

**STAFF REPORT  
OF THE PLANNING DEPARTMENT  
FOR THE CITY OF BANDON, OREGON**



**FILE NUMBER:** 22-111

**LOCATION:** 390 9<sup>th</sup> St SW, Bandon School District Bus Barn  
Map Number 28S-15W-25DA/TL 6000

**APPLICANT:** Chris Trevisiol  
**PROPERTY OWNER:** Bandon School District #54

**REQUEST:** Approval of a Type III conditional use permit to construct a new bus barn on school district property zoned Public Facility (PF).

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

**IMPORTANT DATES:** 250' Notice mailed: February 1<sup>st</sup>, 2023  
First Evidentiary Hearing: February 23<sup>rd</sup>, 2023 at 7:00 PM  
120 Day Deadline: June 1<sup>st</sup>, 2023

**APPLICABLE CRITERIA:** BMC (Bandon Municipal Code) Chapters:  
16.12 Conditional Uses  
17.60 Public Facilities and Parks (PF) Zone

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**I. Procedural – Required Burden of Proof**

This project is located on property owned by Bandon School District #54. The School District has requested to replace the existing bus barn with a 9,555 square foot building. The applicant will be rerouting existing utilities and adding sanitary service to the new structure.

**Title 17 – Chapter 17.60 – PUBLIC FACILITIES AND PARKS (PF) ZONE**

**17.60.010 Purpose.**

*The purpose of the PF zone is to identify and reserve publicly owned areas for the development of needed public facilities and services.*

**Finding:** The request is to construct a new bus barn on land owned by the Bandon School District. Staff finds the request meets the purpose of the zone.

**17.60.020 Permitted uses.**

*No land uses are permitted outright in the PF zone.*

**Finding:** Staff finds that the applicant has requested a condition use permit to site a new bus barn.

**17.60.030 Conditional uses.**

*In the PF zone, the following uses and their accessory uses may be allowed in accordance with Chapter 16.12 and the provisions of this title:*

- A. Schools, including nursery or day care centers;
- B. Public park or recreational facility;
- C. Public utility or service buildings;
- D. Automobile Parking, Public Off-Street Parking;
- E. Community service, including governmental, emergency service, or non-profit office;
- F. Community club or building;
- G. Cemeteries;
- H. Other uses conducted for public purposes.
- I. Small-scale commercial uses that occur on an on-going basis (at least 3 times per week), provided they are incidental to the primary use, are undertaken on property owned by a public agency, and are specifically authorized by the public agency owning the property. Occasional uses, events, and activities are allowed subject to administrative review.

**Finding:** Staff finds that the use is for a school access structure, which is a conditional use in the zone.

**17.60.040 Conditional use permit fee.**

*A public agency applying for a conditional use permit in the public facilities and parks zone is not subject to the conditional use permit fee.*

**Finding:** The School District was not charged a fee to apply for this conditional use permit.

**Title 16 – Chapter 16.12 – CONDITIONAL USES**

**16.12.040 Approval standards for conditional uses**

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

- A. *The 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;*
- C. *That the site size and dimensions provide adequate area for the needs of the proposed use;*
- 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;*
- E. *The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features;*
- 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;*

- 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;*
- H. *All other requirements of this title that apply.*

**Findings:** Staff has prepared findings for each of the criteria listed above:

- A. The City’s Comprehensive Plan (“Plan”) states that the purpose of the Public Facility zone is to designate land used for facilities, such as schools, and to ensure that areas are set aside for future public use.
- B. The applicant’s request is to construct a new bus barn facility, to be used by the School District. Staff finds that their request meets the purpose and dimension standards of the zone.
- C. The size and dimensions of the lot and structure are adequate to serve the desired need. This zone does not list required setbacks.
- D. The applicant has proposed a 9,555 square foot building, to be accommodated on a 5-acre+ lot that also contains the middle school, parking lot, and other out buildings. Staff finds there is still sufficient room to site the new bus barn. Should the planning commission require fencing or screening of the bus barn, there is sufficient room on the site to do so.
- E. The site is flat and already contains an existing bus barn. The location is nearby the schools, as well as the highway.
- F. The site is served by water, sewer, and electricity. The applicant has proposed rerouting existing utilities and adding in sanitary sewer.
- G. The underlying district’s purpose is to allow for public facilities related to government, schools, and parks. Staff finds that the use is consistent with the underlying zone, and that because there is already a bus barn on site, the new bus barn will not alter the neighborhood any further.
- H. Staff finds the proposed use meets all other requirements of this title.

### **III. Recommendations**

Based on the above analysis and the information submitted into the application, Staff recommends approval of the request, with the following conditions:

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. The applicant shall be required to gain zoning compliance through the City of Bandon prior to the start of construction.