



LAND USE APPLICATION

OFFICIAL USE ONLY
 DATE RECEIVED: 3/18/24
 PLANNING FILE #: 24-020
 APPLICATION COMPLETE: _____

APPLICATION CHECKLIST

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

- Complete signed Land Use Application
- Survey (if applicable)
- One set of to-scale plans (paper or digital)
- Evidence of ownership and/or written statement authorizing representation
- Fee
- Supplemental forms and findings
- Consolidation request form (if applicable)

TYPE OF APPLICATION (check all that apply):

TYPE I	TYPE II	TYPE III	TYPE IV
<input type="checkbox"/> Zoning Compliance <input checked="" type="checkbox"/> COA <input type="checkbox"/> Floodplain Development <input type="checkbox"/> Home Occupation <input type="checkbox"/> Final Plat <input type="checkbox"/> Property Line Adjustment <input checked="" type="checkbox"/> Sign	<input type="checkbox"/> Adjustment <input type="checkbox"/> COA <input type="checkbox"/> Preliminary Plat (Partition & Subdivision) <input type="checkbox"/> Plan Review <input type="checkbox"/> Geologic Assessment Review	<input type="checkbox"/> Conditional Use <input type="checkbox"/> PUD Preliminary Plat <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Map Change	<input type="checkbox"/> Annexation <input type="checkbox"/> Comp Plan Amendment <input type="checkbox"/> Zoning Map Change

Description of proposal:
 we are adding two windows to the front of the store and repainting adding new signs & lights and some furniture on the sidewalk. We are following recommendation for facade improvements plans for by the Chamber of Commerce. Study was done by Seannette Cor Kill.

PROPERTY DESCRIPTION (attach more pages as necessary):

Coos County Assessor's Map Number	Tax Lot(s)	Size (acres or sq)	Zone
285-14W-30CB	2200	.12 acres	C-1
Physical Address(es): 210 2nd St. SE. Bandon OR			

APPLICANT/OWNER(S):

Applicant/Owner Name(s) (Printed): SWAZMART, LLC DAVID SWAZEK managing member
 Applicant/Owner Signature: [Signature] Date: _____
 Mailing Address: PO Box 1096 Gold Beach OR 97444
 Phone: 541 698-7617 Email: SWAZMART@gmail.com

APPLICANT'S REPRESENTATIVE(S):

Representative Name (Printed): _____
 Representative Signature: _____ Date: _____
 Mailing Address: _____
 Phone: _____ Email: _____

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

APPLICANT'S RE...



CERTIFICATE OF APPROPRIATENESS

Supplemental to Land Use Application

OFFICIAL USE ONLY

DATE RECEIVED: 3/18/24
PLANNING FILE #: 24-020
APPLICATION COMPLETE: _____

I. Applicability: No buildings or structures shall be erected, reconstructed, altered, restored, or painted, no sign, light, fence, wall, or other fixture shall be erected or displayed, and no landscaping or plantings shall be located in the Architectural Review Overlay Zone without a Certificate of Appropriateness (COA). See BMC 17.84 for standards and guidelines.

Type I: Routine maintenance projects, replacement of existing fixtures of like material and design, landscaping, painting (if consistent with color chart), signs, and other improvements with little to no impact on building or streetscape.

Type II: All other requests not listed above.

II. Project Description:

(Please check all that apply)


- New Construction
- Alteration, reconstruction, restoration
- Sign
- Fence, or wall
- Landscaping or planting
- Fixture such as benches, artwork, lights
- Painting

ADDRESS - 210 2nd St. S.E. Bandon, OR

In addition to this completed form, the applicant must provide the following:

- A completed Land Use Application: COA
- Written Findings of Fact addressing all approval standards and provisions.
- Plans or images that show the proposed improvements
- Other information deemed necessary by the Planning Director to allow review of the applicant's proposal.
- Payment of applicable review fees, which can be found on the City's web page.

I hereby certify that the statements contained herein are in all respects true and correct to the best of my knowledge and belief.

X  DAVID SNAZUK	3/13/24
Property Owner/Applicant Signature	Date
X _____	_____
Applicant's Representative Signature	Date



FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

Supplemental to Planning Permit Application
Bandon Municipal Code, Chapter 15.28 Floodplain Development

City of Bandon

555 Hwy 101
P.O. Box 67
Bandon, OR 97411
Tel 541 347-7922
Fax 541 347-1415

A Floodplain Development permit shall be required before construction or development begins within any area of special flood hazard established in Section 15.28.070. The permit shall be for all non-portable equipment location, structures including manufactured homes as set forth in the definitions of the Bandon Municipal Code, and for all other development including fill and other activities, also set forth in the definitions.

15.28.120 Application for development permit.

Application for a development permit shall be made on forms furnished by the city manager and may include but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

A. Elevation, in relation to mean sea level, of the lowest floor (including basement) of all structures;

B. Elevation in relation to mean sea level to which any structure has been flood proofed;

C. Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Section 15.28.170(B);

D. Description of the extent to which a watercourse will be altered as a result of proposed development

E. Elevation Certificate Finished Construction, prepared by a registered professional surveyor, shall be submitted and approved by the City of Bandon, prior to the issuance of a Certificate of Occupancy.

F. Letters of Map Change

1. All documentation (including surveys) for the purpose of obtaining a Letter of Map Amendment (LOMA), Letter of Map Revision (LOMR), or any proposed change to the Bandon Municipal Code, Title 15 Page 47 of 56 FIRM Map, shall be submitted and verified by the City Engineer, at the Applicant's expense, prior to submission to Federal Emergency Management Agency.

2. If a letter of Map Change is issued by the Federal Emergency Management Agency, the property owner shall provide copies of all related documentation prior to any development of the site.

I. Description (Complete for all work; choose from letter A – D for your project's need):

2. Proposed Development Description:

- | | | | |
|---------------------------------------|--|---|----------------------------------|
| <input type="checkbox"/> New Building | <input checked="" type="checkbox"/> Improvement to Existing Building | <input type="checkbox"/> Manufactured Home | <input type="checkbox"/> Filling |
| <input type="checkbox"/> Residential | <input checked="" type="checkbox"/> Non Residential (Business) | <input type="checkbox"/> Accessory Building (See Attached Criteria) | |
| <input type="checkbox"/> Other: _____ | | | |

3. Square footage of proposed structure(s) 1800 sq ft - entire building = 4900 sq ft

4. Size and Location of proposed development (Attach site plan): 12 acres

5. Per the proposed floodplain map, what is the zone and Panel Number of the area of the proposed development?

Zone: AE Panel Number: 41011 C0681F 41011 C0682F Other: _____

4. Proposed
 New Build

6. Are other Federal, State, and/or local permits obtained? Yes No Type: _____

7. Is the proposed development in an identified floodway? Yes No

If yes to #7, attach ANo Rise Certification@ with supporting data.

A. Complete for **New Structures and Building Sites:**

- Base Flood Elevation at the site: _____ feet NGVD. [From the Floodplain Map]
- Required lowest floor elevation (including basement): _____ feet NAVD88. [For new Residential construction, the lowest habitable floor must be at least one foot above the Base Flood Elevation. For Commercial, Industrial or other non-residential construction, the lowest floor must be at or above the Base Flood Elevation.]
- Elevation to which all attendant utilities, including all heating and electrical equipment will be protected from flood damage: _____ feet NAVD88.

B. Complete for **Alterations, Additions, or Improvements to Existing Structures:**

- What is the estimated Market Value of the existing Structure? (See Page 3) \$ 550,000
- What is the cost of the proposed construction? \$ 22,000
- If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then the substantial improvement provisions apply:

"Substantial improvement" means:

1. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:
 - a. Before the improvement or repair is started;
 - b. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.
2. The term does not, however, include either:
 - a. Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or
 - b. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

C. Complete for **Non-Residential Flood-proofed Construction:**

Nonresidential Construction: New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

- Be flood-proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;

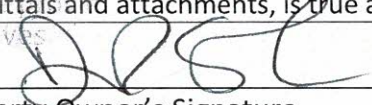
- Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 15.28.140(C)(2);

Type of flood-proofing method: _____

Attach Flood-proofing Certificate (Must be completed and signed by registered engineer).

D. Complete for **Subdivisions** and **Planned Unit Developments**:

- Will the subdivision or other development contain 50 lots or 5 acres? Yes No
- If yes, does the plat or proposal clearly identify base flood elevations? Yes No
- Are the 100 Year Floodplain and the Floodway delineated on the site plan? Yes No

II. Consent	
I understand, acknowledge and agree that the work to be performed is described herein and in attachments hereto. I agree that all such work shall be done in accordance with the requirements of the City of Bandon Floodplain Ordinance and with all other applicable local, State and Federal regulations. This application does not create liability on the part of the City or any officer or employee thereof for any flood damage that results from reliance on this application or any administrative decision made lawfully thereunder. I certify that the information provided in this application, including all submittals and attachments, is true and correct, to the best of my knowledge.	
X 	David Swartz manager member
Property Owner's Signature	Date 3/13/24
X	
Applicant's Signature	Date

Determining Market Value: Acceptable estimates of an existing structure can be obtained from:

1. Independent appraisals from a professional appraiser.
2. Market Value (for structure only) as listed on the current Tax Assessor's records used for tax assessment purposes.

Accessory Buildings:

1. Accessory structures shall not be used for habitation.
2. Accessory structures shall not be designed to have low flood damage potential.

3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of flood waters.
4. Accessory structures shall be firmly anchored to prevent floatation which may result in damage to other structures.
5. Service facilities such as electrical and heating equipment shall be elevated or flood proofed.

OFFICE USE ONLY

1. Permit **approved** Permit **denied** (Statement attached)

2. Elevation Certificate attached: Yes No

3. As built lowest floor elevation: _____ feet NGVD

4. Work inspected by: _____

5. Local Administrator Signature: _____ Date: _____

6. Conditions Attached: Yes No

4. Work insp

Local

4. Work insp

Local

4. Work insp

Local

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name OWNER: DAVID SNAZUK TENANT: CARRIE KREUTZER				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 210 SECOND STREET SE				Company NAIC Number:	
City BANDON		State Oregon		ZIP Code 97411	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TAX LOT 2200, OREGON TAX ASSESSORS MAP 28S-14W-30CB					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) COMMERCIAL. ART GALLERY.					
A5. Latitude/Longitude: Lat. 43.118951 Long. -124.413189 Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance. OWNER: DAVID S					
A7. Building Diagram Number 1A					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) 0.00 sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0					
c) Total net area of flood openings in A8.b 0.00 sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage N/A sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A					
c) Total net area of flood openings in A9.b N/A sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF BANDON, 410043			B2. County Name COOS		B3. State Oregon
B4. Map/Panel Number 41011C0681	B5. Suffix F	B6. FIRM Index Date 12-07-2018	B7. FIRM Panel Effective/ Revised Date 12-07-2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 16'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 210 SECOND STREET SE			Policy Number:	
City BANDON	State Oregon	ZIP Code 97411	Company NAIC Number	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: OA427 PER NGS WEBSITE Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>13.52</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>13.52</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>11.81</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>11.81</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>13.41</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>12.72</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name TERENCE CAMPBELL		License Number OREGON #83800		
Title PROFESSIONAL LAND SURVEYOR				
Company Name TERENCE CAMPBELL LAND SURVEYING				
Address 5530 PALMER DRIVE				
City WEED	State California	ZIP Code 96094		
Signature Terence Campbell	Date 03-30-2020	Telephone (530) 408-9013	Ext.	

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

A5: LATITUDE AND LONGITUDE VALUES OBTAINED FROM GOOGLE EARTH.
C2(e). THERE IS A GREASE TRAP FOR THE ADJOINING BUSINESS ON THE WEST FACE OF THE BUILDING.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 210 SECOND STREET SE			Policy Number:	
City BANDON	State Oregon	ZIP Code 97411	Company NAIC Number	

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name
SWAZUK LLC DAVID SWAZUK MANAGING MEMBER

Address *P.O. Box 1096* City *GOLD BEACH* State *OR* ZIP Code *97444*

Signature *[Signature]* Date *3/13/24* Telephone *541-698-7617*

Comments

Property Owner or Owner's Authorized Representative (the diagram)

Property Owner or Owner's Authorized Representative (the diagram)

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 210 SECOND STREET SE			Policy Number:
City BANDON	State Oregon	ZIP Code 97411	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 210 SECOND STREET SE			Policy Number:
City BANDON	State Oregon	ZIP Code 97411	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption NORTH FACE OF BUILDING. PHOTO TAKEN ON 3-29-2020

Clear Photo One



Photo Two

Photo Two Caption NORTH AND EAST FACE OF BUILDING. PHOTO TAKEN ON 3-29-2020.

Clear Photo Two



3-308

Planning Fee Assessment Form

Address: 210-2nd St SE
 Last Name: Snazmart

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

Check for new service

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

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

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

Planning Staff Contact: Mick Ce Date Assessed: 3/10/24

Finance Staff Contact: Linda Eickhoff Date Paid: 3-18-24

Receipt Number: 9.158211

Comprehension
Combine

ing Staff

Receipt Number
Comprehension
Combine

ing Staff

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

541-347-2437

Receipt No: 9.158211

Mar 18, 2024

210 2ND ST SE - SNAZMART

Previous Balance:	.00
LICENSES AND PERMITS	
SIGN PERMIT	100.00
100-413-09	
PLANNING PERMIT FEES	
LICENSES AND PERMITS	
CERT OF APPROPRIATENESS	100.00
100-413-09	
PLANNING PERMIT FEES	

Total:	-----	200.00
--------	-------	--------

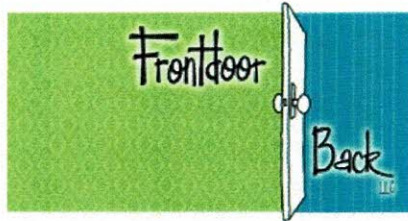
CHECK	
Check No: 3661	200.00

Payor:		
SNAZMART		
Total Applied:	-----	200.00

Change Tendered:	-----	.00
------------------	-------	-----

03/18/2024 1:23 PM

SEANETTE CORKILL of FRONTDOOR BACK



CELL: 360.281.3853

EMAIL: SEANETTE@FRONTDOORBACK.COM

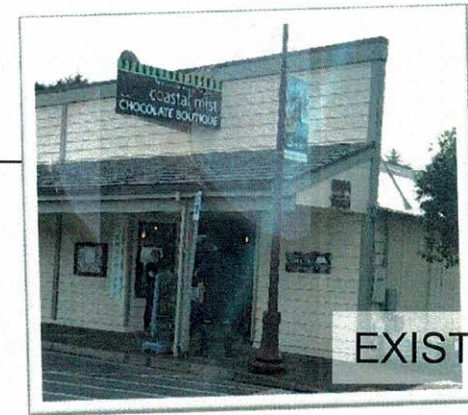
WEB: FRONTDOORBACK.COM

DATE: March 14, 2024

CLIENT: **David Snazuk / Coastal Mist**

DELIVERABLE: Conceptual renderings and draft scope of work for Coastal Mist façade improvement in GREEN

COASTAL MIST: Concepts Applied



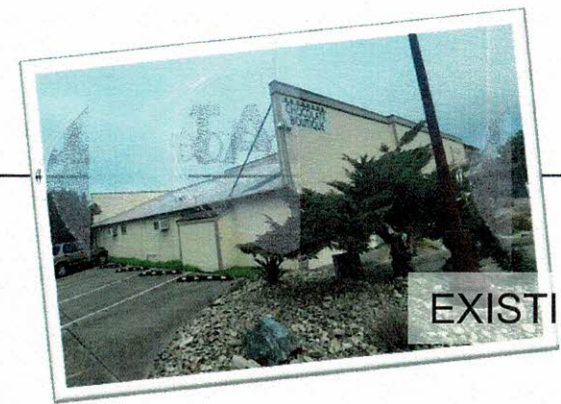
EXISTING



Not shown are chairs, drop-leaf counter, bespoke sandwich board, and hitching hardware for pet leashes.

- 1 2-color paint scheme distinguishing the tenants from one another on all sides of the building that represent the tenant's space, including side and back of building.
- 2 2 front windows (untinted) 60"W x 42"H to match height of existing windows
- 3 Signage placed flat against the parapet to size allowed per code. (Minor edits to text to improve readability/ clarity were explored)
- 4 Dimensional pedestrian-oriented logo of the chocolate 'stamp' on the porch 'end-cap'.
- 5 Vertical "CHOCOLATE" sign on both faces of corner trim for additional pedestrian signage.
- 6 3 to 4 Gooseneck lights with tall, dramatic arms above signage. Quantity of lights determined by length of sign.
- 7 Bands of brown and green stripes painted on trim above and outside the windows or colored vinyl applied across the top of the glass for branding and interest.
- 8 Decorative, multi-height water bowls for Frontdoor Back pets

COASTAL MIST: Concepts Applied



Select scopes from Key to proposed façade improvements

- ① 2-color paint scheme distinguishing the tenants from one another on all sides of the building that represent the tenant's space, including side and back of building.
- ③ Signage placed flat against the parapet to size allowed per code. (Minor edits to text to improve readability/ clarity were explored). Signage format to mirror storefront signage.
- ⑥ 3 to 4 Gooseneck lights with tall, dramatic arms above signage. Quantity of lights determined by length of sign.

Here, on the back side of the building, you've appropriately addressed an audience that is traveling on the nearby highway. Continue to assist them in finding you in the historic district by bringing light to this sign.

Repositioning your sign to the center of your real estate, especially once it receives your brand colors, will serve to have it feel balanced within the overall space (versus relegated to a corner).

In this instance, promoting WHAT you are, a Chocolate Boutique, is a smart move to recruit new customers, moving quickly along the road, who would not otherwise know WHO Coastal Mist is.

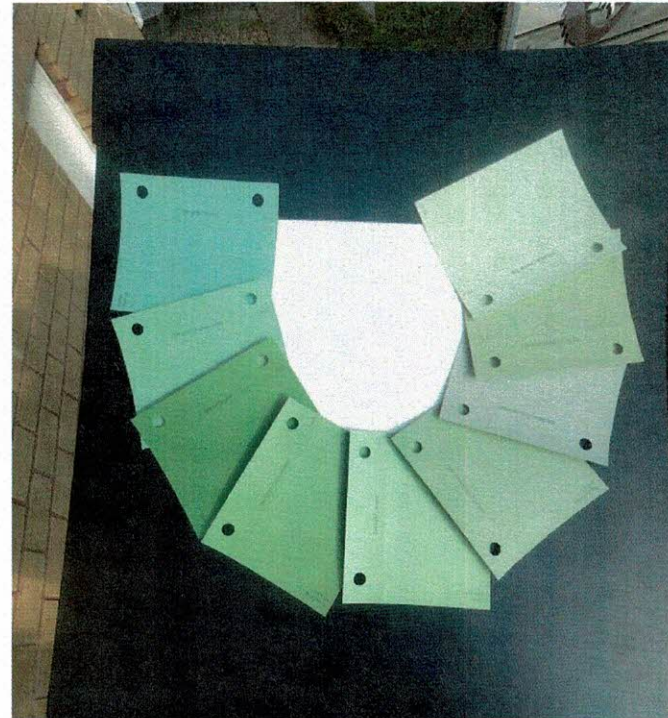
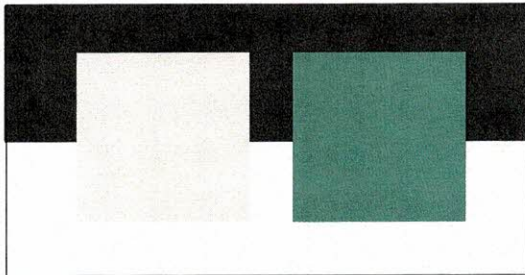
COASTAL MIST: Bandon Color Guidelines



- Paint colors were inspired by the recently approved Bandon color guidelines were used in the conceptual renderings.
- **Always sample actual paint before committing to a final color choice.** The perception of colors on this page, because they are viewed on a computer screen with backlit diodes or observed on a printed page with a combination of inks that are overlapped to create the *impression* of “green” or “blue” or “red”, will vary and cannot be relied upon for accurate paint color selection.



COASTAL MIST: Color



The photo above shows a variety of square green paint swatches (Sherwin Williams) that MAY be used to create the “green” shown in the rendering in the upper left. The paint swatches were placed on a black backdrop and a slightly off-white center paint swatch to help see the color value against both types of backgrounds to make sure there will be enough contrast to create the look shown in the original rendering.

The process for choosing paints will include sending the client a set of large peel and stick paint samples to apply to the building surface and view in-person. The peel and stick samples are repositionable and can be removed from the building after a decision is made.

COASTAL MIST: Signage/Lighting



After dark, visitors to DT Bandon have no idea WHO or WHAT is in this building because there is no light on the upper signage. After hours, especially when shoppers are in their vehicles versus on foot, they will use storefront signage to determine what the district offers them.

COASTAL MIST: Signage / Lighting



To take advantage of the real estate available on the parapet, the sign should be reoriented flat against the wall. Signage lights with taller gooseneck arms will provide dimension and embellish the storefront during the day. A digital timer will control the length of time the lights remain on at night. After hours illumination of the sign increases visibility and promotion of the business and the district as attractive and welcoming.

The quantity of gooseneck fixtures will depend on the width of the sign (starting with a minimum of three).

Concepts and designs by Frontdoor Back LLC all rights reserved

\$350 - \$400

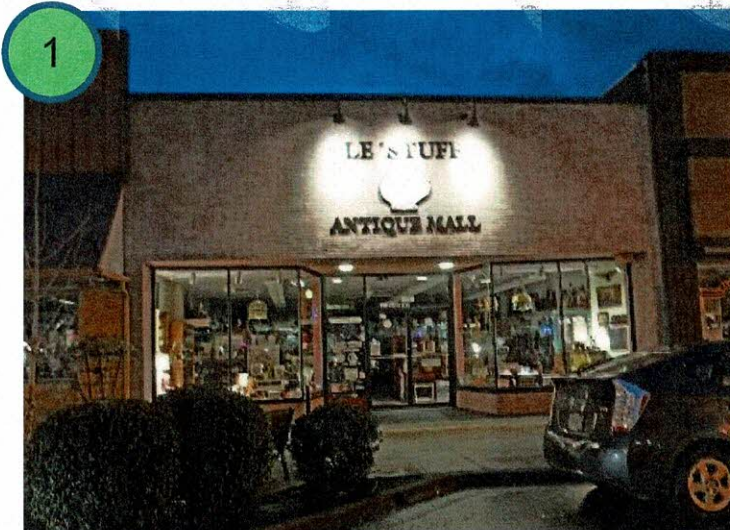
KNUCKLE

There are a multitude of arm bend choices to accompany a variety of shades. The bend of the arm and the size and angle of the shade will need to be determined based upon the size of the sign. Knuckle accessories, if needed, will allow for better positioning/aiming of the light where it's needed to properly hit the sign face. (See image above, right)

The choice of light bulbs is critical to creating the desired outcome. (Why else are you spending money on a fixture if not having a light bulb in the right location?) Let's make sure it's the right bulb:

PAR style LED bulb in 2700k.
Size and lumens TBD.

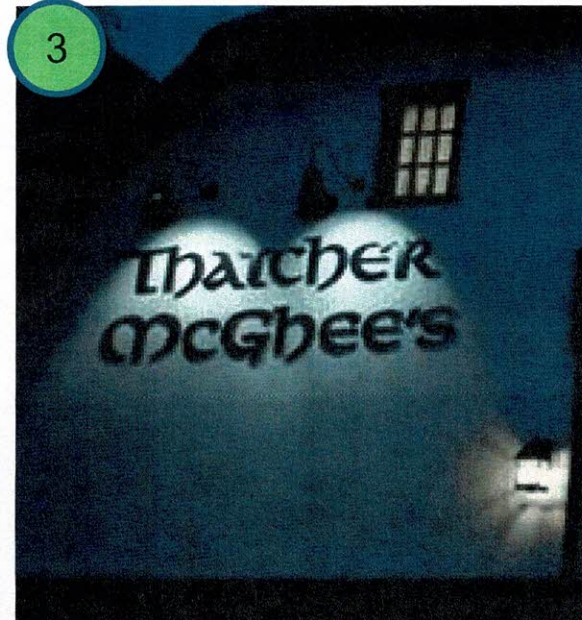
SIGNAGE LIGHTING: Reference Information



The following images share examples of gooseneck fixtures illuminating signage on different storefronts.

A minimum of 3 lights for signage provide full coverage of all aspects of the sign face, lettering and/or logos

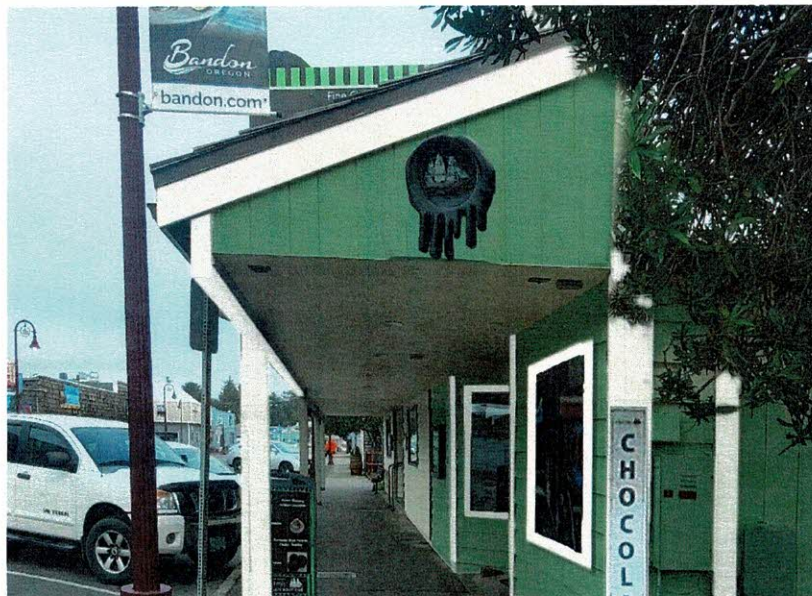
Images #1 & #2 illustrate the use of a minimum of 3 lights, versus the image on the bottom right (#3) where only two were used. In the third image, notice that using fewer than three lights for the size of sign that is being illuminated has created dark pointed shadow intruding into the lettering of the business's name reducing the sign's readability.



COASTAL MIST: Signage / Lighting



\$250 - \$350



Whether the current sign is kept or a new one is introduced, this pedestrian-oriented signage also deserves its own dedicated lighting. The fixture style here can be less showy and simply supply its required light. A non-descript fixture with 1 or 2 smaller spot-lights is shown above, as an example of a recommended style fixture.

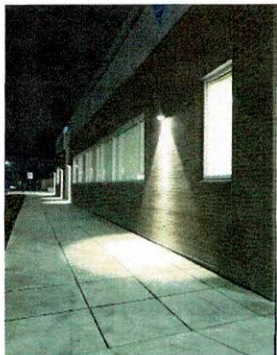
Aspects such as appropriate distance from the sign face (about 18"), the angle of the light to the sign (perpendicular), and shielding peoples' views from glare of the spotlights must be carefully addressed. Please discuss these with us prior to installing.

COASTAL MIST: Lighting



There are several light fixture options to responsibly introduce light along this side of the building.

Four fixtures located and spaced as shown (with the pink dots) are recommended. Lights can be controlled by an astronomical digital timer to turn on/off at an appropriate hour.



The image to the left shows a focused downlight coming from within a cylinder downlight. This fixture style constrains the light to only where it is needed. The volume (or brightness) of the light can be moderated either by choosing lower-lumen bulbs or by managing the bulbs' output with a dimmer.



\$90

\$10



+



PAR style aftermarket LED bulb (2700k and MAX 600 lumens)

OR

\$160

\$3



+



3" frosted globe LED light (2700k and MAX 600 lumens)

Frontdoor
Back

COASTAL MIST: Pedestrian-oriented Signage/Sidewalk Activator



To speak to people on foot, on the sidewalk, and those coming in from the parking lot, position two signs—one on the front side and one on the parking lot side—that meet at the corner of the building.

To be sure the pedestrian-oriented signage is fully visible, keep the tree trimmed. Update this sign when/if other signage updates occur and be sure to provide it light.

New large windows, in the walls that run parallel with the sidewalk were being considered. These would provide more visibility into your space. If you do not end up installing windows, consider bar height counters with bar stools as an indicator that this establishment serves food, and as an amenity for your guests.



Drop-leaf counter



Bar-height seating (if space on sidewalk allows)

COASTAL MIST: Entrance Enhancements

Based upon multiple storefronts' warning signs and the fact that you have two signs dedicated to it, it appears that pets are a "problematic" part of the shopping group— even in eating establishments! To encourage best behavior for both humans and pets, accommodate them by placing a leash hitch and water bowl for the pups, and seating for their humans.

Revisit your front door signage (language and format) to increase its impact while reducing its real estate

Exploring the schooner theme by using nautical brass hardware in a leash hitch or incorporating into a door pull would bring your brand touches to these storefront elements. With your European influences, European-style seating options would also be at home.



Leash Hitch

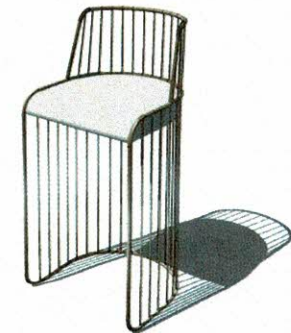


Water Dish
[Phuket Raised Dog Bowls
\(wholesalepet.com\)](http://wholesalepet.com)



"European"-
look seating

OR



Seating that reminds
me of your interior
banquettes

COASTAL MIST: Entrance Enhancements



The policy statements are placed on the left-hand door because it tends to stationary more often than the right, thus the messaging will remain visible more often.

To create a stronger first impression upon entry, and to boost the visibility of your name on the doors, the rendering to the left shows a possible layout of your graphics on the glass that has been cleared of any other messaging.

The two policy statements receive permanent lettering reinforcing your sincere and firm commitment are delivered with a light-hearted tone. Novelty and humor go a long way toward gaining compliance.

A larger walk-off mat supports and directs traffic to the right.



EXISTING

The windows to the right and left of the door can house event fliers and show support for local. Remove the green LED strip lights as they cheapen the storefront aesthetic.



EXISTING