



Planning Permit Application

CITY OF BANDON PLANNING
 P.O. BOX 67
 555 HWY 101
 BANDON, OR 97411
 P:(541) 347-7922
 F:(541)347-4415

Permit Number: **22-111**

| | | |
|--|--|---|
| APPLICATION TYPE (select all that apply) | | |
| <input type="checkbox"/> Annexation* | <input type="checkbox"/> Land Use Review* | <input type="checkbox"/> Subdivision* |
| <input type="checkbox"/> Certificate of Appropriateness (CoA)* | <input type="checkbox"/> Partition* | <input type="checkbox"/> Vacation* |
| <input type="checkbox"/> Comprehensive Plan or Zone Amendment* | <input type="checkbox"/> Plan Review (PR) | <input type="checkbox"/> Variance* |
| <input type="checkbox"/> Conditional Use Permit (CUP)* | <input type="checkbox"/> Planned Unit Development (PUD)* | <input type="checkbox"/> Zoning Compliance (ZC) |
| <input type="checkbox"/> Floodplain Development* | <input type="checkbox"/> Property Line Adjustment (PLA)* | <input type="checkbox"/> Other _____* |
| * Pre-application required | | Total Fees: \$ 500.00 |

| | | |
|---|-------|--|
| I. PROJECT LOCATION | | |
| Street Address: 362 9th SW Bandon OR 97411 | | |
| Map Number / Tax Lot(s): 1 | Zone: | Floodplain: <input type="checkbox"/> Yes <input type="checkbox"/> No |

| | | |
|---|----------------------------|--|
| II. APPLICANT'S INFORMATION (applicant is the primary party responsible for development) | | |
| Applicant's Name: CHRIS TREVISIOL | Phone: 541-580-7550 | E-Mail: CTREVISIOL@BANDON.K12.OR.US |
| Applicant's Mailing Address: 455 9th SW Bandon OR 97411 | | |

| | | |
|--|----------------------------|---------|
| III. PROPERTY OWNER'S INFORMATION | | |
| Property Owner's Name: Bandon School District # 54 | Phone: 541-347-4411 | E-mail: |
| Mailing Address: | | |

| | | |
|---|------------------------------|----------------------------|
| IV. OTHER INFORMATION (APPLICANT'S REP, SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, ETC) | | |
| Title: Superintendent | Name: SHAUNA SCHMERER | Phone: 541-347-4411 |
| Email: SHAUNAS@BANDON.K12.OR.US | | |
| Title: | Name: | Phone: |
| Email: | | |
| Title: | Name: | Phone: |
| Email: | | |

| | | |
|--|--|--|
| V. PROJECT DESCRIPTION | | |
| Use: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other _____ | | |
| *Please attach a short narrative that describes your proposed project and indicates the proposed use. Demolition to old BUS GARAGE and Build New BUS GARAGE. | | |

VI. SITE PLAN: Please see our "How to Create a Site Plan" and sample site plan document for requirements and tips on how to create your site plan. Plans must be drawn to scale and may be submitted electronically; printed copies must be submitted on 11x17, ledger size paper (larger or smaller paper sizes will not be accepted).

VII. PROPERTY OWNER SIGNATURE/AUTHORIZATION

- I have read the application and the attached documentation and I understand that my application may be delayed or deemed incomplete if I have provided insufficient information and documentation to allow for approval.
- I certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge.
- I understand and agree that all required inspections will be requested 2 business days in advance, and it is the applicant's responsibility to ensure required inspections have been requested, completed, and approved.
- I authorize the City of Bandon or its acting agent, to enter onto the subject property, as described in section "I. Project location".
- I authorize the following party(s) to act as applicant in regard to the attached application for the subject property described above.

X Applicant's Signature:  **Date:** 10-17-22

Property owner's signature required if applicant is not the property owner

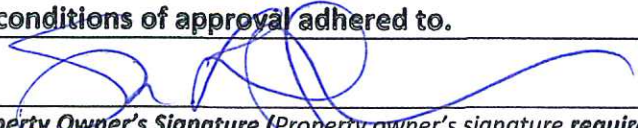
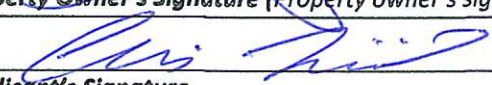
X Property Owner's Signature:  **Date:** 10-17-22

Development Disclosure

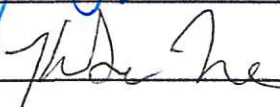
The City of Bandon is obligated to report all ground disturbances within the City of Bandon to the Coquille Indian Tribe. Property owners and applicants must adhere to all conditions and requirements set out by the Coquille Indian Tribe, State Historic Preservation Office (SHPO) or both if required. Please be aware that state statutes and federal law govern how archaeological sites are to be managed. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or private lands.

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Oregon State Building Codes, Oregon State Department of Environmental Quality, FEMA, Oregon State Fish and Wildlife and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

It is the property owner/applicant's responsibility to provide the City of Bandon all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, deed restrictions, vacation records, easement records, etc.

| | |
|---|-------------|
| I acknowledge, understand, and agree, that all relevant documentation will be provided to the City of Bandon, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to. | |
| X  | 10-17-22 |
| <i>Property Owner's Signature (Property owner's signature required if applicant is not the property owner)</i> | <i>Date</i> |
| X  | 10-17-22 |
| <i>Applicant's Signature</i> | <i>Date</i> |

Staff's Signature of Intake:  Date: 10/25/22

Staff's Signature of Completeness:  Date: 10/25/22

Staff's Signature of Approval: _____ Date: _____



PLANNING PRE-APPLICATION FORM

Submittal Date:

File Number:

DESCRIPTION OF PROJECT (attached sheets of paper as needed)

Project Description: Replacement of existing Bandon School District bus barn with proposed 9,555 sf building. Rerouting existing utilities and proposed addition of sanitary sewer service to proposed building.

APPLICANT

Name Chris Trevisiol
Phone (541) 580-7550 E-Mail ctrevisiol@bandon.k12.or.us
Mailing Address 455 9th Street SW City Bandon, OR Zip 97411

PROPERTY OWNER

Name Bandon School District #54
Phone (541) 347-4411 E-Mail _____
Mailing Address 455 9th Street SW City Bandon, OR Zip 97411

PROPERTY DESCRIPTION

Street Address 390 9th Street SW, Bandon, OR 97411
Assessor's Map No. T28S-R15W-S25DA NE1/4 SE1/4 Tax Lot(s) 6000

ROUTING - OFFICIAL USE ONLY

- | | |
|--|--|
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Electric |
| <input type="checkbox"/> Planning | <input type="checkbox"/> City Code Compliance |
| <input type="checkbox"/> City Manager | <input type="checkbox"/> City Finance Department |
| <input type="checkbox"/> Fire | <input type="checkbox"/> Police Department |
| <input type="checkbox"/> Coquille Indian Tribe | <input type="checkbox"/> Coos County Planning |
| <input type="checkbox"/> ODOT | <input type="checkbox"/> Other: |

Pre-Application Checklist:

Failure to submit a complete application may require additional pre-application meetings.

Minimum Pre-Application Requirements

- Narrative: A detailed description of your proposal and any specific questions you have
- Site Plan (11" x 17")
- Proposed elevations
- Parking layout

Additional Subdivision / Partition Requirements

- Slope map
- Significant Tree Locations
- Utility layout
- Proposed detention system with topographic contours
- Location of on-site water resources
- Connectivity analysis that includes shadow plats of all adjacent properties demonstrating how they can be developed meeting existing code.

PRE-APPLICATION SITE PLAN CHECKLIST

| | YES | NO | N/A |
|--|-----|----|-----|
| 1. Project Name | ✓ | | |
| 2. Owner Name | ✓ | | |
| 3. Site Address and Map & Tax lot Number | ✓ | | |
| 4. Vicinity Map - with street names and locations of all existing and proposed streets within or on the boundary of the proposed development | ✓ | | |
| 5. Scale & North Arrow | ✓ | | |
| 6. Lot Layout with approximate dimensions for all lot lines | ✓ | | |
| 7. Zoning Designations in proposed development and surrounding properties | ✓ | | |
| 8. Location & Use of all proposed and existing building, fences and structures | ✓ | | |
| 9. Indicate which buildings are to remain and which are to be removed | ✓ | | |
| 10. Location of all landscaped areas. Indicate existing trees, size, species, and identify trees to be removed. | | | ✓ |
| 11. Location and size of all public utilities in and adjacent to the proposed development including water line and meter size, sewer lines, storm drain lines, nearest fire hydrant. | | ✓ | |
| 12. Locations of drainage ways or public utility easements in and adjacent to proposed development. | ✓ | | |
| 13. Location, size and use of all contemplated and existing public areas | ✓ | | |
| 14. Approximate topography (slope) of the site | | | ✓ |
| 15. Location of all parking areas and individual and handicap parking spaces, ingress and egress on the site and on-site circulation | ✓ | | |
| 16. Use designation for the areas not covered by buildings (e.g. loading, storage, vacant, open space, etc.) | ✓ | | |
| 17. Elevations of the building(s) | | ✓ | |
| 18. Construction materials – wood frame, masonry, etc. (If project is in Old Town Bandon provide pictures of existing structures and indicate proposed exterior materials for siding, windows, trim and roofing) | | ✓ | |

Questions regarding the pre-application process can be directed to:

City of Bandon Planning Department at 555 Hwy 101, Bandon, OR 97411 T: (541) 347-7922 planning@cityofbandon.org

The City of Bandon Municipal Code can be found online at www.cityofbandon.org

September 30, 2022

Chris Trevisiol
455 9th Street SW
Bandon, OR 97411

Reference: Proposed Bandon School District Bus Barn

Subject: Pre-Application Submittal

Dear Mr. Trevisiol,

Attached are the Pre-Application review drawings and associated materials for the proposed installation of (1) new ±9,555 SF bus barn. The building, as proposed, will replace the existing bus barn adjacent to the existing Harbor Lights Middle School building on a fully developed parcel located at 390 9th St SW, Bandon, OR 97411 (Tax Map T28S-R15W-S25DA, Lot 6000, Zone PF- Public Facilities). The proposed addition will include (2) office rooms, (1) meeting room, (2) restrooms, and parking bays for (8) school busses, (4) vans, and (1) minibus.

Sanitary Sewer Service

The existing building is not connected to the city's public sanitary sewer system. The proposed addition will require a new sanitary sewer service lateral to connect to the existing public sanitary sewer system. Based on site visit observations, the proposed lateral will connect to the assumed existing sanitary sewer line under 8th Street SW. Does the city have GIS or as-built data showing existing public infrastructure available? Please provide all available information.

Water Service

The existing building is connected to the city's public water service system. The proposed addition will require a new water service that will be connected behind the existing water meter, and as such, no modifications to the existing public water service will be necessary.

Stormwater Management

The existing building and site development does not contain a functional on-site stormwater network that connects to the existing municipal system on 8th St SW. Modifications will be made to collect runoff that gathers in the gravel parking and maneuvering area in front of the proposed bus barn. These modifications are proposed to take place in the form of a catch basin linked by a stormwater conveyance pipe that discharges into Gross Creek, as shown in the attached drawing. No storm water quality or quantity mitigation is proposed.

Power/Telephone/Data/Cable Services

Telephone and data service is currently available on-site in the adjacent middle school building and will be extended from the existing building as necessary. The existing overhead power service that connects to the existing bus barn will be replaced with a buried power service to the proposed building.

Property Line Setbacks

Having read the City of Bandon municipal code for PF zoned parcels, it is our understanding that there are no setback requirements. For this reason, we referenced the C-2 (General Construction) and LI (Light Industrial) zone requirements. We understand that neither of these zoning types have setback requirements unless a common property line is shared with a residential zone, which is not the case at our site. See the setback dimensions in the attached drawing.

We look forward to hearing your feedback on the proposed bus barn and working with you on this project. Please review the enclosed information and let us know if you have any questions or need any additional information.

Sincerely,



Syllas E. Allen, PE
Principal

September 30, 2022

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455 9th Street SW
Bandon, OR 97411
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Name Chris Trevisiol

Phone (541) 580-7550

E-Mail ctrevisiol@bandon.k12.or.us

Mailing Address 455 9th Street SW

City Bandon, OR

Zip 97411

PROPERTY OWNER

Name Bandon School District #54

Phone (541) 347-4411

E-Mail _____

Mailing Address 455 9th Street SW

City Bandon, OR

Zip 97411

PROPERTY DESCRIPTION

Street Address 390 9th Street SW, Bandon, OR 97411

Assessor's Map No. T28S-R15W-S25DA NE1/4 SE1/4

Tax Lot(s) 6000

ROUTING - OFFICIAL USE ONLY

- | | |
|--|--|
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Electric |
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PRE-APPLICATION SITE PLAN CHECKLIST

| | YES | NO | N/A |
|--|-----|----|-----|
| 1. Project Name | ✓ | | |
| 2. Owner Name | ✓ | | |
| 3. Site Address and Map & Tax lot Number | ✓ | | |
| 4. Vicinity Map - with street names and locations of all existing and proposed streets within or on the boundary of the proposed development | ✓ | | |
| 5. Scale & North Arrow | ✓ | | |
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| 11. Location and size of all public utilities in and adjacent to the proposed development including water line and meter size, sewer lines, storm drain lines, nearest fire hydrant. | | ✓ | |
| 12. Locations of drainage ways or public utility easements in and adjacent to proposed development. | ✓ | | |
| 13. Location, size and use of all contemplated and existing public areas | ✓ | | |
| 14. Approximate topography (slope) of the site | | | ✓ |
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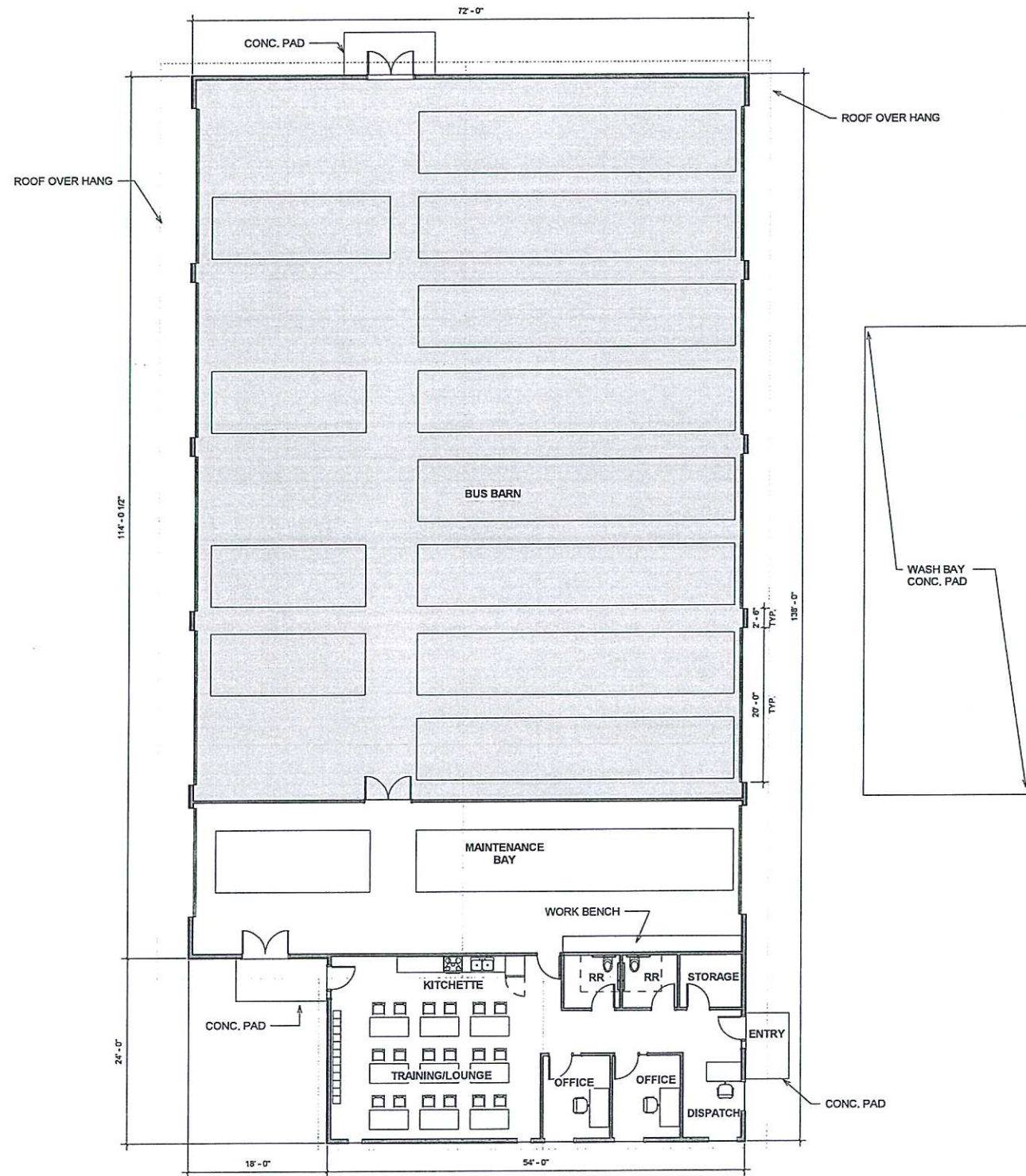
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524 Main Street, Suite 2, Oregon City,
Oregon 97045 | 503-659-2205

BANDON SCHOOL DISTRICT #54
455 9TH STREET, BANDON,
OR 97411

**BANDON SCHOOL
DISTRICT NEW BUS
BARN**



ONE INCH EQUALS FULL SCALE 9/29/2022 1:08:16 PM

1 BUS BARN FLOOR PLAN CONCEPT 1
SD-1 1/8" = 1'-0"



| DATE | Description |
|------|-------------|
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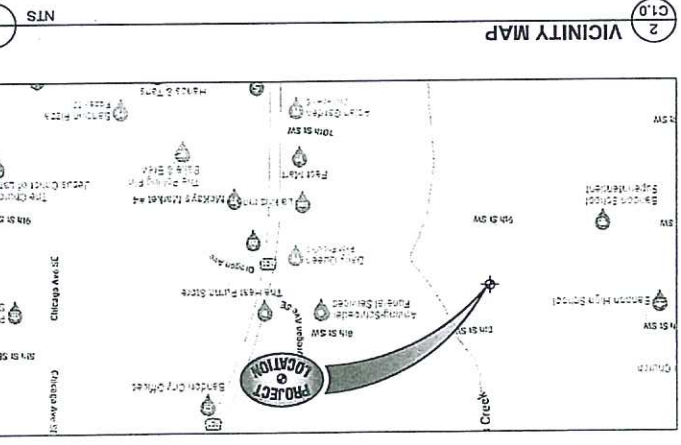
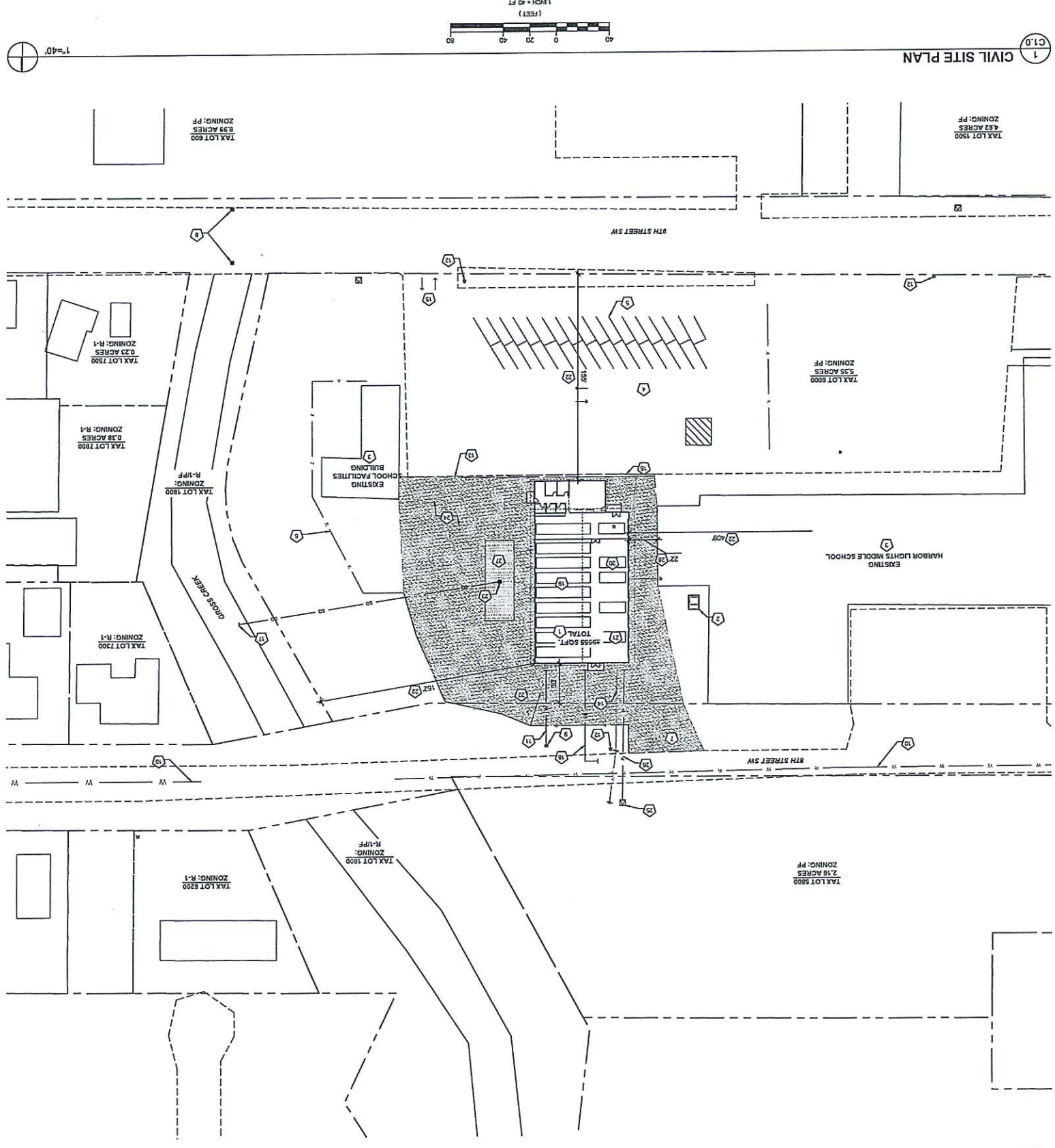
PROJECT NO. G-1533-22
DRAWN: WYH
CHECKED: JEZ
DATE: 07-12-2022

FLOOR PLAN

SD-1

FOR AGENCY REVIEW | NOT FOR CONSTRUCTION

BANDON SCHOOL DISTRICT NEW BUS BARN



GENERAL INFORMATION

APPLICANT/OWNER: CHRIS TRAVISOL
 DIRECTOR OF OPERATIONS
 BANDON SCHOOL DISTRICT #54
 BANDON, OR 97411

ENGINEER: SYLAS E. ALLEN, PE
 ZCS ENGINEERING & ARCHITECTURE
 127 NW D STREET
 GRANTS PASS, OREGON 97526
 (541) 753-3553

SITE LOCATION: 390 9TH STREET SW,
 BANDON, OR 97411
 7258-R15W-2550A NE 1/4 SE 1/4
 6000

LOT SIZE: 45.55 ACRES

ZONING: PF - PUBLIC FACILITY

WATER: PUBLIC

SANITARY SEWER: PUBLIC

- KEYED NOTES:**
- APPROXIMATE LOCATION OF PROPOSED BUS BARN, 49555 SQ.FT. 8' x 11'.
 - SCHOOL VAN PARKING BAY (44 TOTAL), TYPICAL.
 - SCHOOL MINI BUS PARKING BAY (41 TOTAL).
 - PROPERTY LINE SETBACK.
 - EXISTING ASPHALT PARKING LOT TO REMAIN.
 - EXISTING CHAIN LINK FENCING TO REMAIN.
 - EXISTING GRAVEL ACCESS TO 8TH STREET SW AND GATE TO REMAIN.
 - EXISTING ASPHALT ACCESS TO 9TH STREET SW TO REMAIN.
 - APPROXIMATE LOCATION OF EXISTING STORM DRAINAGE TO REMAIN.
 - APPROXIMATE LOCATION OF EXISTING WATER METER TO REMAIN.
 - APPROXIMATE LOCATION OF EXISTING PUBLIC WATER LINE TO REMAIN.
 - REROUTED FOR USE WITH NEW BUILDING.
 - EXISTING FIRE HYDRANT TO REMAIN.
 - EXISTING SLIDING GATE TO REMAIN, 134'.
 - APPROXIMATE LOCATION OF EXISTING OVERHEAD POWER SERVICE TO BE REMOVED AND REPLACED WITH BURIED SERVICE TO NEW BUILDING.
 - EXISTING ASPHALT ACCESS TO 9TH STREET SW TO REMAIN.
 - EXISTING 2.5' RETAINING WALL TO REMAIN.
 - APPROXIMATE LOCATION OF PROPOSED SANITARY SEWER LATERAL TO BE CONNECTED TO PUBLIC SYSTEM.

CIVIL SITE PLAN

| | |
|-------------|------------|
| PROJECT NO. | C-1533-22 |
| DRAWN BY | MSL |
| CHECKED BY | LSG |
| DATE | 09/20/2022 |



ZCS ENGINEERING & ARCHITECTURE

127 NW D Street, Grants Pass, Oregon 97526 | 541-753-3553

BANDON SCHOOL DISTRICT #54
 455 9TH STREET SW
 BANDON, OR 97411

BANDON SCHOOL DISTRICT NEW BUS BARN

FOR AGENCY REVIEW / NOT FOR CONSTRUCTION

C1.0