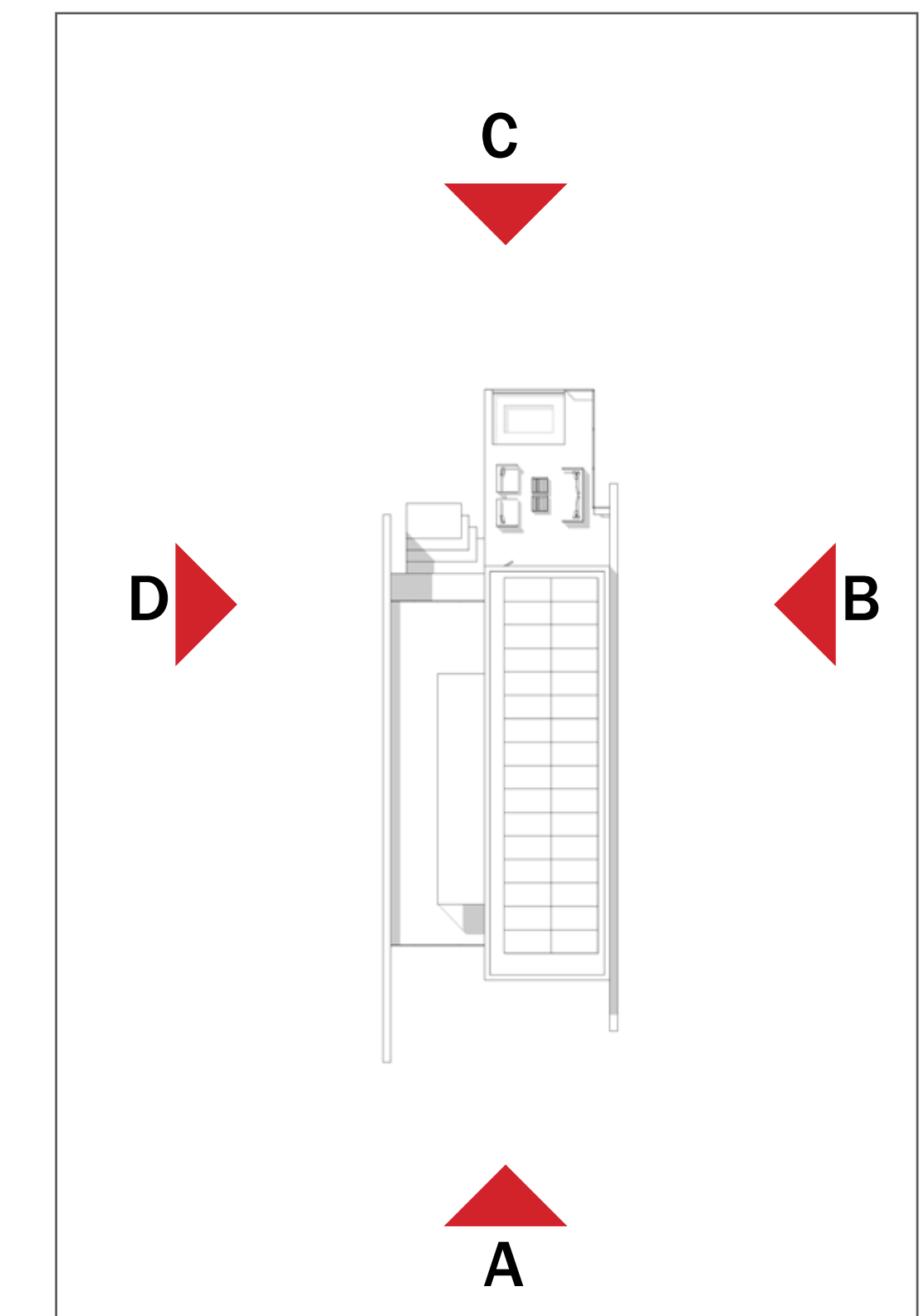
SCALE: 1/8" = 1'-0"



ELEVATION D

SCALE: 1/8" = 1'-0"

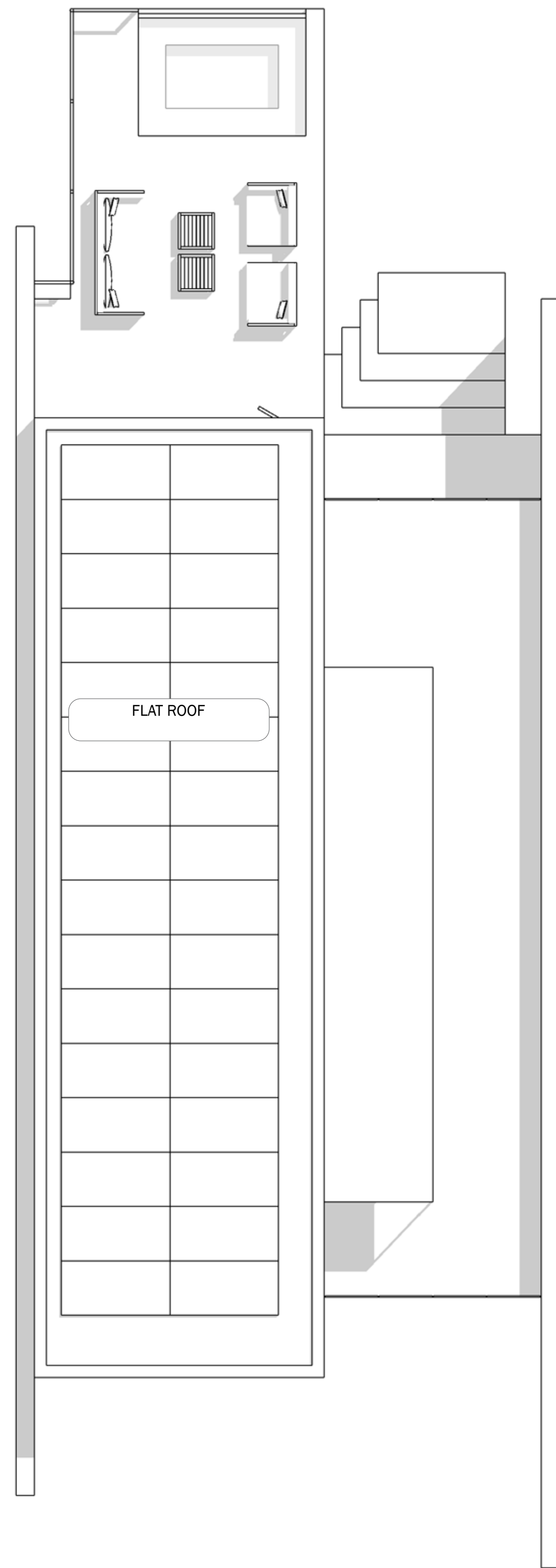
"WITH THE SPECIFIC APPROVAL OF THE PLANNING COMMISSION, A BUILDING OR STRUCTURE MAY EXCEED A HEIGHT OF TWENTY-EIGHT (28) FEET, UP TO A MAXIMUM HEIGHT OF THIRTY-FIVE (35) FEET."



KEY PLAN

LEGEND

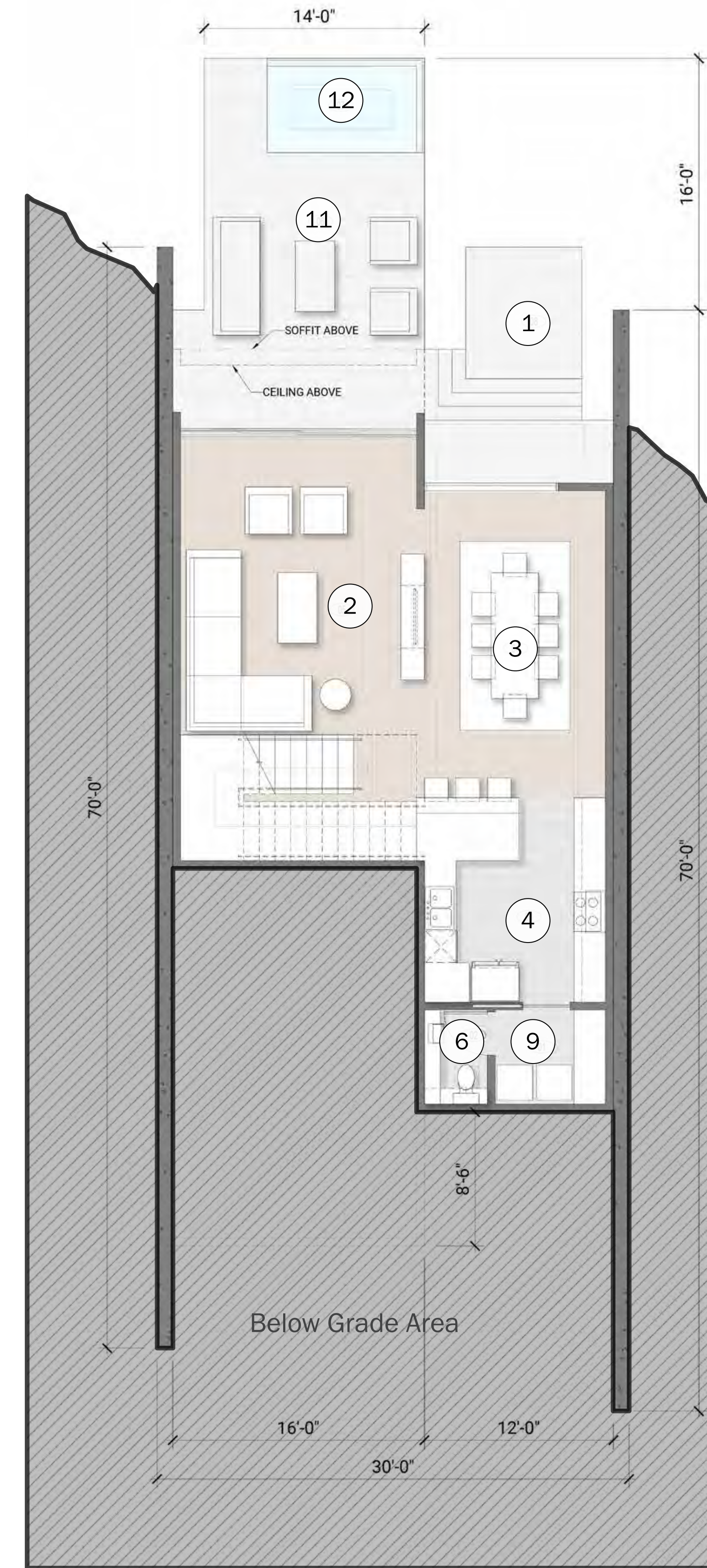
01	ENTRANCE
02	LIVING
03	DINING
04	KITCHEN
05	BATHROOM
06	POWDER ROOM
07	BEDROOM
08	CLOSET
09	LAUNDRY / UTILITIES
10	HALL
11	PATIO
12	SPA



ROOF PLAN
SCALE: 1/8" = 1'-0"



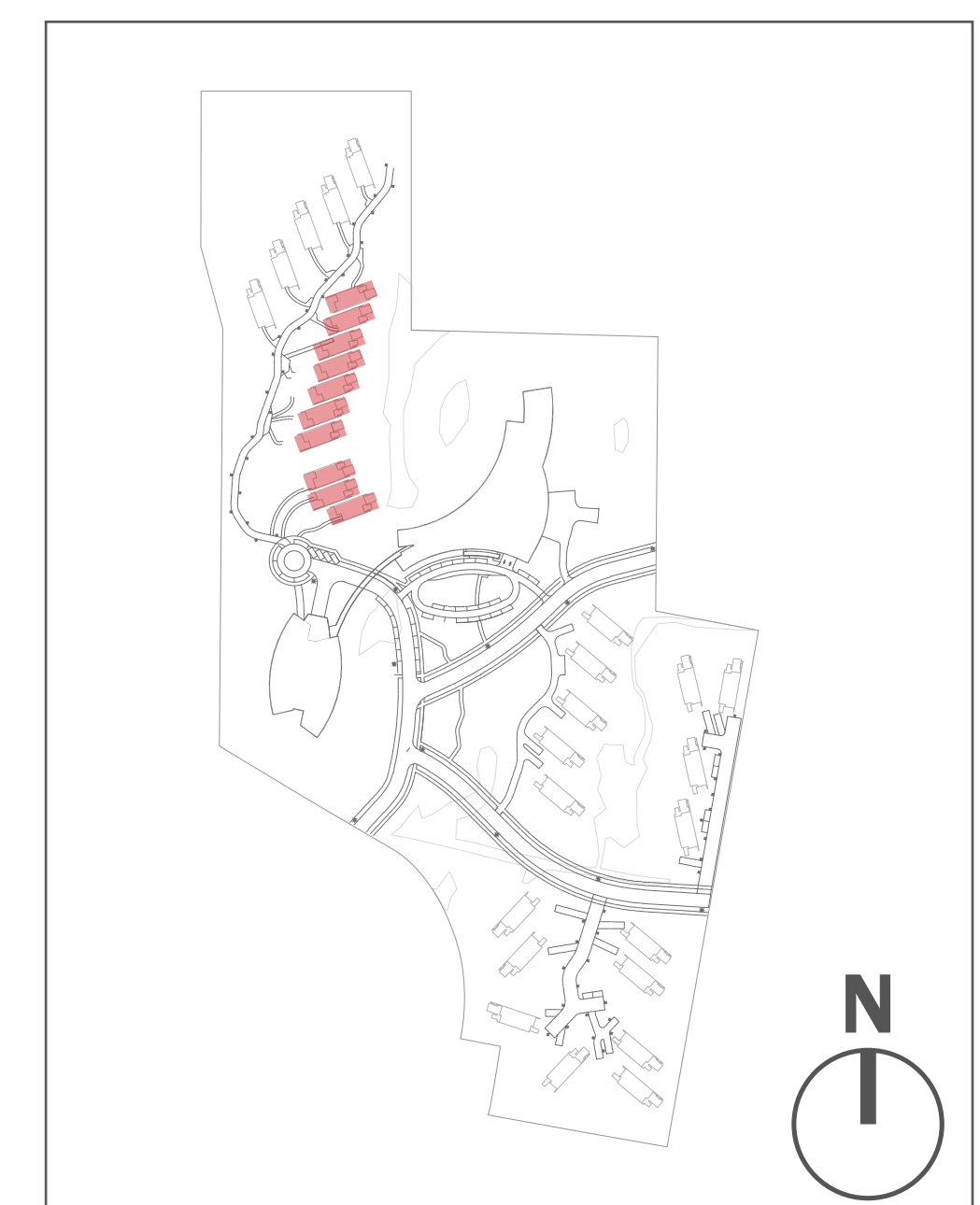
SECOND LEVEL
SCALE: 1/8" = 1'-0"



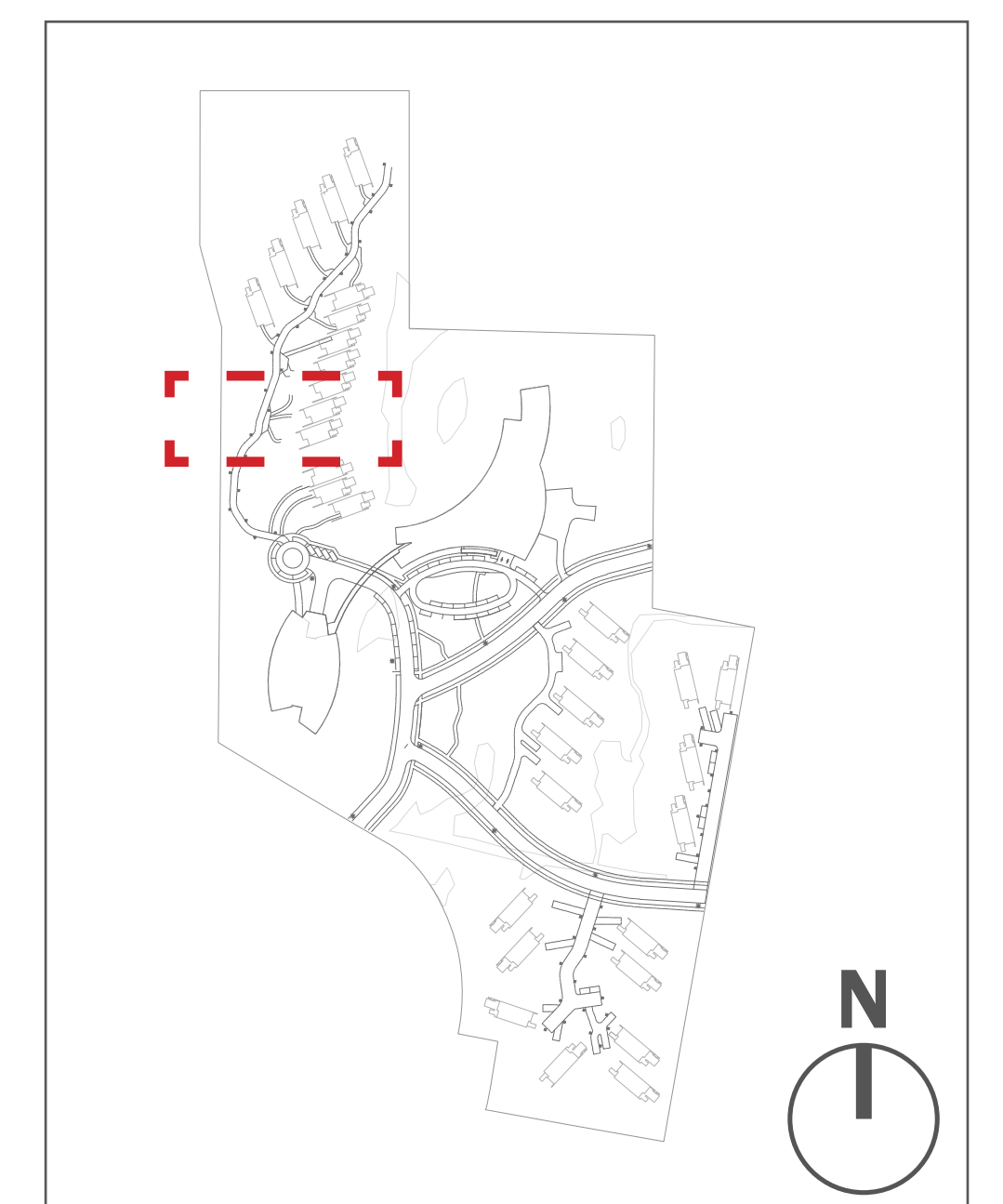
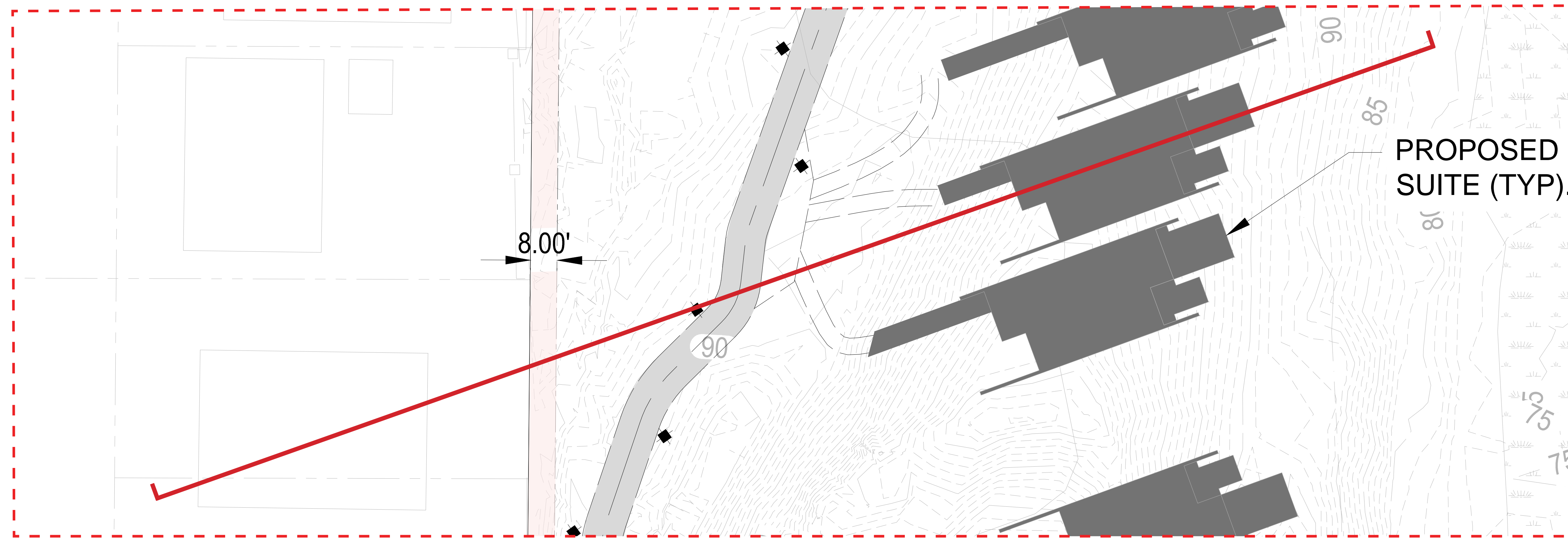
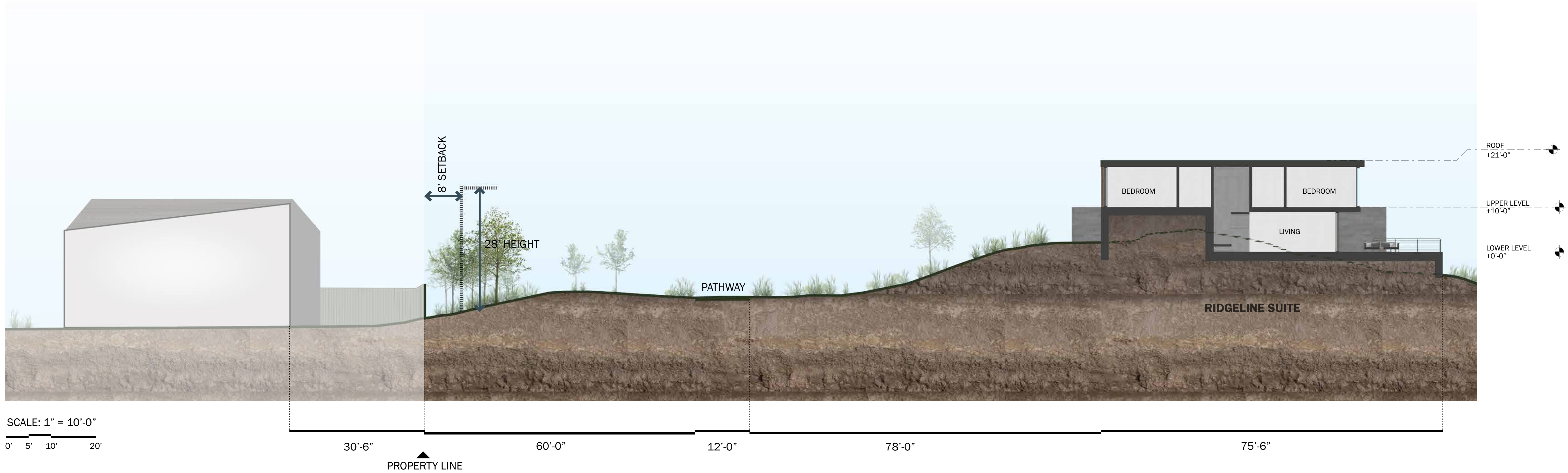
GROUND LEVEL
SCALE: 1/8" = 1'-0"

AREA SUMMARY

GROUND LEVEL	1,000 SQ. FT.
SECOND LEVEL	770 SQ. FT.
TOTAL	1,770 SQ. FT.

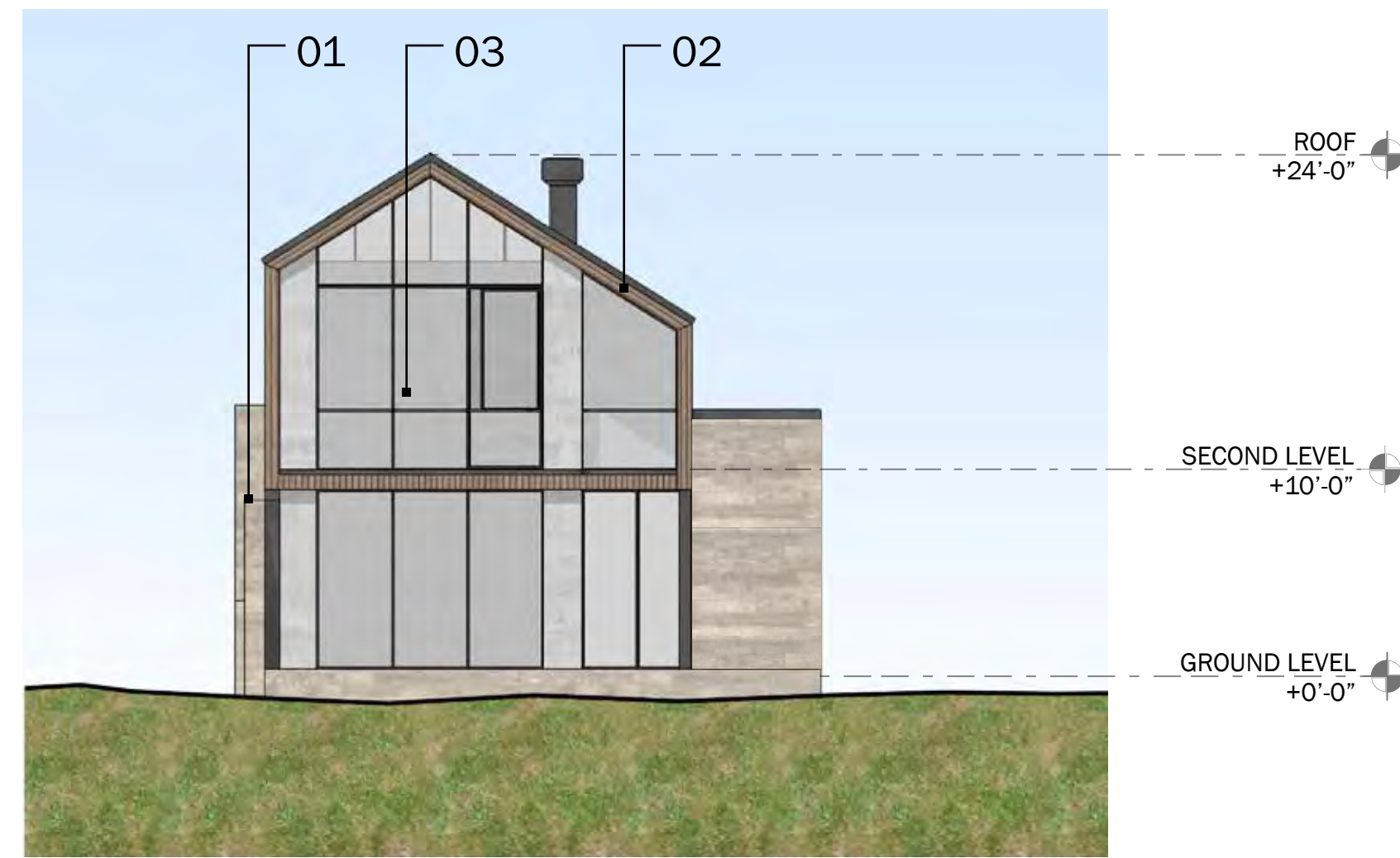


KEY PLAN



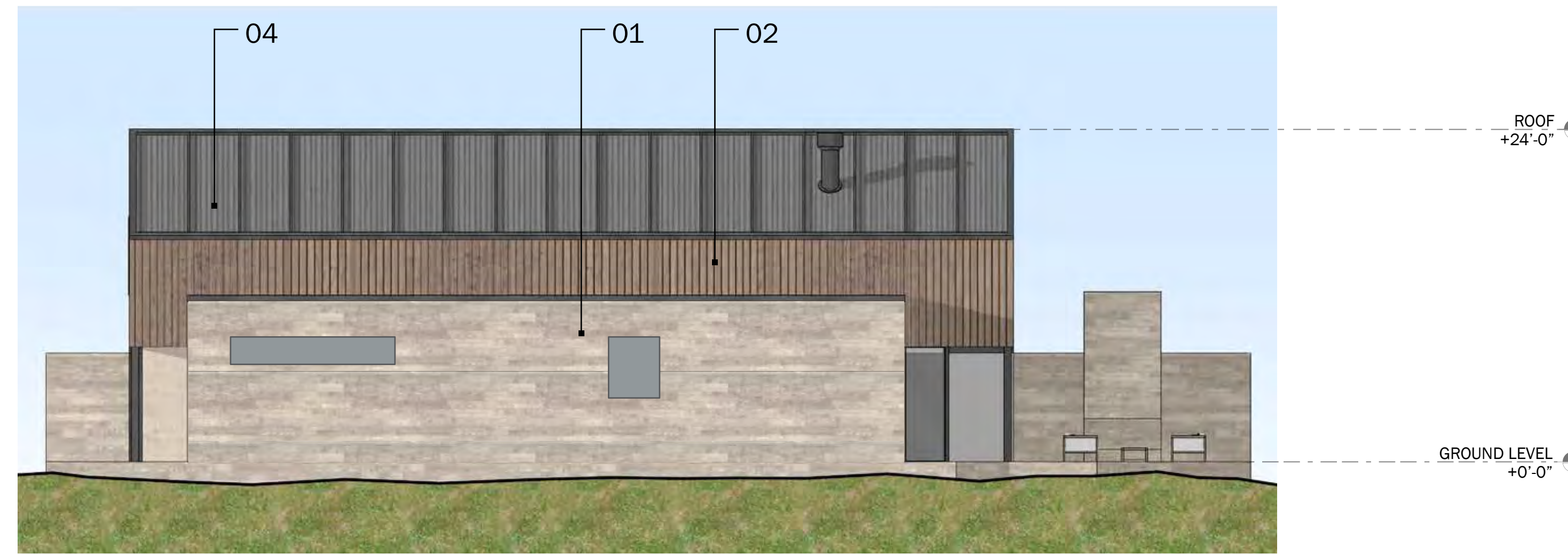
MATERIAL LEGEND

01	BOARD FORM CONCRETE
02	WOOD SIDING
03	ALUMINUM CLAD WINDOWS W/ BIRD PROOF GLAZING
04	OPEN GABLE ROOF - METAL STANDING SEAM
05	DARK GRAY MULLION



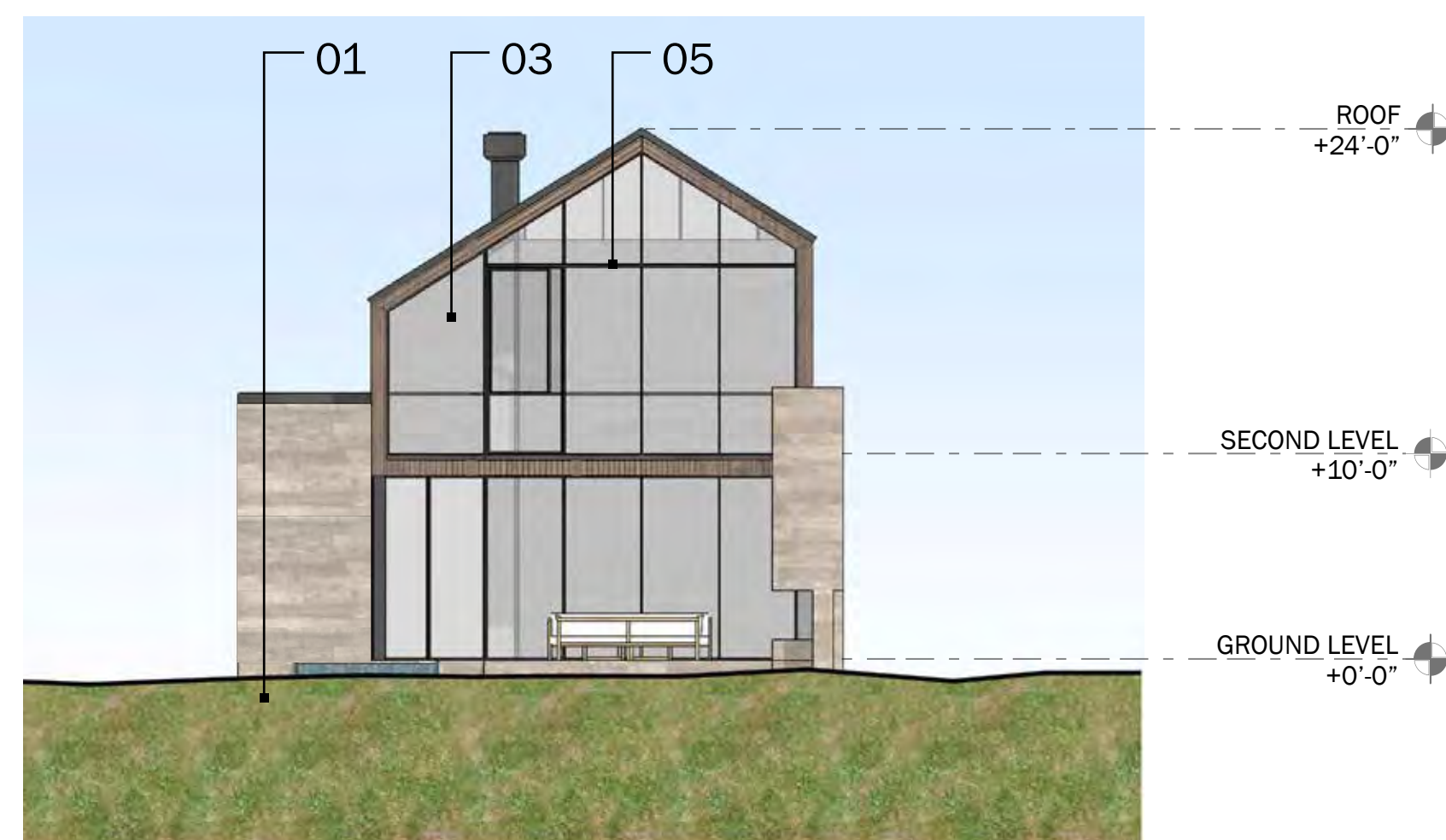
ELEVATION A

SCALE: 1/8" = 1'-0"



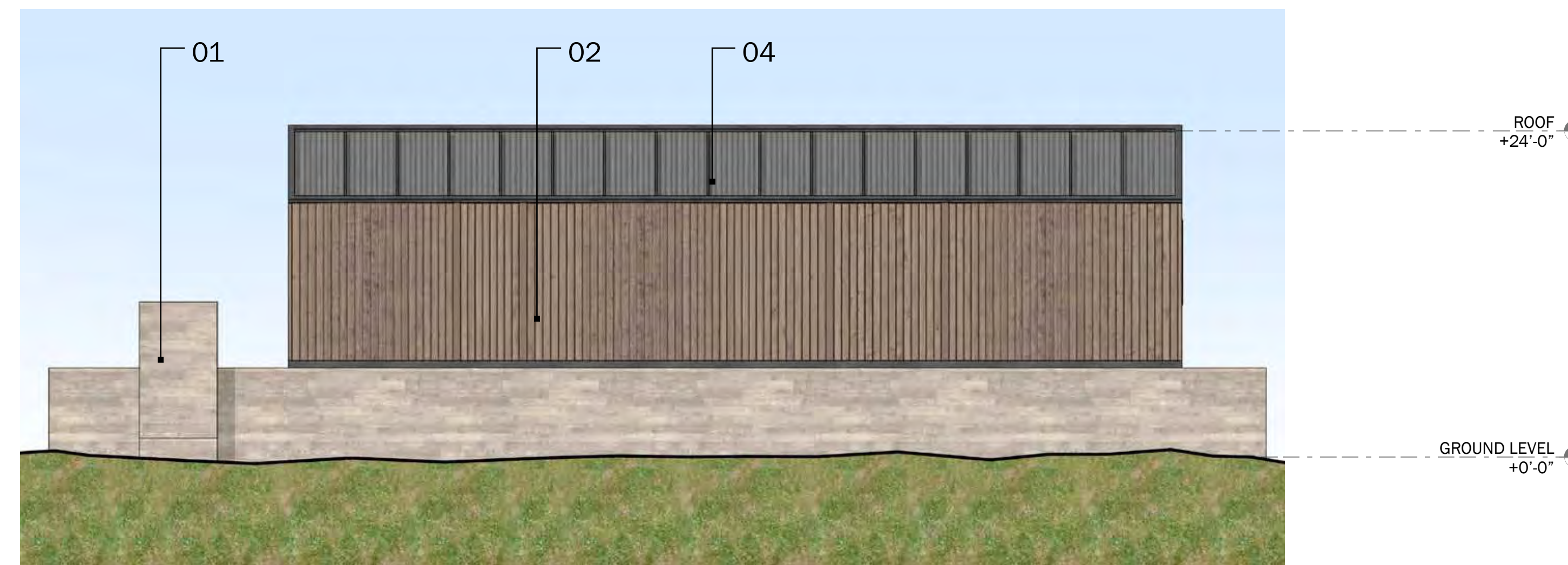
ELEVATION B

SCALE: 1/8" = 1'-0"



ELEVATION C

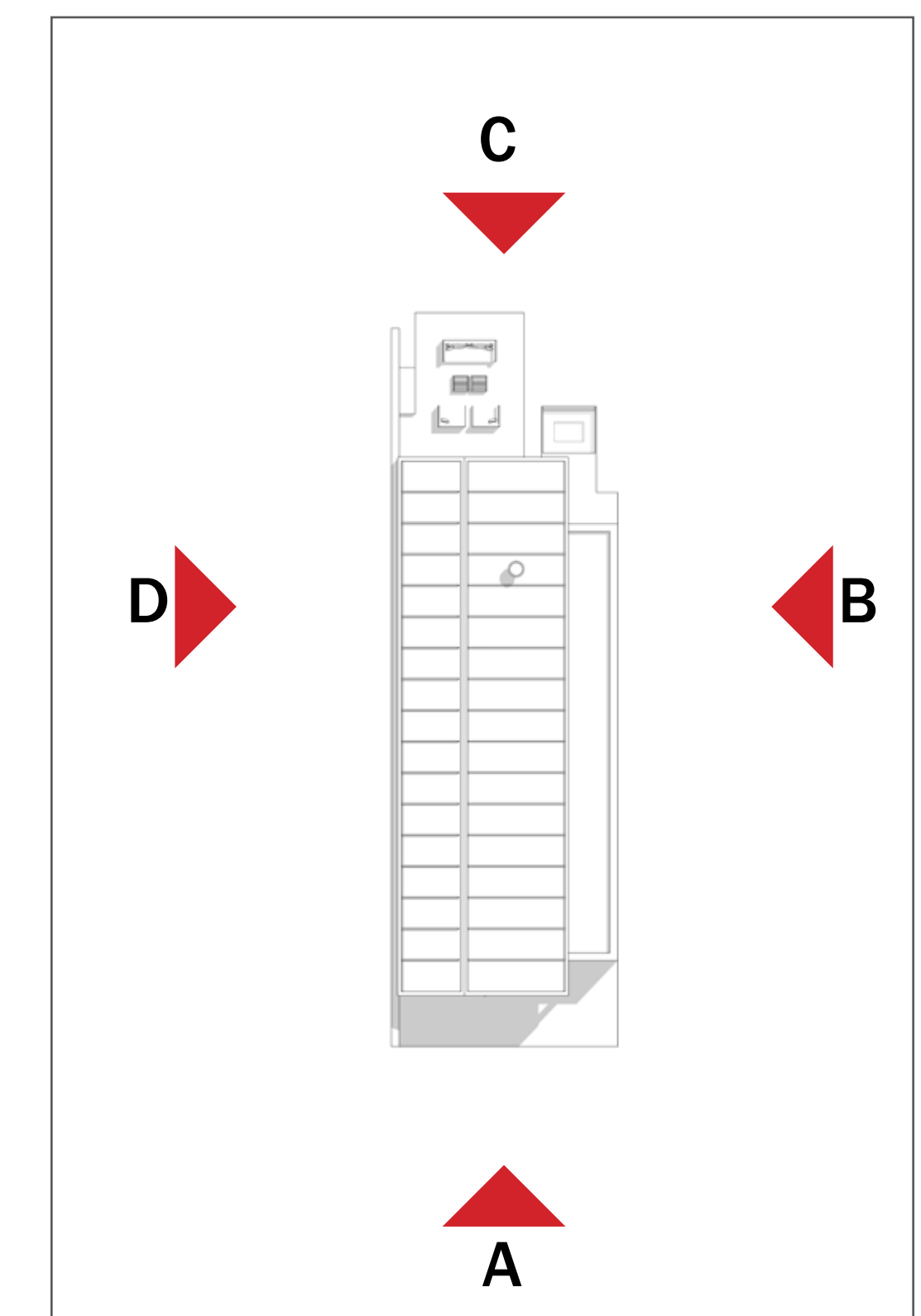
SCALE: 1/8" = 1'-0"



ELEVATION D

SCALE: 1/8" = 1'-0"

"WITH THE SPECIFIC APPROVAL OF THE PLANNING COMMISSION, A BUILDING OR STRUCTURE MAY EXCEED A HEIGHT OF TWENTY-EIGHT (28) FEET, UP TO A MAXIMUM HEIGHT OF THIRTY-FIVE (35) FEET."



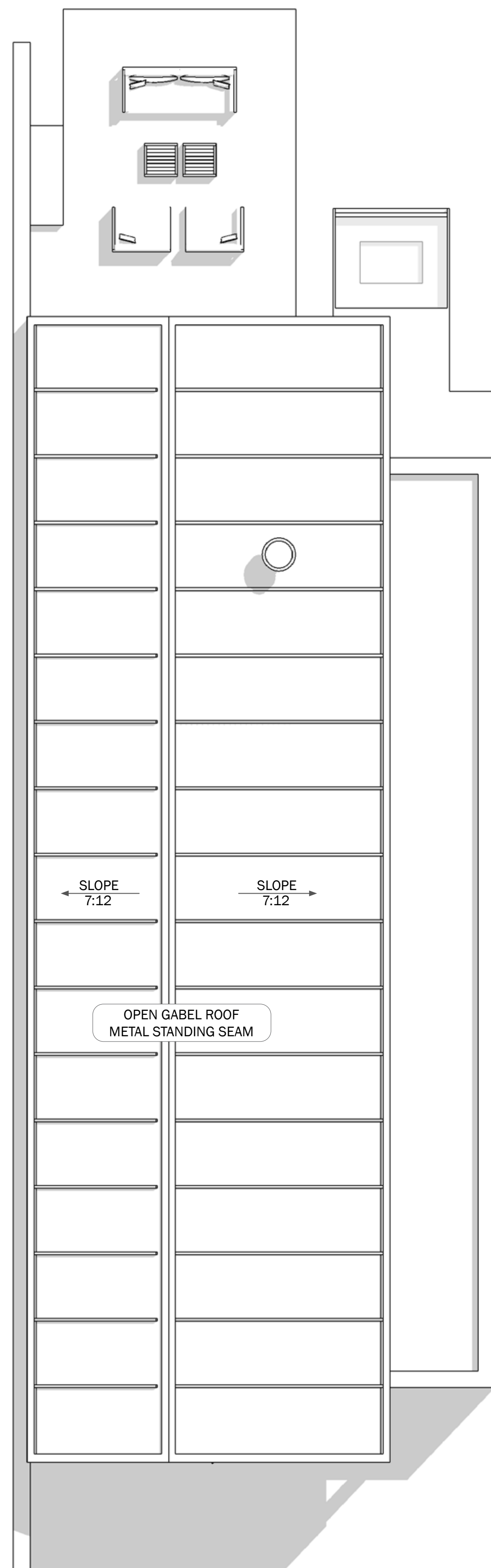
KEY PLAN

LEGEND

01	ENTRANCE
02	LIVING
03	DINING
04	KITCHEN
05	BATHROOM
06	POWDER ROOM
07	BEDROOM
08	CLOSET
09	LAUNDRY / UTILITIES
10	HALL
11	PATIO
12	SPA

AREA SUMMARY

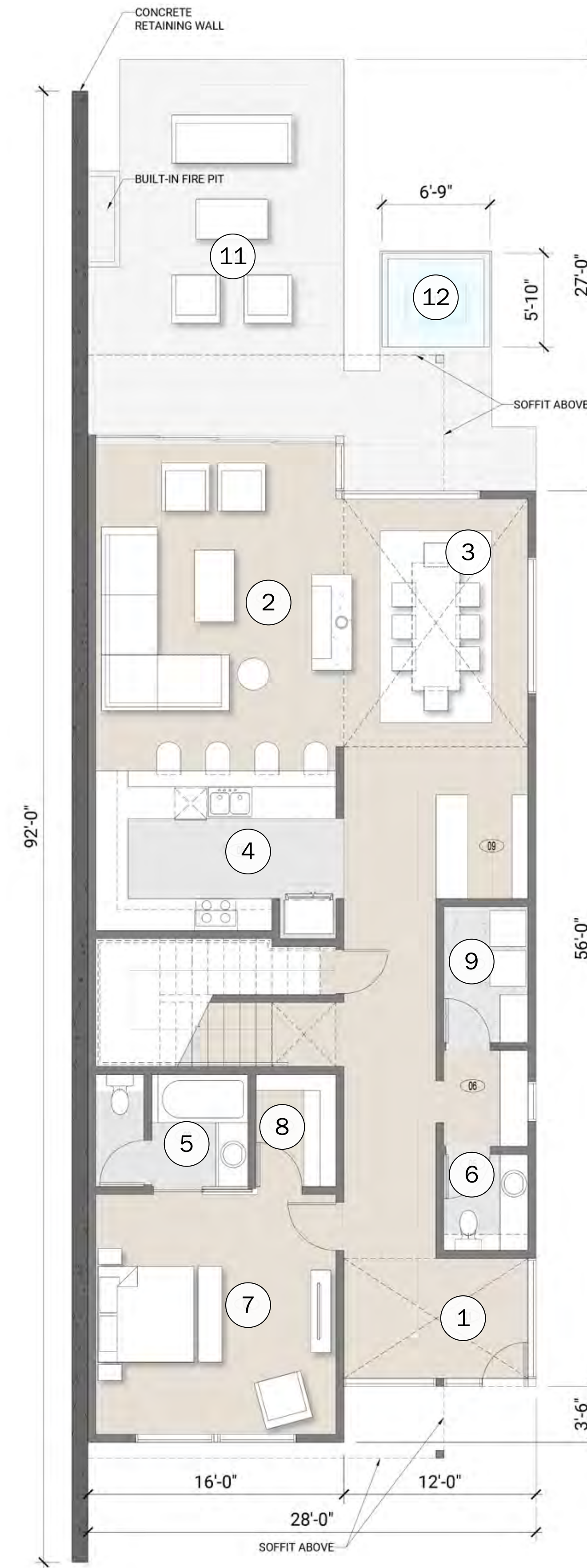
GROUND LEVEL	1,250 SF
SECOND LEVEL	1,000 SF
TOTAL	2,250 SF



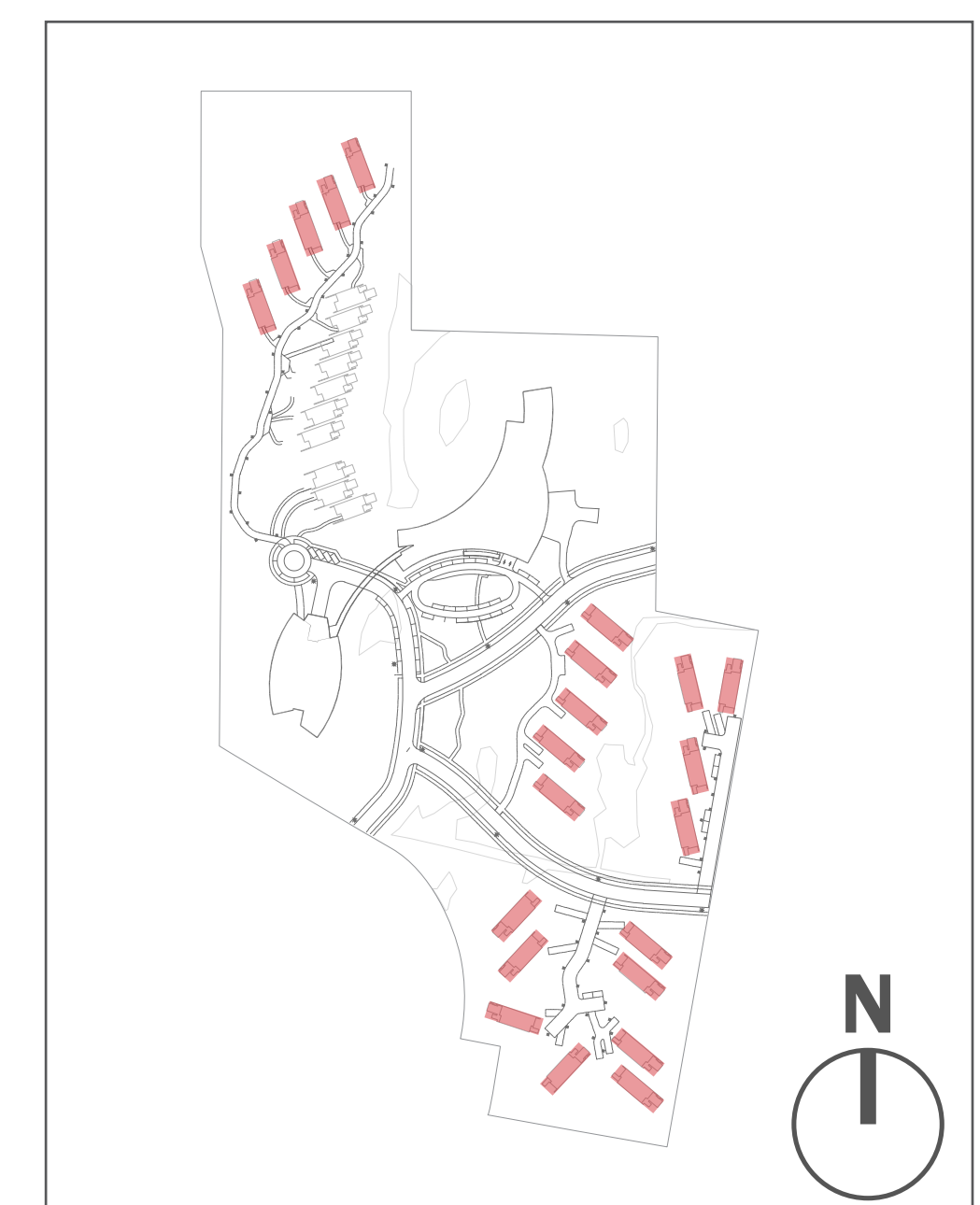
ROOF PLAN
SCALE: 1/8 = 1'-0"



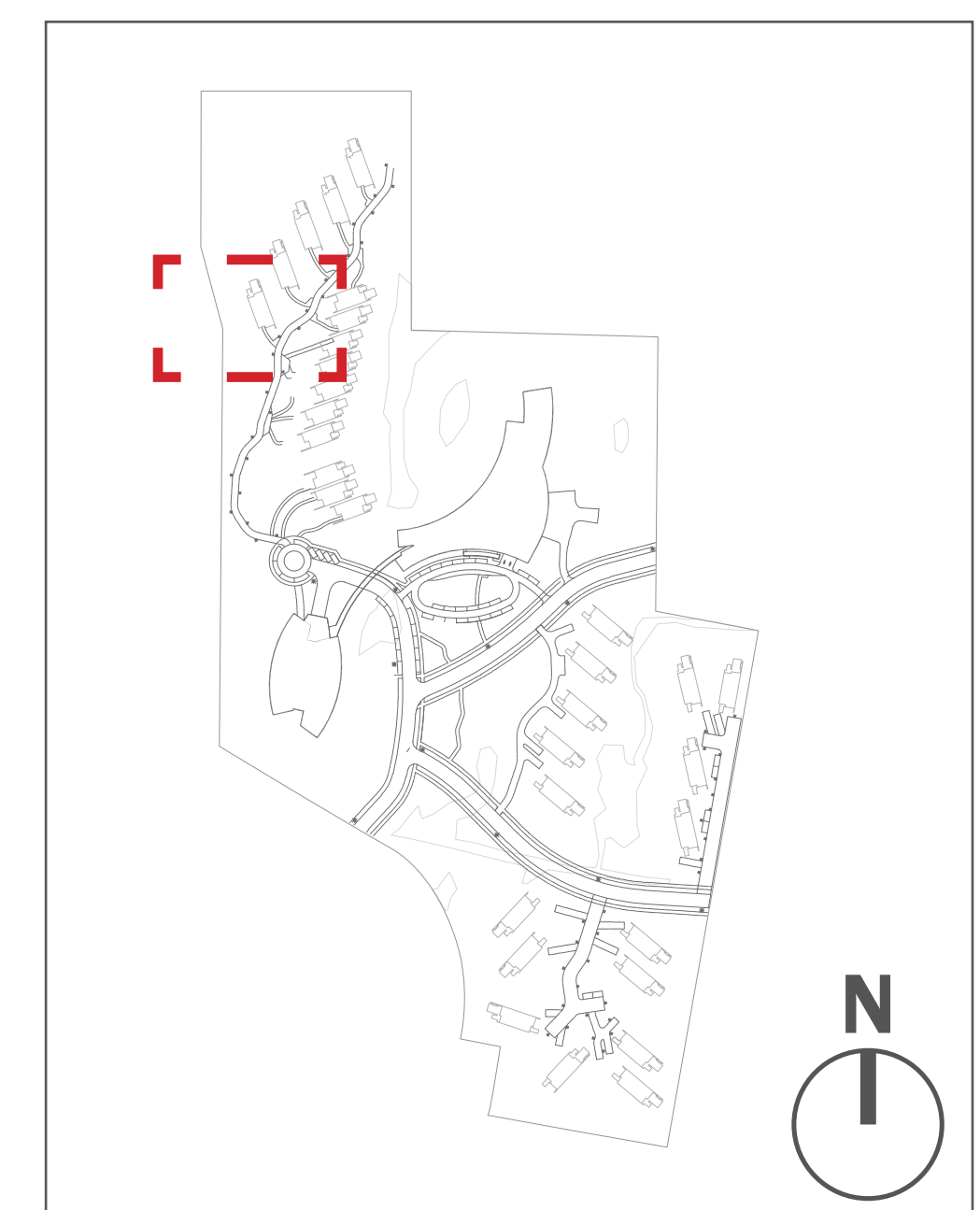
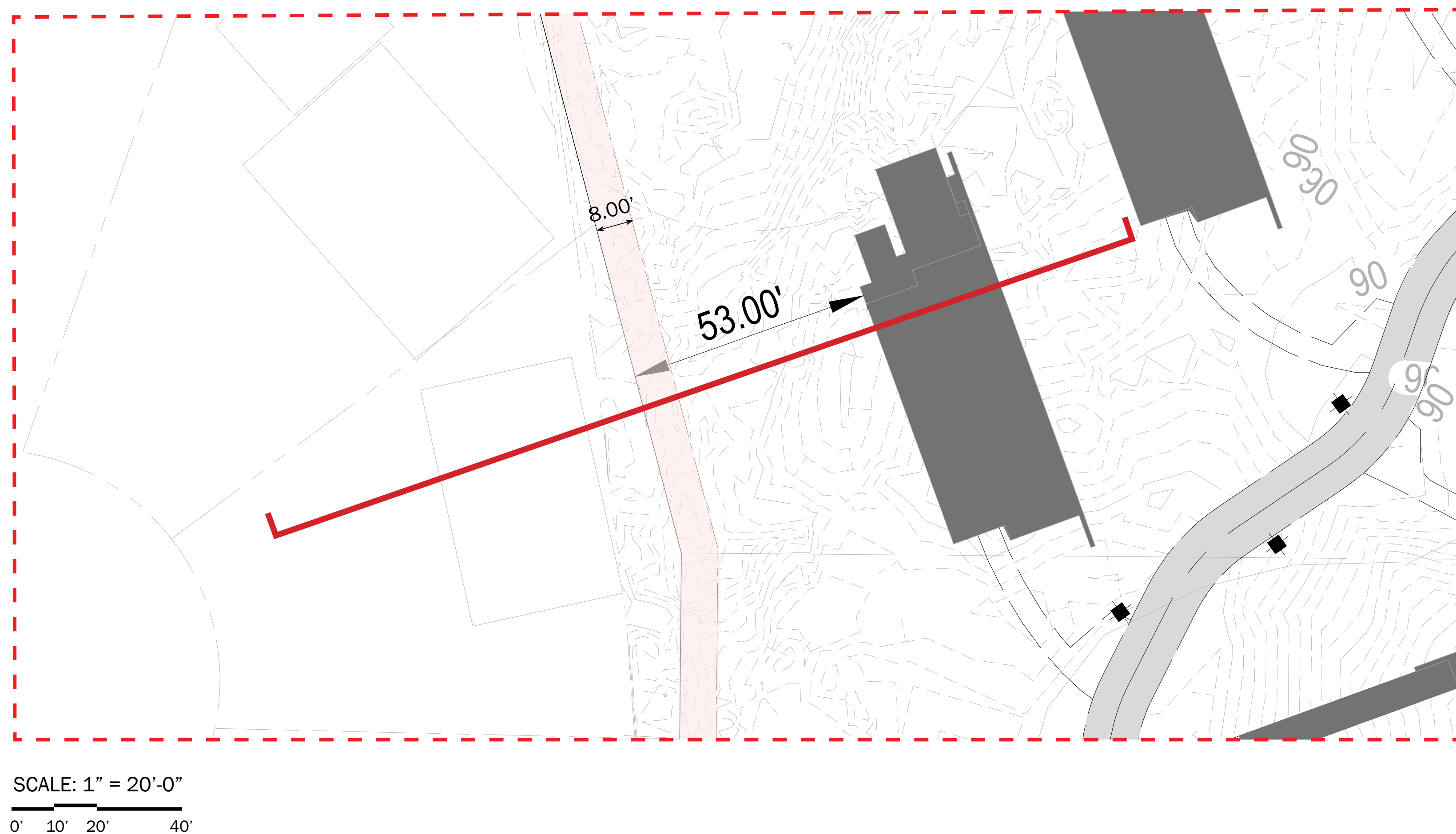
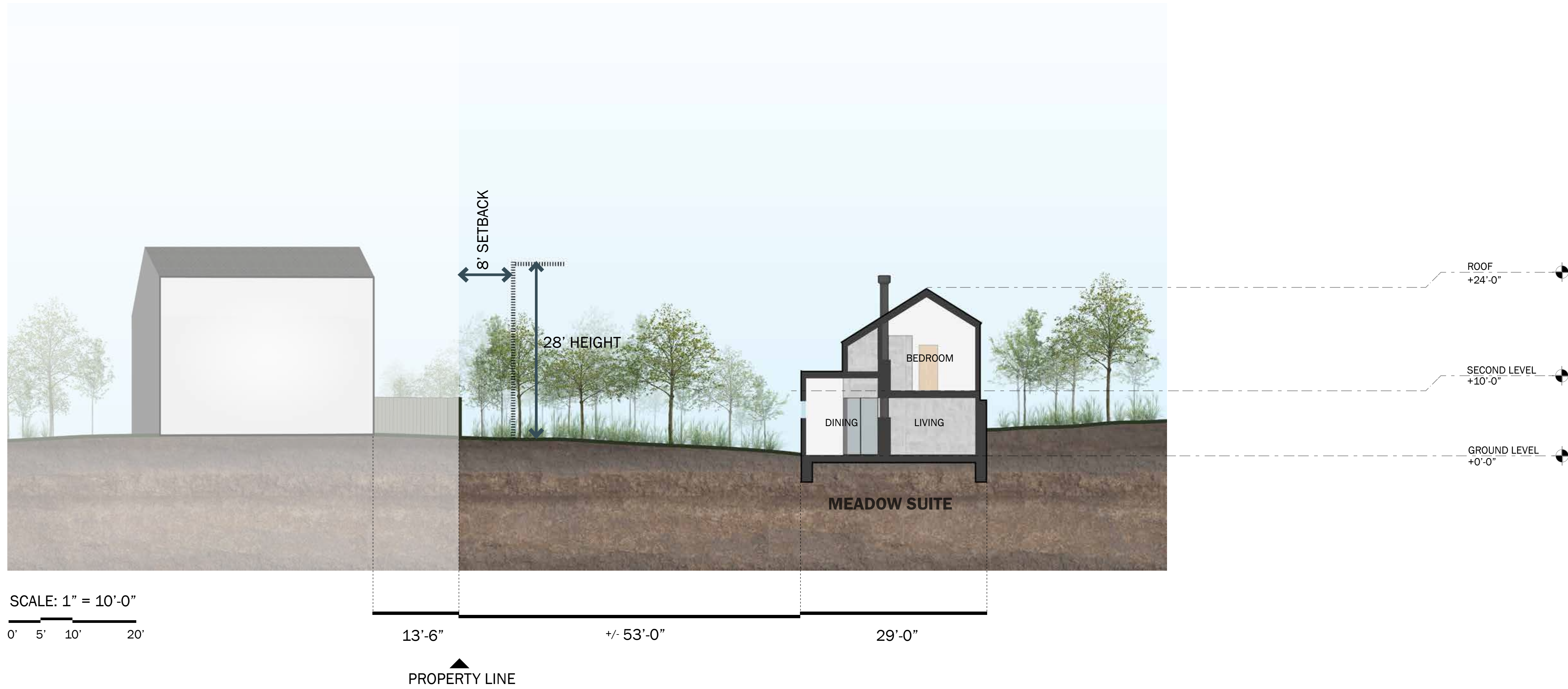
SECOND LEVEL
SCALE: 1/8 = 1'-0"



GROUND LEVEL
SCALE: 1/8 = 1'-0"



KEY PLAN



KEY PLAN

BEGA Light Building Element - Adjustable or similar



Light building element
with tiltable distribution

A series of single and twin light building elements with tiltable light distribution from 0° to 10°. Light building elements are luminous design features for public areas. They are ideally suited for delineating and structuring interior and exterior spaces such as landscape areas, plazas, building entrances and atria.

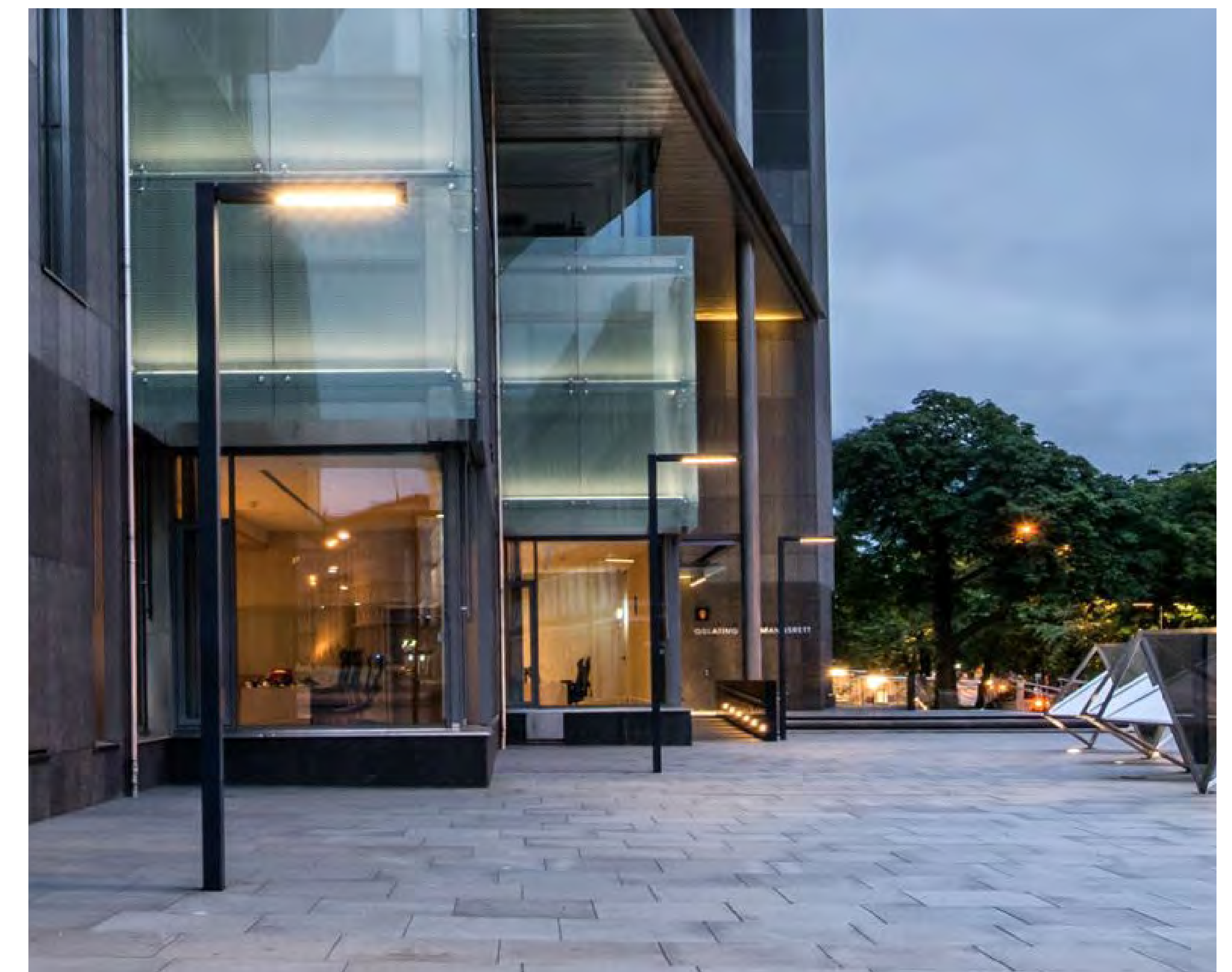
Die-cast and extruded aluminum · Clear safety glass
Reflector made of pure anodized aluminum
Anchorage unit made of galvanized steel

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



BEGA Shielded Bollard - Asymmetric or similar



Shielded bollards
with asymmetric light distribution

A series of bollards with shielded asymmetric light distribution. The fully shielded design provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

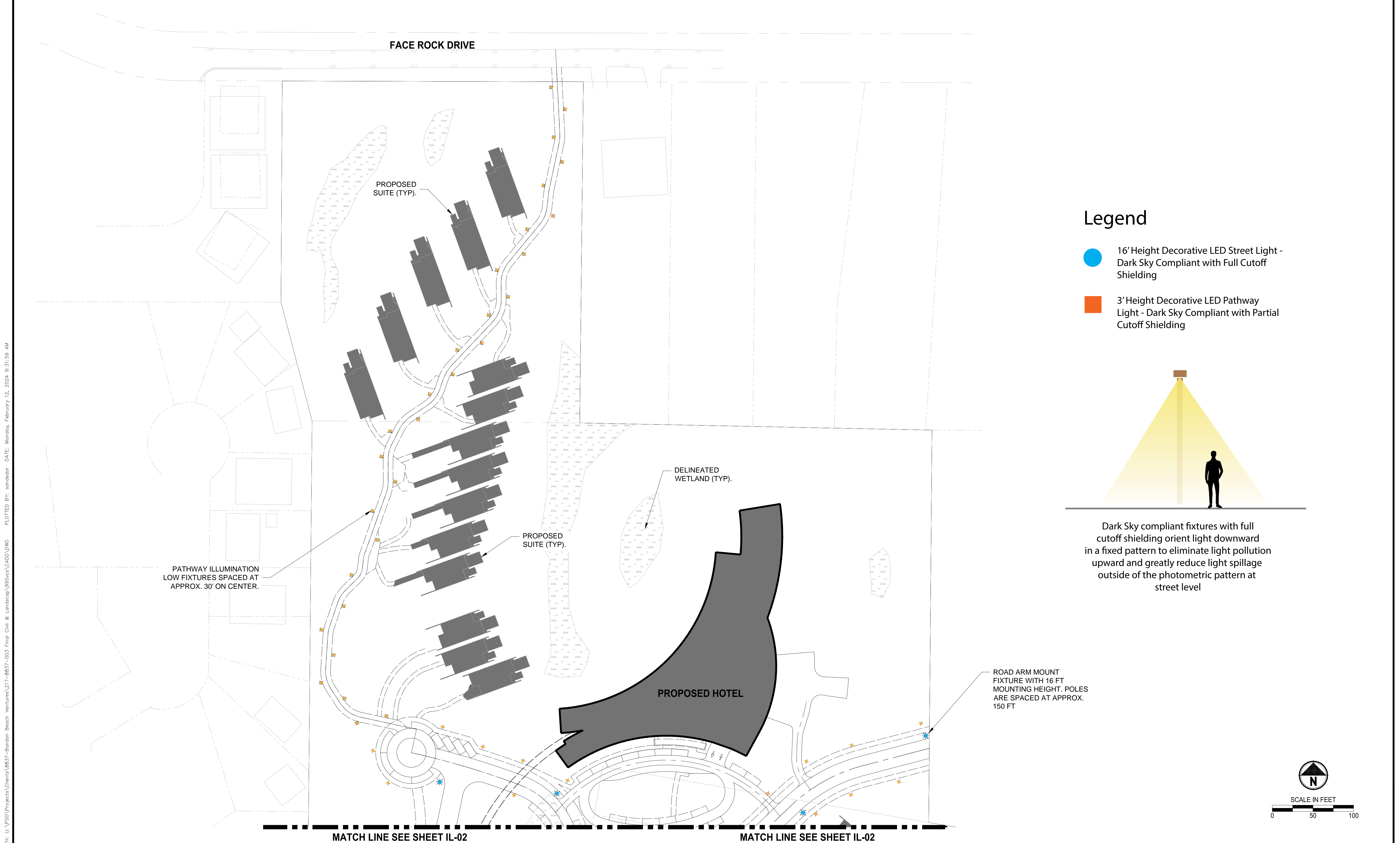
Die-cast and extruded aluminum
Clear safety glass with anti-reflective coating
Reflector made of pure anodized aluminum

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

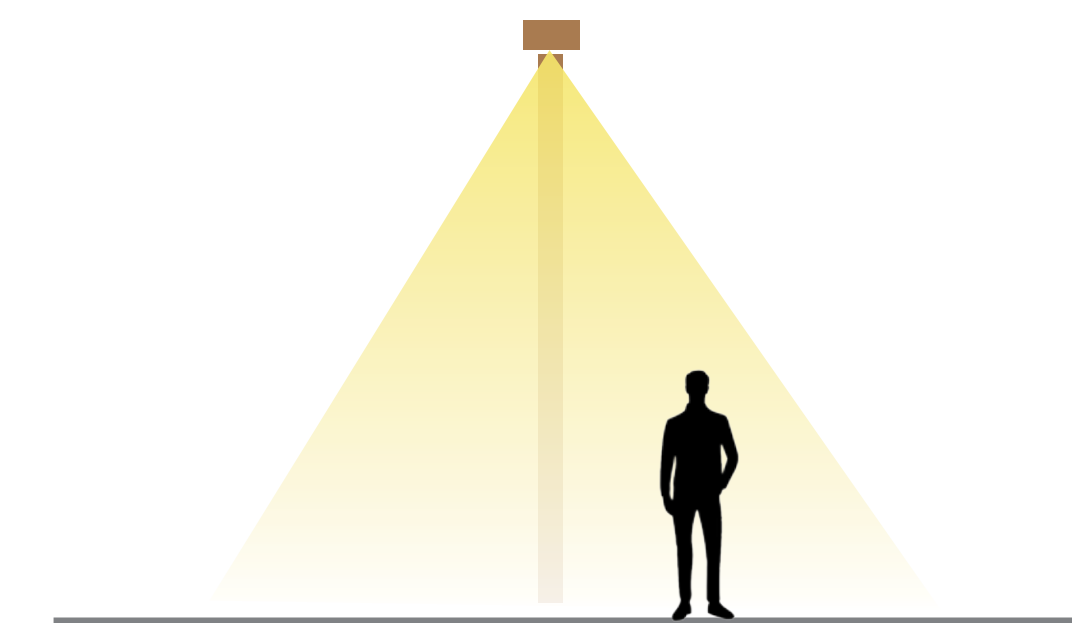
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65

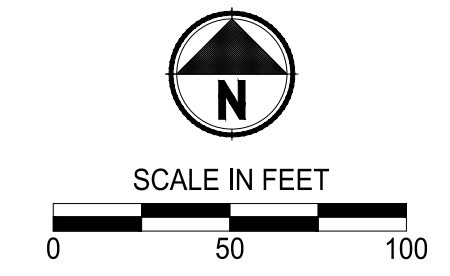


Legend

- 16' Height Decorative LED Street Light - Dark Sky Compliant with Full Cutoff Shielding
- 3' Height Decorative LED Pathway Light - Dark Sky Compliant with Partial Cutoff Shielding



Dark Sky compliant fixtures with full cutoff shielding orient light downward in a fixed pattern to eliminate light pollution upward and greatly reduce light spillage outside of the photometric pattern at street level

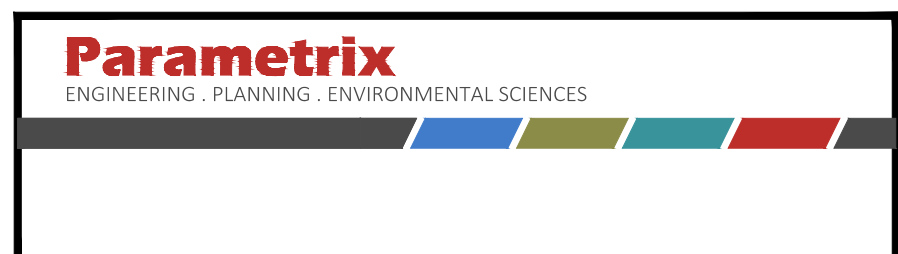


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 LAYOUT: ILLUMINATION

REVISIONS	DATE	BY	DESIGNED
			RLP
			DRAWN
			RLP
			CHECKED
			DCS
			APPROVED
			DCS

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY

FILE NAME: xps08837003C-DE
 JOB No: 2178837002
 DATE: 02/2024



PROJECT NAME
GRAVEL POINT
BANDON BEACH VENTURES, LLC
 Bandon, Oregon

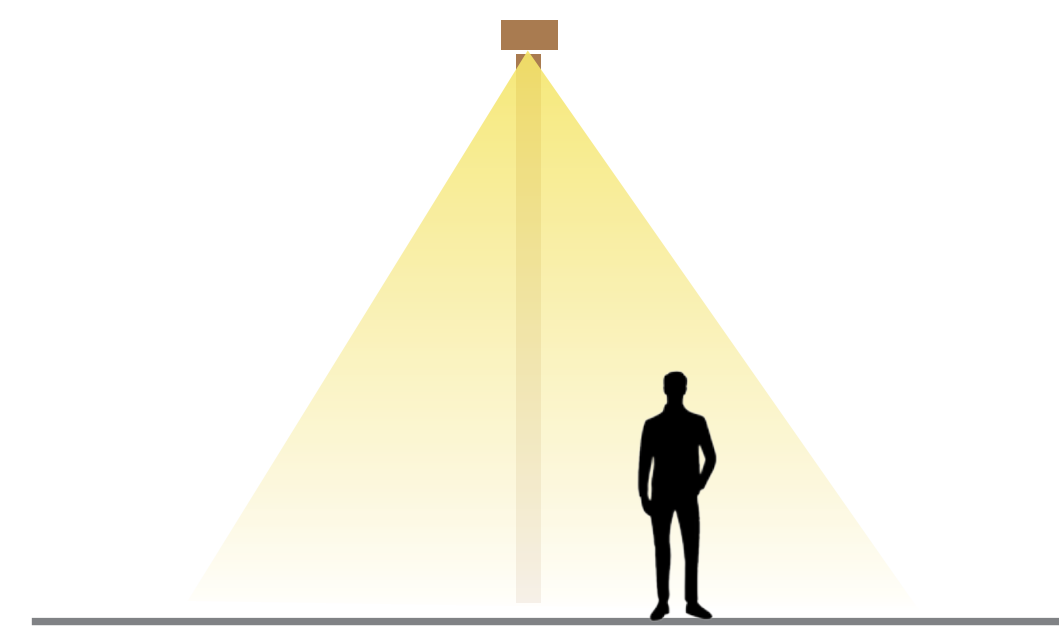
ILLUMINATION PLAN

DRAWING NO.
 01 OF 02
IL-01

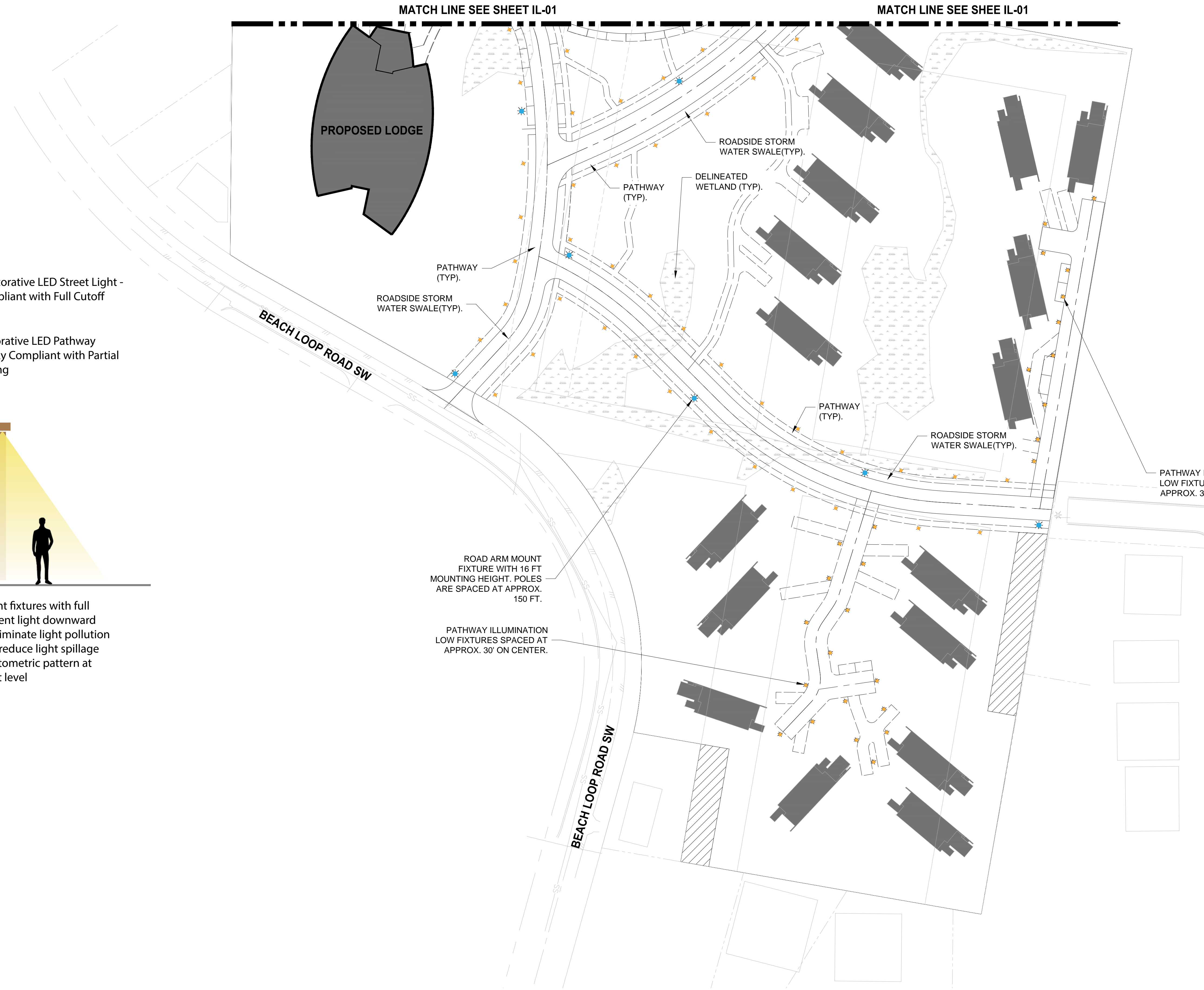
LAYOUT: ILLUMINATION; PATH: u:\VSD\Projects\Bandon Beach Ventures\217-8837-002 Final Civil & Landscape\9959es\CAD\DWG; PLOTTED BY: smidator; DATE: Monday, February 12, 2024 9:32:04 AM

Legend

- 16' Height Decorative LED Street Light - Dark Sky Compliant with Full Cutoff Shielding
- 3' Height Decorative LED Pathway Light - Dark Sky Compliant with Partial Cutoff Shielding



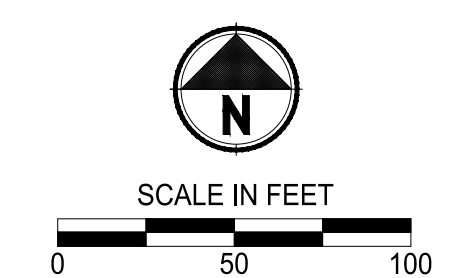
Dark Sky compliant fixtures with full cutoff shielding orient light downward in a fixed pattern to eliminate light pollution upward and greatly reduce light spillage outside of the photometric pattern at street level



ROAD ARM MOUNT FIXTURE WITH 16 FT MOUNTING HEIGHT. POLES ARE SPACED AT APPROX. 150 FT.

PATHWAY ILLUMINATION LOW FIXTURES SPACED AT APPROX. 30' ON CENTER.

PATHWAY ILLUMINATION LOW FIXTURES SPACED AT APPROX. 30' ON CENTER.



REVISIONS	DATE	BY	DESIGNED
			RLP
			RLP
			DCS
			DCS

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

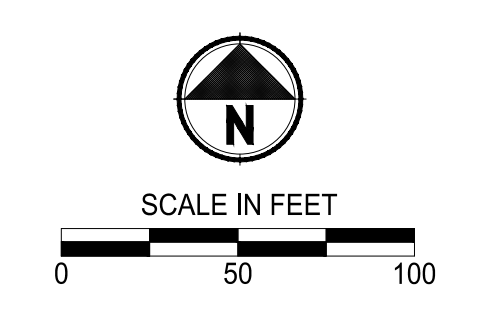
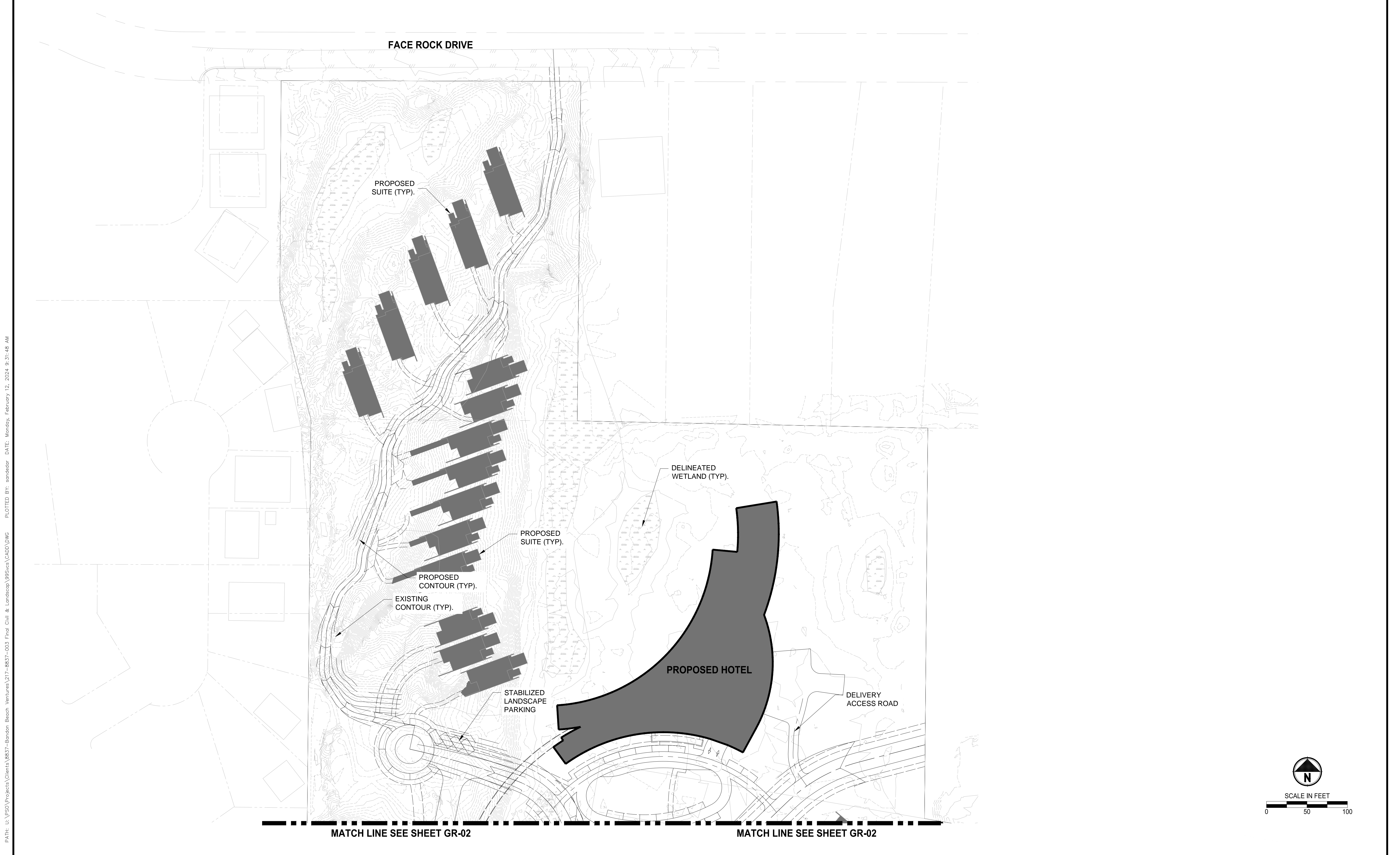
FILE NAME: 2178837003C-DE
 JOB No.: 2178837002
 DATE: 02/2024



PROJECT NAME
GRAVEL POINT
BANDON BEACH VENTURES, LLC
 Bandon, Oregon

ILLUMINATION PLAN

DRAWING NO.
 02 OF 02
IL-02



REVISIONS	DATE	BY	DESIGNED RLP
			DRAWN RLP
			CHECKED DCS
			APPROVED DCS

**ONE INCH AT FULL SCALE,
IF NOT, SCALE ACCORDINGLY**

FILE NAME
AP508837003C-DE

JOB No.
2178837002

DATE
02/2024



PROJECT NAME

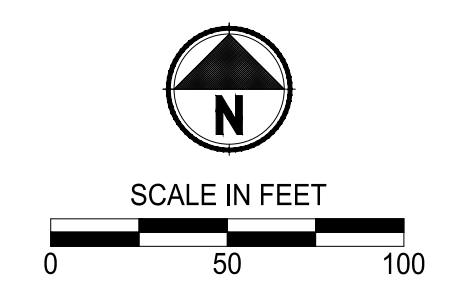
**GRAVEL POINT
BANDON BEACH VENTURES, LLC**
Bandon, Oregon

MASS GRADING

DRAWING NO.
01 OF 02

GR-01

LAYOUT: MASS GRADING2 PATH: U:\P20\Projects\Gravel\Bandon Beach Ventures\217-8837-003 Final Civil & Landscape\05\Drawings\CADD\DWG PLOTTED BY: sntofelder DATE: Monday, February 12, 2024 9:31:54 AM



REVISIONS	DATE	BY	DESIGNED RLP
			DRAWN RLP
			CHECKED DCS
			APPROVED DCS

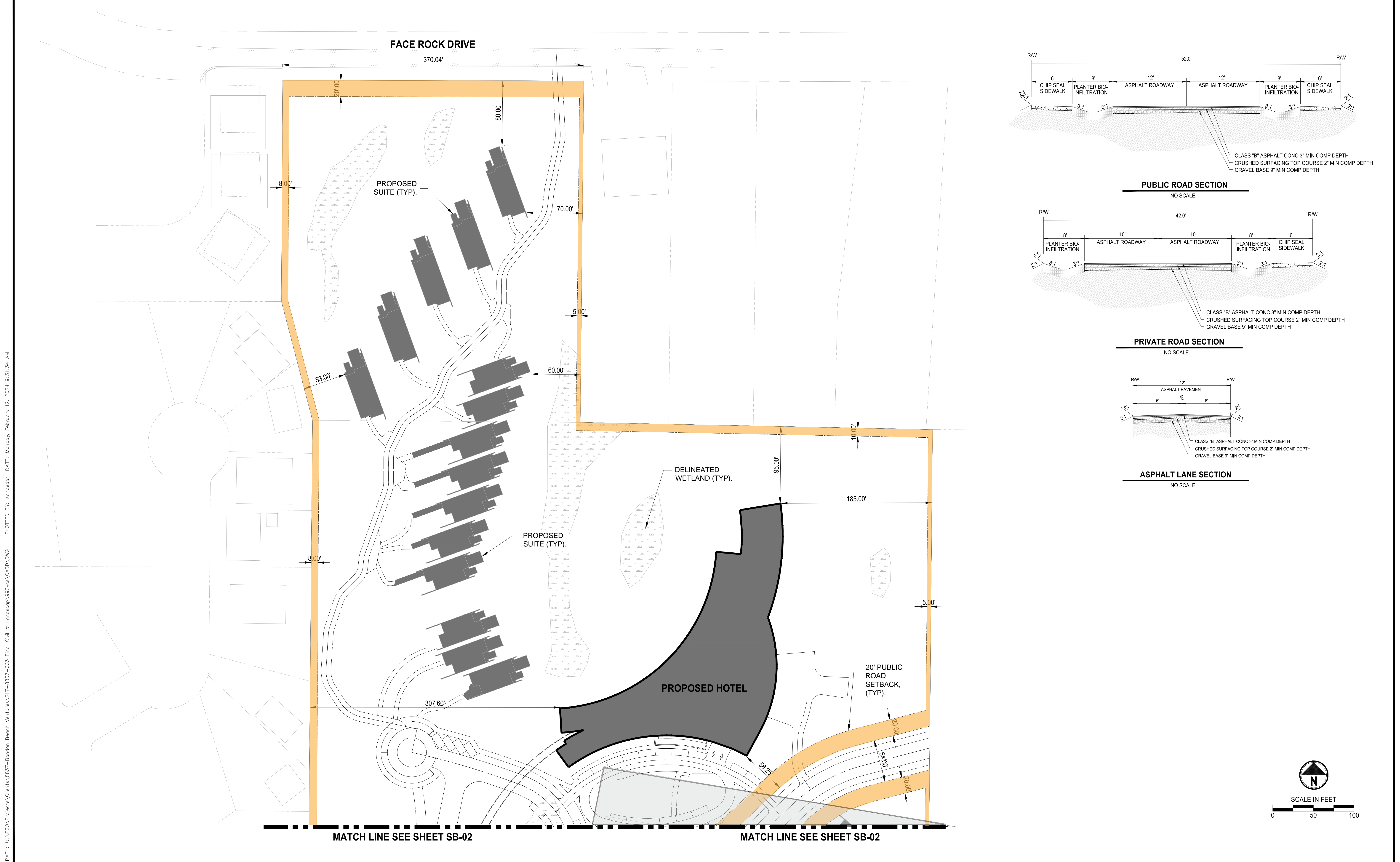
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IF NOT, SCALE ACCORDINGLY**
 FILE NAME:
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 JOB No.
 2178837002
 DATE
 02/2024



PROJECT NAME
**GRAVEL POINT
BANDON BEACH VENTURES, LLC**
 Bandon, Oregon

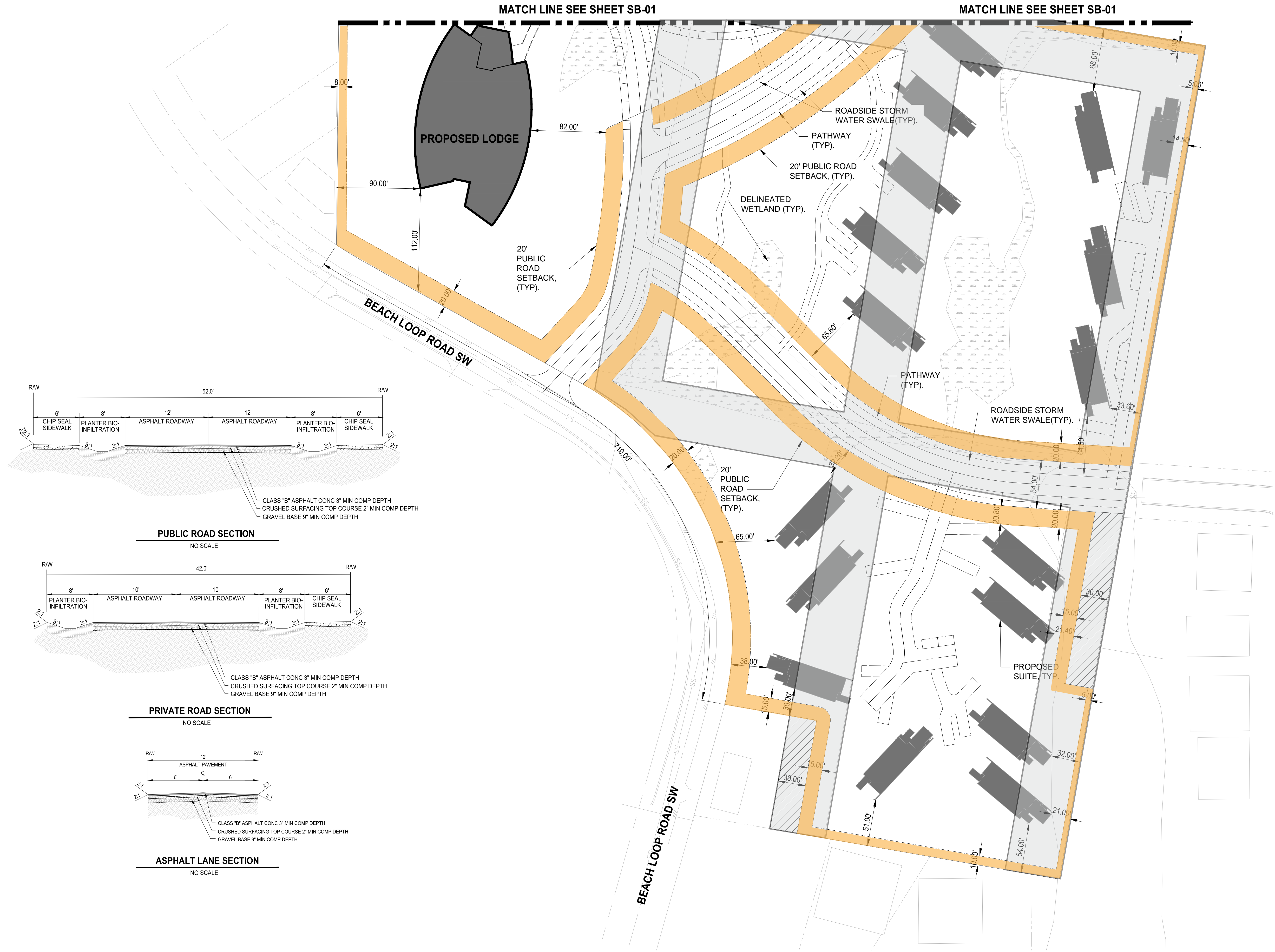
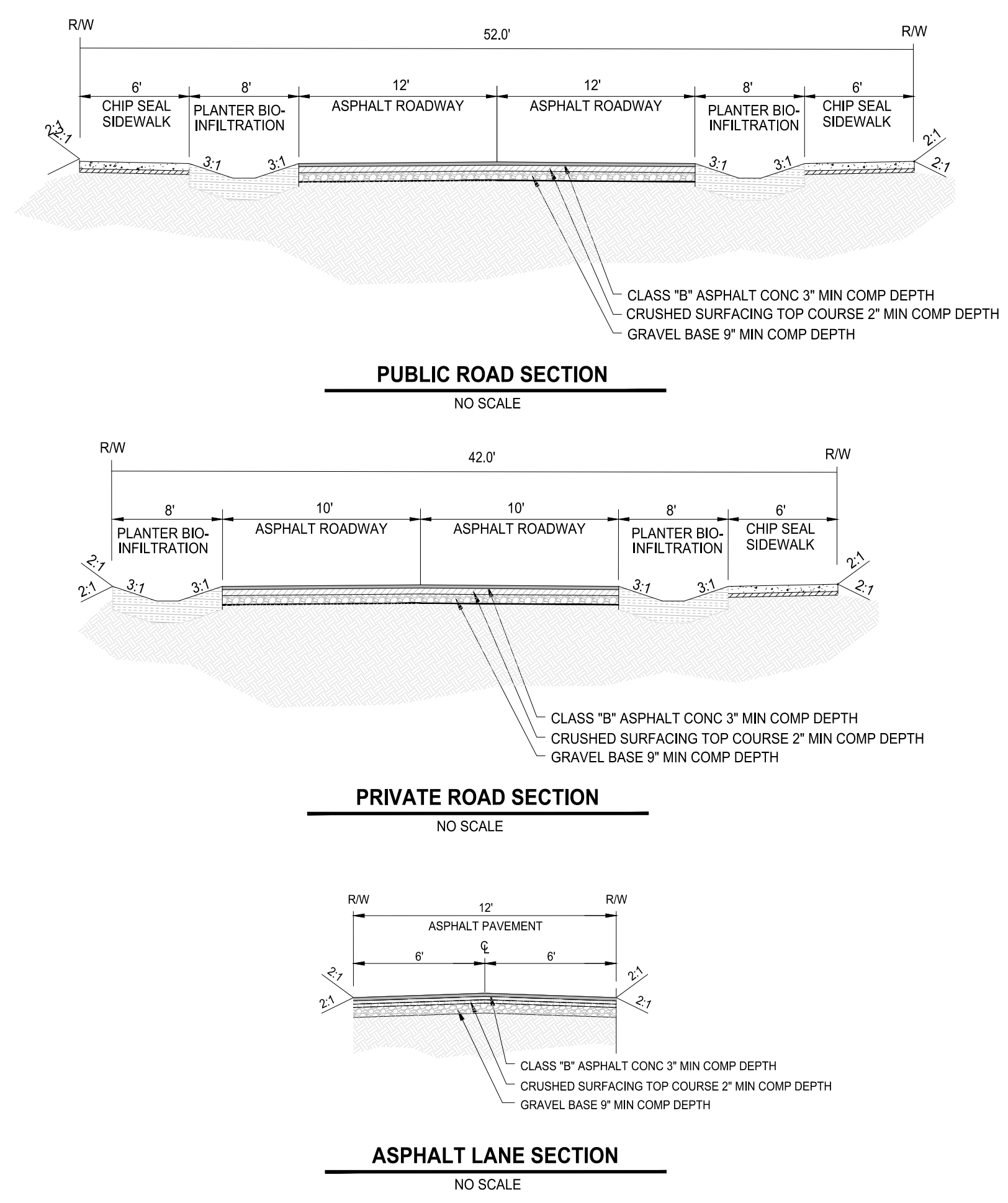
MASS GRADING

DRAWING NO.
 02 OF 02
GR-02



LAYOUT: SETBACKS DATE: 02/2024 BY: RLP
 PLOTTED BY: santisler DATE: Monday, February 12, 2024 9:31:34 AM
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LAYOUT: SETBACKS25
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REVISIONS	DATE	BY	DESIGNED

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
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 JOB No.: 2178837002
 DATE: 02/2024

Parametrix
ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES

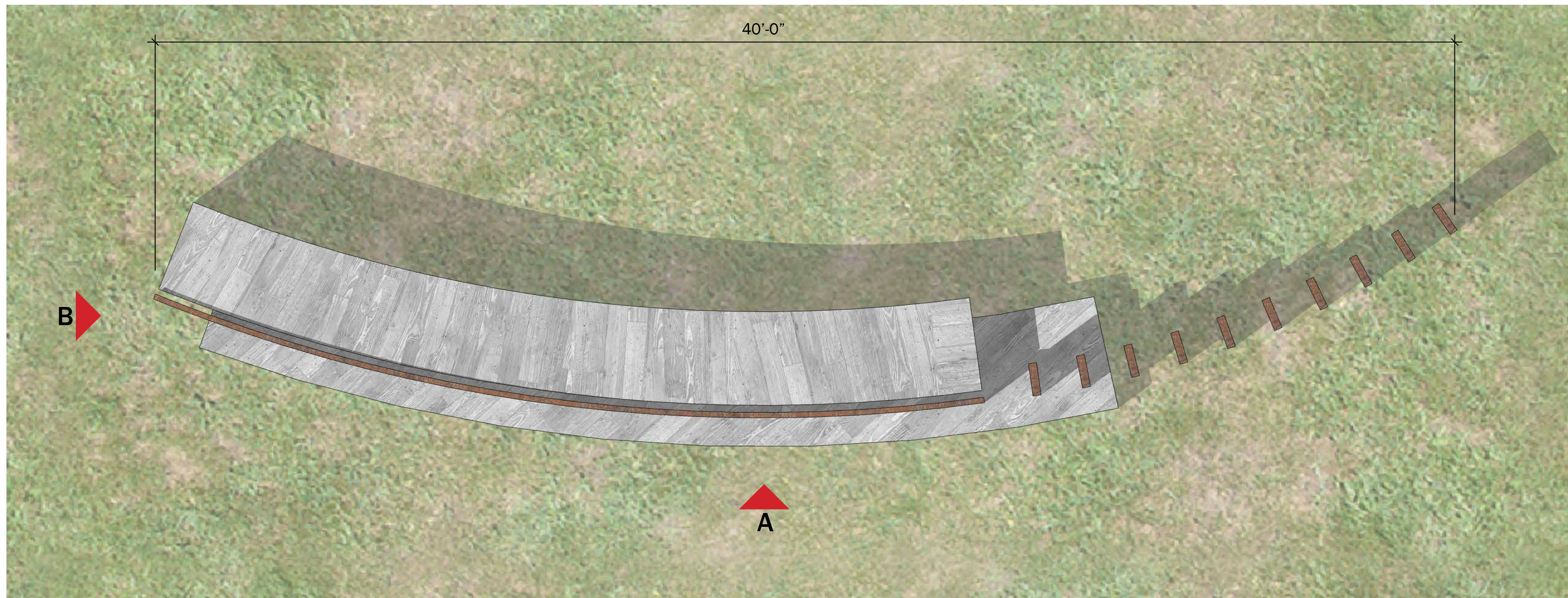
PROJECT NAME
**GRAVEL POINT
BANDON BEACH VENTURES, LLC**
Bandon, Oregon

SETBACKS & DIMENSIONING

DRAWING NO.
02 OF 02
SB-02

MATERIAL LEGEND

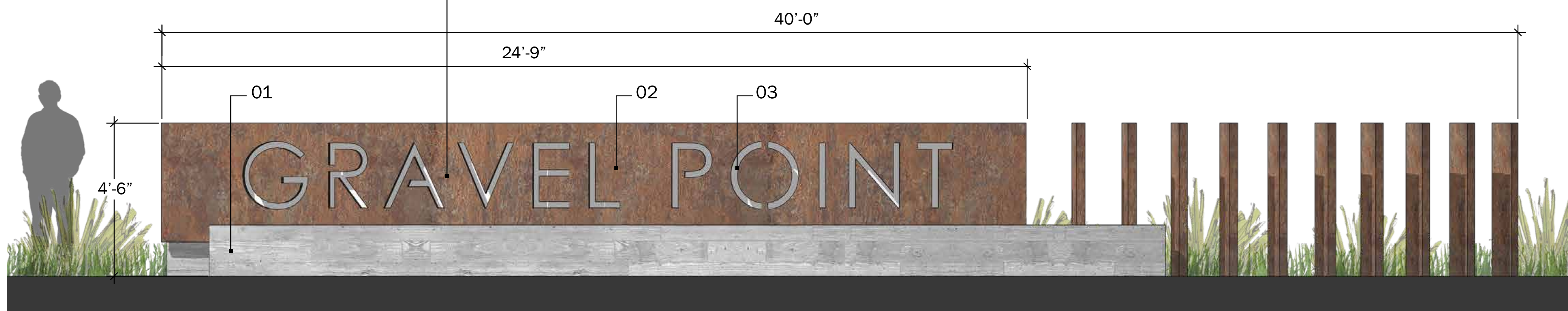
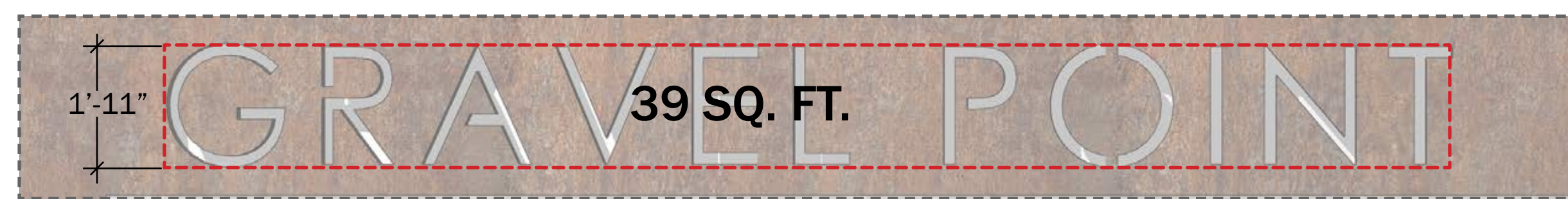
01	BOARD FORM CONCRETE
02	CORTEN STEEL
03	BACKLIT WATER-JET CUT LETTERS



719 LINEAR FEET ALONG BEACH LOOP ROAD
 719 / 2 = 359.5 SQUARE FEET MAXIMUM SIZE PER FRONTAGE
 48 SQUARE FEET MAXIMUM PER CODE

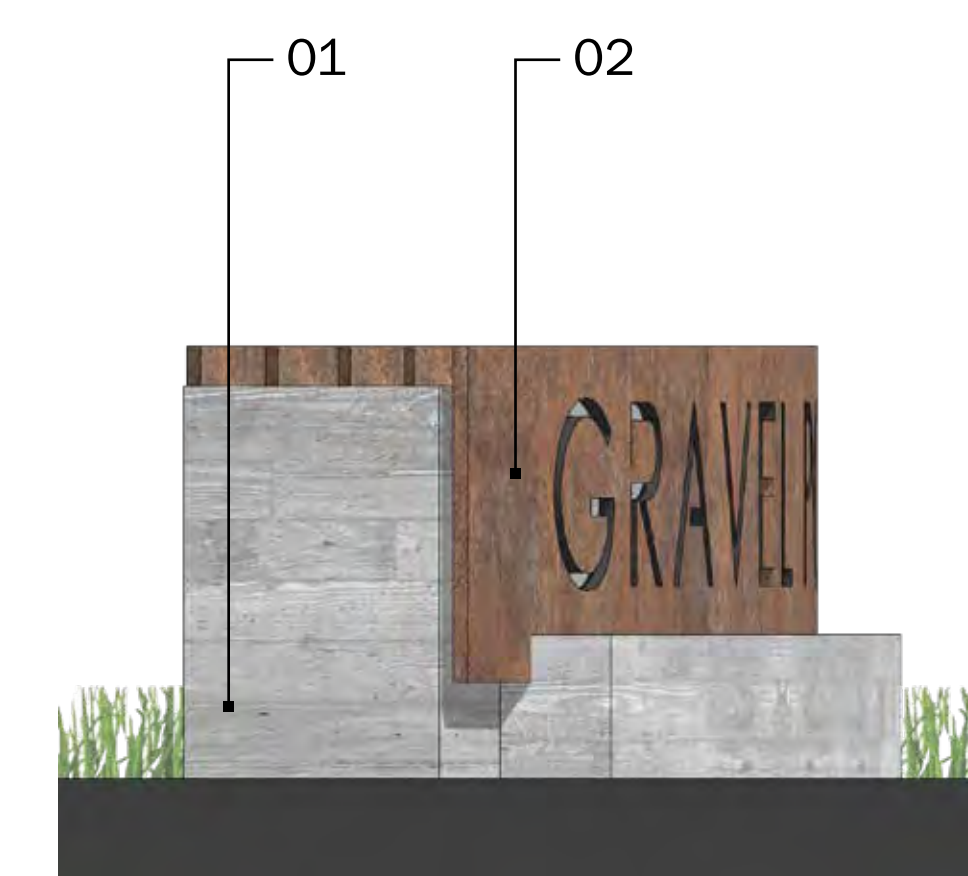
PLAN

SCALE: 1/2" = 1'-0"



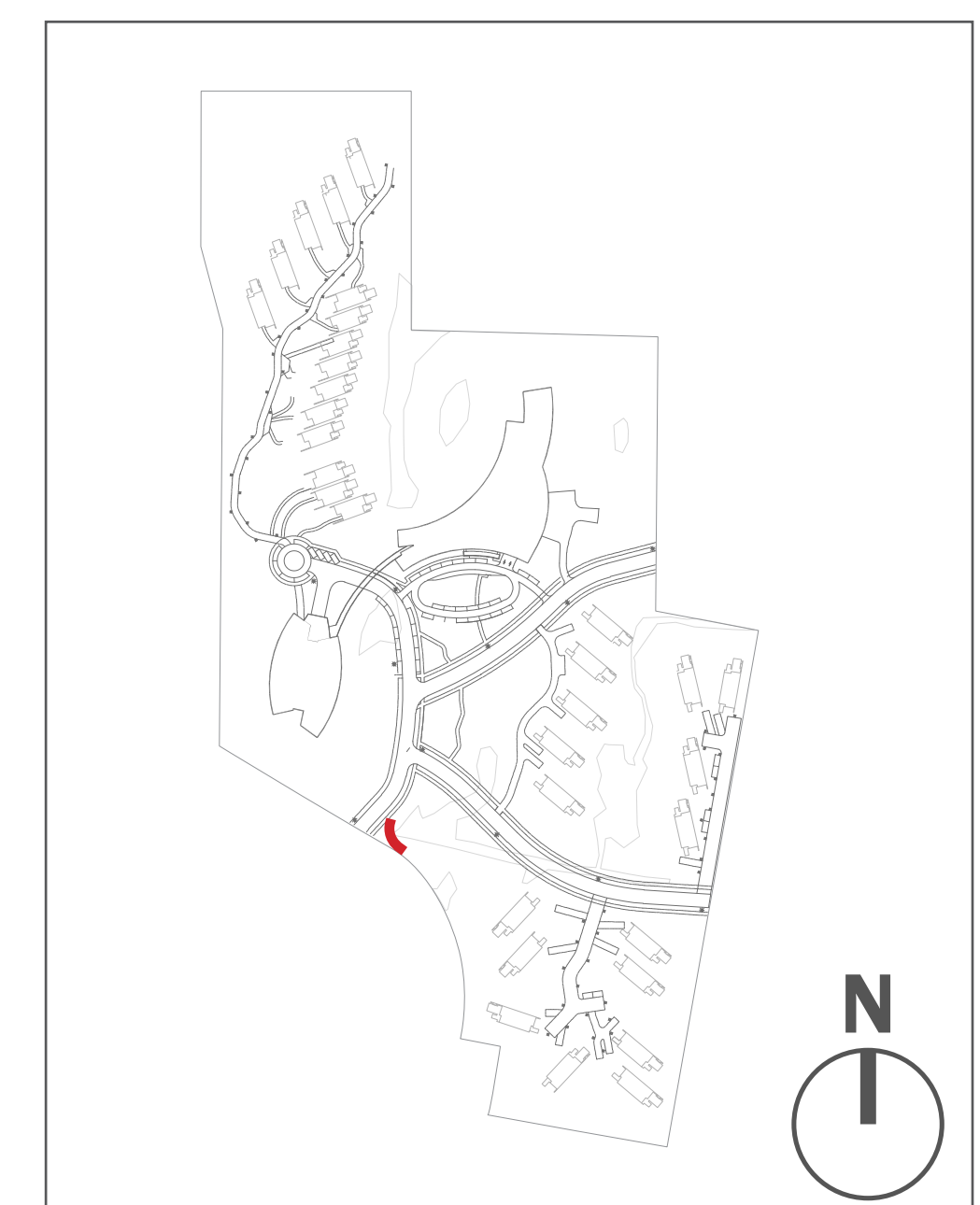
ELEVATION A

SCALE: 1/2" = 1'-0"

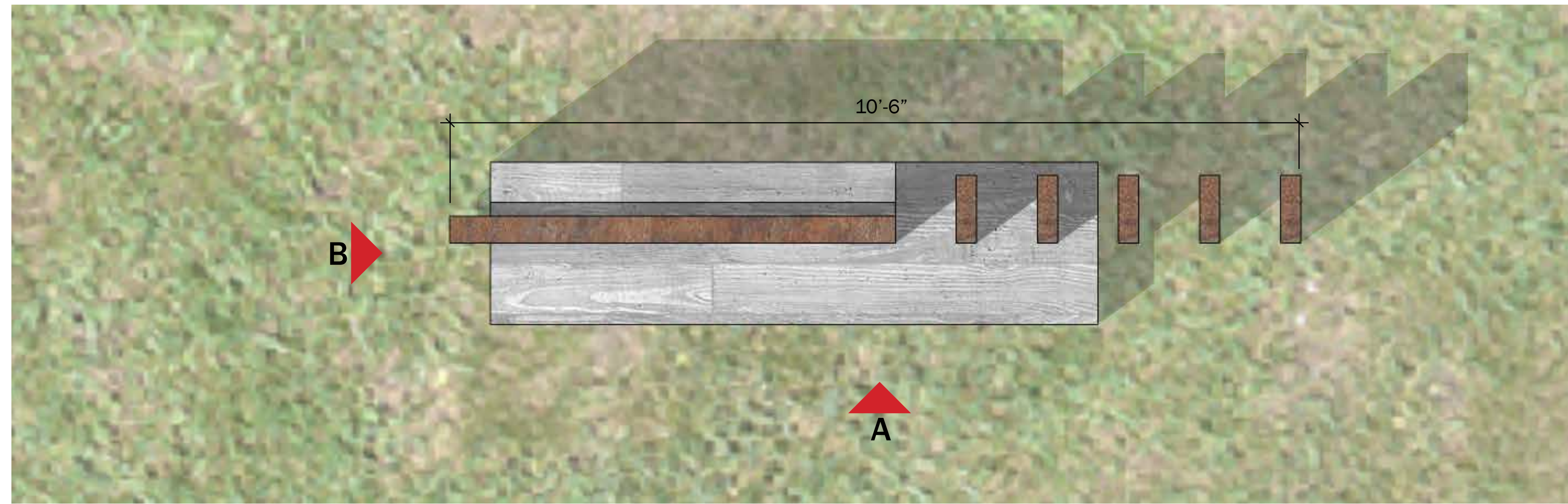


ELEVATION B

SCALE: 1/2" = 1'-0"



KEY PLAN

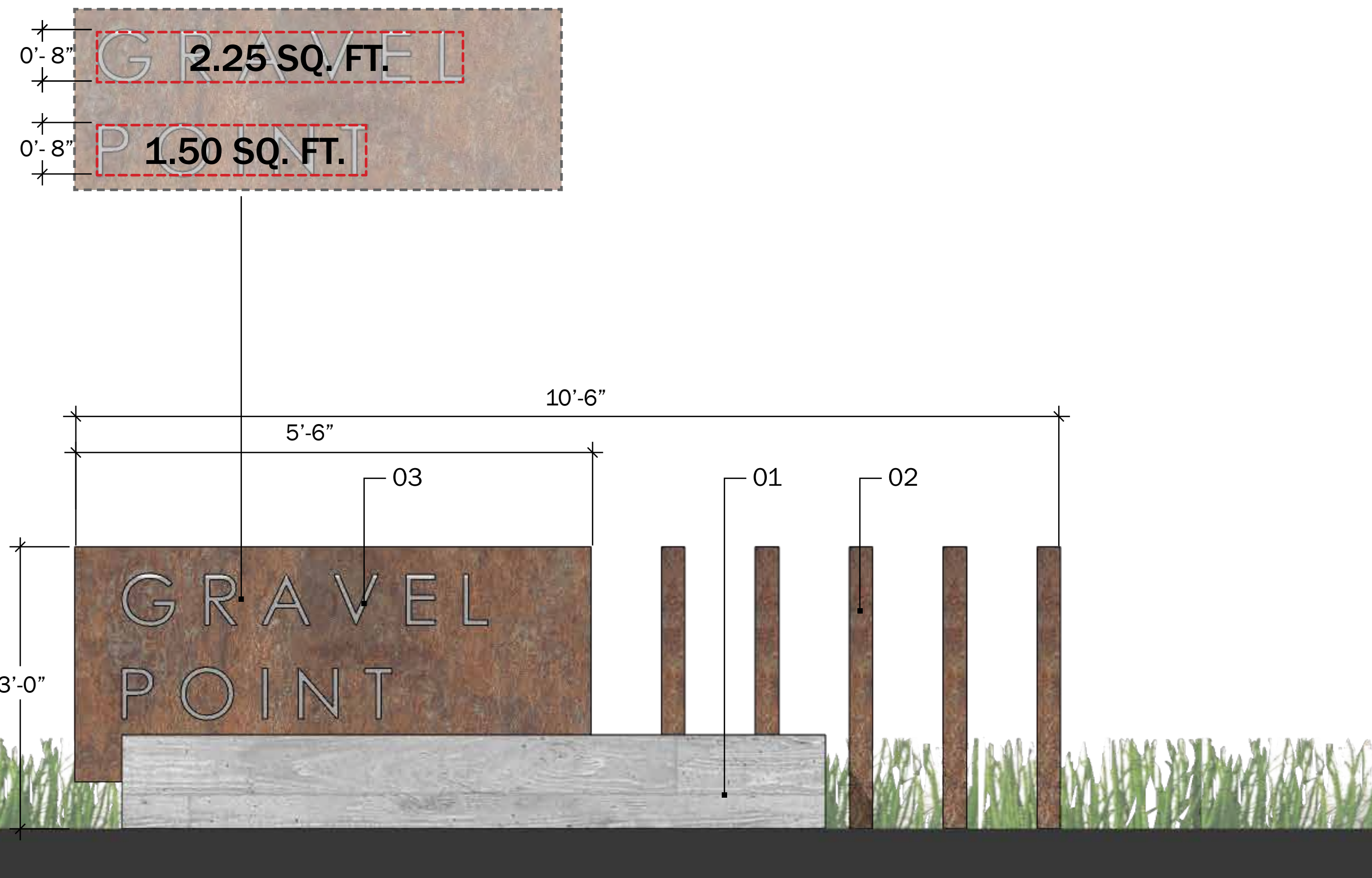


MATERIAL LEGEND

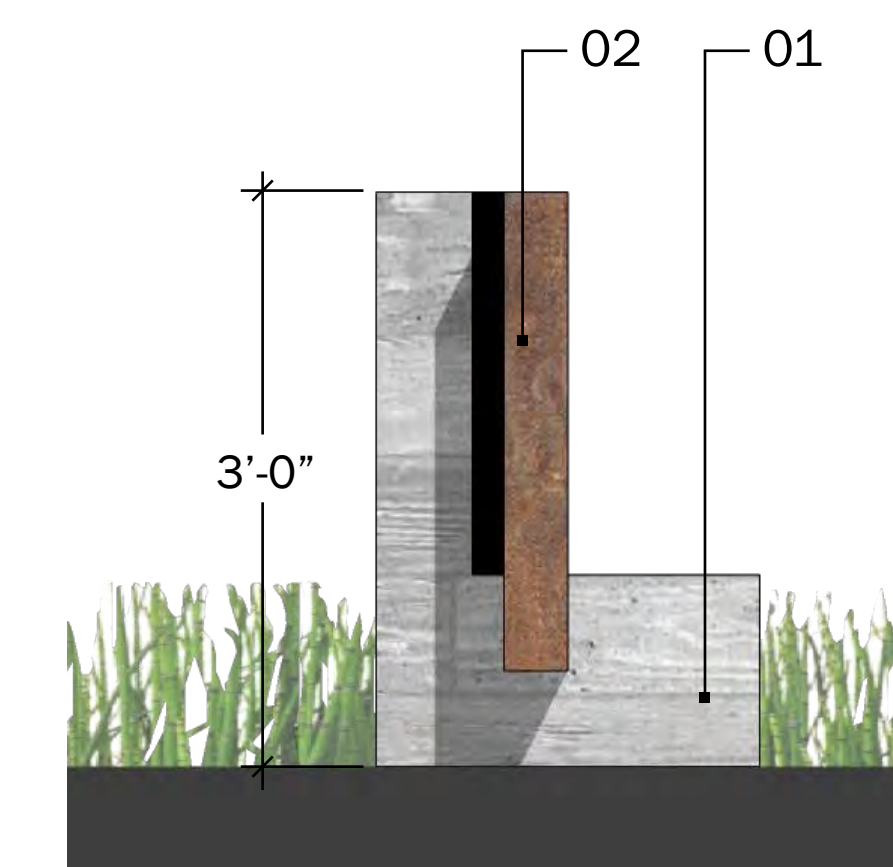
01	BOARD FORM CONCRETE
02	CORTEN STEEL
03	BACKLIT WATER-JET CUT LETTERS

370.04 LINEAR FEET ALONG FACE ROCK DRIVE
 370.04 / 2 = 185.02 SQUARE FEET MAXIMUM SIZE PER FRONTAGE
 48 SQUARE FEET MAXIMUM PER CODE

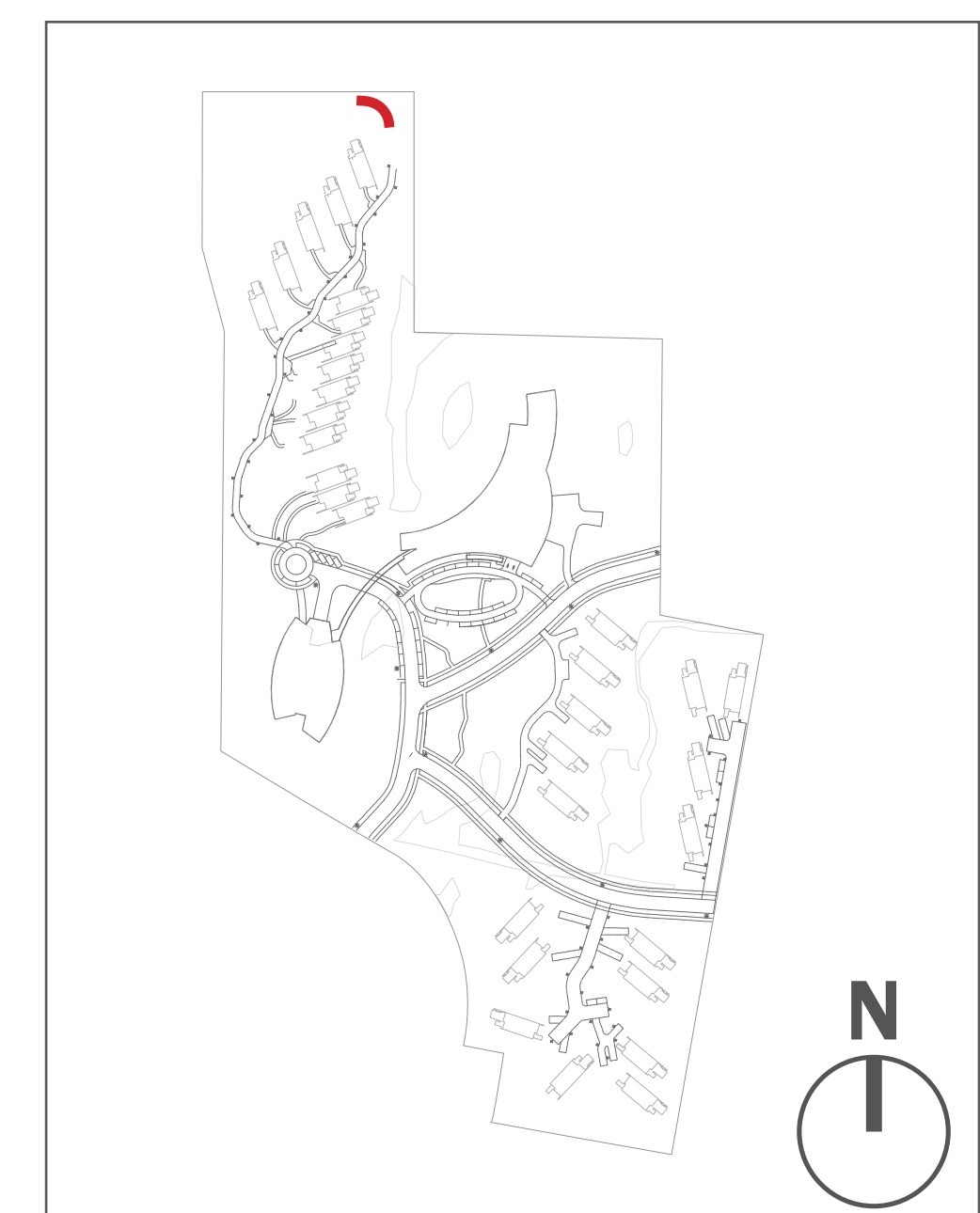
PLAN
 SCALE: 1" = 1'-0"



ELEVATION A
 SCALE: 1" = 1'-0"



ELEVATION B
 SCALE: 1" = 1'-0"



KEY PLAN

THANK YOU

 **DLR GROUP**

PERK
DEVELOPMENT