

**RECORD OF TYPE II DECISION  
OF THE PLANNING DEPARTMENT  
FOR THE CITY OF BANDON, OREGON**



**FILE NUMBER:** 22-065

**LOCATION:** 1107 6<sup>th</sup> St SE  
Map Number 28S-14W-30DA/TL 2308

**APPLICANT:** Coos Curry Consulting Group, Sheri McGrath  
**PROPERTY OWNER:** Michael C. Berry

**REQUEST:** Approval of a request for a Geologic Assessment Review to construct a new garage.

**REVIEWING BODY:** Dana Nichols, Planning Manager

**DEEMED COMPLETE:** August 12<sup>th</sup>, 2022

**NOTICE DATE:** August 12<sup>th</sup>, 2022

**120 DAY DEADLINE:** December 10<sup>th</sup>, 2022

**APPLICABLE CRITERIA:** BMC (Bandon Municipal Code) Chapters:  
17.78 Hazards Overlay Zone

**FINAL ORDER:** **APPROVED WITH CONDITIONS**

**SIGNED:** This 2<sup>nd</sup> day of September 2022.

*Dana Nichols*

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Dana Nichols, Planning Manager

**EXPIRATION:**  
This approval expires two (2) years from the date of signature.

**EFFECTIVE DATE OF DECISION:**  
An administrative decision becomes effective 12 days after the City mails Notice of Decision unless the decision is appealed.

**APPEAL:**  
*Appeal of this administrative decision by parties with standing, requires filing a letter of Intent to Appeal to the City Recorder and payment of the actual cost of the appeal, plus \$250 deposit within the 10-day appeal period,*

*beginning from the date of mailing of this action's Notice of Decision.*

The following findings and conclusions are based upon the application, plans and all written testimony for the above-referenced 1107 6<sup>th</sup> St SE submitted before the close of the record at 5:00 pm on August 26<sup>th</sup>, 2022.

The City provided timely Notice of the Type II Review, which provided a 14-day comment period for submission of written testimony. As provided in the Notice, written testimony was accepted through 5:00 pm on August 26<sup>th</sup>, 2022. The City received no written testimony in response to the Notice.

The Staff Report evaluated the request against each of the applicable approval criteria in the Bandon Municipal Code and recommends that the request be found to comply with all applicable criteria. The Planning Director's designee adopts and incorporates staff's analysis, and on that basis and concludes that the request complies with all applicable approval criteria.

Based on the analysis and findings in the staff report, the requested Type II Review is approved, including all conditions of approval listed below:

1. All proposals of the applicant shall become conditions of approval unless otherwise modified by Staff.
2. Approval of the plan is based solely on the information provided. No other approvals are express or implied.
3. All recommendations of the Geotechnical Engineering Investigation, prepared by Terra Dolce Consultants, Inc., dated May 31, 2022, and the Reconnaissance-Level Geologic Hazard Assessment and the Erosion and Sediment Control Plan, prepared by EVREN Northwest, dated July 29<sup>th</sup>, 2022, shall be followed, including:
  - a. The area within 5 feet of the foundation shall be cleared of ¾-inch rock, geofabric, trees, vegetation and other deleterious material and the material shall be removed from the site.
  - b. Site grading shall occur during a dry season. If wet weather construction occurs, or if wet soils are encountered, then the area shall be protected by at least 12 inches of ¾-inch-minus crushed rock underlain with woven geotextile, such as LINQ GTF 300 or equivalent. Disturbed soft soils shall be over-excavated and removed from the site.
  - c. All excavation shall be backfilled with Structural fill consisting of imported ¾-inch to 1 ½-inch-minus crushed rock with about 5 percent passing the No. 200 sieve. The crushed rock should be compacted to 95 percent maximum dry density and the moisture content shall be within 5 percent of the Optimum Moisture Content, as determined by standard Proctor (ASTM D698).
  - d. The northern foundation wall of the garage shall be supported on auger-cast piles with rebar reinforcements. The piles shall be 12 inches in diameter and extend a minimum of 2 feet into the underlying Siltstone. A concrete grade beam tied the pile heads together and shall be designed by the structural engineer.
  - e. In the area of shallow foundations, the allowable bearing pressure shall be 2,000 pounds per square foot for dead loads in the medium dense native sands. The allowable bearing pressure may be increased by one-third for transitory live loads, such as loads and seismic loading.

- f. Continuous foots and individual spread footings should have a minimum width of 18 inches and a minimum embedment of 18 inches. Subgrades for the shallow foundations should be firm and free of organics and deleterious debris as determined by the geotechnical engineer. Soft soils or undocumented fill encountered during excavation of the footings shall be removed to firm soils and backfilled with imported granular structural fill.
  - g. Foundations shall be founded on a 6-inch layer of lightly compacted ¾-inch-minus.
  - h. Slab on grade floor shall be designed for an allowable subgrade reaction modulus of 150 pounds per cubic inch. The sub-grade soil must be in a firm non-yielding condition at the time of slab construction. See report for additional construction requirements.
  - i. Stormwater from the proposed garage shall be discharged to the drainage ditch along the southern property line. Discharge drains shall consist of at least 4-inch diameter solid drain pipe.
  - j. The applicant shall submit foundation plans that have been prepared by a geotechnical engineer.
  - k. Construction shall be performed in such a way that renders the new building movable in the event it needs to be relocated.
  - l. Existing and new drainpipes should be routed away from the sloping northern portion of the property.
4. Terra Dolce Consultants Inc shall be on-site for special inspections during earth work and foundation construction activities. TDC will provide a letter to the City of Bandon confirming site conditions are as anticipated and will provide field monitoring recommendations as required. The following items shall require an inspection and report:
  - a. Installation of auger cast piles
  - b. Subgrades for shallow foundations and slab-on-grade
  - c. For all use of Structural Fill, a Material Testing Firm shall be contracted by the property owners for compaction testing of the structural fill and slab-on-grade compacted rock.
5. During construction, if site conditions change, the property owner shall consult with the Geotechnical Engineers of record to determine new recommendations for developing the site.
6. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a Certification of Compliance from the engineer of record, per the requirements of 17.78.070(G), indicating that all measures and recommendations listed in the report have been satisfied.
7. The applicant shall submit an engineered foundation plan, as recommended by ENW, and shall submit a Certification of Compliance from the engineer of record, per the requirements of 17.78.070(G), indicating that all measures and recommendations listed in the report have been satisfied.