The proposed code clean-up offers, in part, viewline protection to bluff adjacent homes, however does not address viewlines for homes that are immediately “behind” those homes. Bluff-adjacent homes have substantial impact on the enjoyment and value of homes located behind them. We are concerned about the potential loss these homes could suffer by new construction and/or multiple story additions. We respectfully submit this proposal in order to maintain the enjoyment of views and preservation of property value, and believe this proposal will impact only a very small number of homes currently located on the west side of Beach Loop Drive SW and the north side of 7th Street SW and Ocean Drive SW.

As view ordinances have been legally recognized as falling within the jurisdiction of a municipality, we would like to ask the Bandon Planning Commission consider the following as part of the Continuing Code Cleanup and Audit of the Bandon Municipal Code.

1. Title 17, Limitations on Use in the CD-1 zone, 17.20.040, section B: we propose the establishment of a “viewline” include the following:

For all new uses or structures, or major or minor exterior alterations of existing structures, the siting of such structures that are bluff-adjacent, both horizontal (length and width) and vertical (height), shall not interfere with the coastline, beach, and/or ocean views of existing structures that are on abutting lots (the definition of abutting to include lots whose property lines meet at a corner, share a common property line, or are adjacent).

1. Title 17, Height of Buildings and Structures, 17.20.090, section A: should be amended to include the restrictions stated above, for example “West of Beach Loop Drive or north of Seventh Street SW, except as otherwise permitted in 17.20.100 . . . or as otherwise restricted in 17.20.040 Limitations on use . . .”

Kathy and Bill Frey

1235 Wavecrest Ln SW Bandon

541-329-2048