



CONSOLIDATION REQUEST

REQUEST FOR CONSOLIDATION OF LAND DEVELOPMENT AND/OR LAND DIVISION APPLICATIONS

I hereby request that my applications be consolidated. I understand that by consolidating these applications, any limited land use action (site review, partition, subdivision) that is combined with a quasi-judicial action (variance, conditional use permit, or other action requiring a public hearing) may be subject to a public hearing and the 14-day limitation for written comments will be waived.

Property Owner Signature:  Date: 4-20-23

Applicant Signature:  Date: 4-20-23



Planning Permit Application

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

Permit Number: **23-026**

APPLICATION TYPE (select all that apply)		
<input type="checkbox"/> Annexation*	<input type="checkbox"/> Land Use Review*	<input type="checkbox"/> Subdivision*
<input checked="" type="checkbox"/> Certificate of Appropriateness (CoA)*	<input type="checkbox"/> Partition*	<input type="checkbox"/> Vacation*
<input type="checkbox"/> Comprehensive Plan or Zone Amendment*	<input checked="" type="checkbox"/> Plan Review (PR)	<input type="checkbox"/> Variance*
<input type="checkbox"/> Conditional Use Permit (CUP)*	<input type="checkbox"/> Planned Unit Development (PUD)*	<input checked="" type="checkbox"/> Zoning Compliance (ZC)
<input checked="" type="checkbox"/> Floodplain Development*	<input type="checkbox"/> Property Line Adjustment (PLA)*	<input type="checkbox"/> Other _____*
* Pre-application required		Total Fees: \$ PA - 2,200 ✓

I. PROJECT LOCATION			
Street Address:			
Map Number / Tax Lot(s): 28-14-30BC	/ 995Z1	Zone: C-3/3A	Floodplain: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

II. APPLICANT'S INFORMATION (applicant is the primary party responsible for development)	
Applicant's Name: Coos Curry Consulting/Sheri McGrath	Phone: 541-982-9531 E-Mail: cooscurry@gmail.com
Applicant's Mailing Address: P.O. Box 1548, Bandon, OR 97411	

III. PROPERTY OWNER'S INFORMATION	
Property Owner's Name: Port of Bandon	Phone: 541-347-3206 E-mail:
Mailing Address: P.O. Box 206, Bandon, OR 97411	

IV. OTHER INFORMATION (APPLICANT'S REP, SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, ETC)			
Title: Architect	Name: HGE Architects		
Email: general@hge1.com	Phone: 541-269-1166		
Title: Surveyor	Name: Mulkins & Rambo, LLC		
Email: mandrllc@frontier.com	Phone: 541-751-8900		
Title:	Name:		
Email:	Phone:		

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.	
New 1834sf commercial structure on the High Dock defined by BMC 17.48.020(H) as "Governmental services and offices with relate to marine activities." The use of the building is for Port administrative and business office with restroom facilities for marina users. This office will handle marina licenses and transactions for all existing and future marina uses at the High Dock.	

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: 4-20-23
<i>Property owner's signature required if applicant is not the property owner</i>	
X Property Owner's Signature: 	Date: 4-20-23

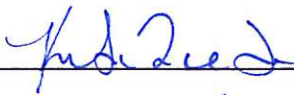
Development Disclosure


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 	4-20-23
<i>Property Owner's Signature (Property owner's signature required if applicant is not the property owner)</i>	
X 	4-20-23
<i>Applicant's Signature</i>	
<i>Date</i>	

Staff's Signature of Intake:  Date: 4/27/23

Staff's Signature of Completeness:  Date: 5/16/23

Staff's Signature of Approval:  Date: ~~5/16/23~~

Submittal Requirements:

1. Completed Pre-Application with summary notes from the Planning Department (if applicable)
2. Complete Planning Permit application (including fees and applicable property records)
3. Signed Development Disclosure
4. Completed Submittal Requirement sheet

Site Plan Requirements (please check that you have completed each of the following)

- Setbacks on all sides of the property (must be marked from the closest structure to the property line)
- Property line must be clearly marked on all sides - if property corners cannot be determined a survey will be required.
- Location of all buildings and proposed building or addition
- Location of all mechanical equipment and proposed equipment (HVAC, propane tanks and enclosures - these cannot be located in the setback area)
- Fences, patios, sidewalks, (if being built along with the construction of a building)
- Decks, steps, porches (these cannot be located in the setback)
- All off-street parking
- Location of the front entrance and all exterior doorways
- Location & material of the driveway
- Direction of roof drainage
- Drywell, if required (must be engineered)
- Location of electric meter base (on the front or no farther than 5 feet down the side)
- Proposed water and sewer line locations
- Water shut off valve must be located beside the water meter box; 6" sewer clean out must be at the property line
- Square footage of the lot, structures including garage (1st & 2nd floors noted separately), and percentage of impermeable surface. (Impermeable surfaces must be shown on the site plan)

Design Feature Requirements (Please check your selections)

Homes in the R-1 and R-2 zones require a minimum of 6 (at least 3 on the face of the home)

Homes in the CD zones require a minimum of 8 (at least 4 on the face of the home)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Roof pitch at or greater than 3/12 | <input type="checkbox"/> Bay windows |
| <input type="checkbox"/> Covered porch - (minimum of 25 square feet) | <input type="checkbox"/> Cupolas |
| <input type="checkbox"/> Tile or Architectural grade shingles (not composition shingle) | <input type="checkbox"/> Hip roof |
| <input checked="" type="checkbox"/> Off set of the building face or roof (at least one foot, minimum of 2 feet in cd-1 & cd-2 zones) | <input type="checkbox"/> Pillars or posts |
| <input checked="" type="checkbox"/> Eaves with a minimum projection of six (6) inches | <input type="checkbox"/> Mullioned windows |
| <input type="checkbox"/> Horizontal lap siding, cedar shake or shingle on 100% of the exterior | <input type="checkbox"/> Window shutters |
| <input checked="" type="checkbox"/> Recessed entry area (minimum depth of three feet) | <input checked="" type="checkbox"/> Clerestory windows |
| <input type="checkbox"/> Garage (constructed with exterior finish materials matching the residence) | <input type="checkbox"/> Dormers |
| <input type="checkbox"/> Combination of cedar shake and shingle siding or lap siding with stone | <input checked="" type="checkbox"/> Gables |

Additional Required Plans

- Floor plan - Including garage (before and after drawings must be included for remodel/additions)
- Elevation of all structures - All sides must show direction, dimensions, height, design features and depth of eaves/gutters.
- Grade of property and/or grading plan
- Foundation plan for all construction - (for a manufactured home the slab & runner system)
- DEQ septic system permit & plan drawings - (if applicable)
- Geotechnical report - (if applicable)
- Drainage plan - (with engineered drawings if applicable)
- Engineered foundation - (if applicable)

YOUR APPLICATION WILL BE DEEMED INCOMPLETE IF YOUR SITE PLAN FAILS TO LIST ALL REQUIRED INFORMATION, INCLUDING DESIGN FEATURE REQUIREMENTS WHICH MUST ALSO BE SHOWN IN YOUR SUBMITTED ELEVATION PLANS.



LAND USE APPLICATION

OFFICIAL USE ONLY
 DATE RECEIVED: 4-27-23
 PLANNING FILE #: 23-026
 APPLICATION COMPLETE: 5-16-23

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 checked="" type="checkbox"/> Zoning Compliance <input checked="" type="checkbox"/> COA <input checked="" 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: New Port of Bandon offices and mariana services building on the High Dock

PROPERTY DESCRIPTION (attach more pages as necessary):

Coos County Assessor's Map Number	Tax Lot(s)	Size (acres or sq)	Zone
28-14-30BC	900		C-3
Lessor Tax Lot	995Z1		
Physical Address(es):			

~~125 1st St SE~~ High Dock Building

APPLICANT/OWNER(S):

Applicant/Owner Name(s) (Printed): Port of Bandon c/o Jeff Griffin

Applicant/Owner Signature:

Date: 4-20-23

Mailing Address: 390 First St SW, Bandon, OR 97411

Phone: 541-347-3206

Email:

APPLICANT'S REPRESENTATIVE(S):

Representative Name (Printed): Coos Curry Consulting c/o Sheri McGrath

Representative Signature:

Date: 4-20-23

Mailing Address: P.O. Box 1548, Bandon, OR 97411

Phone: 541-982-9531

Email:

cooscurry@gmail.com

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.

Sheri McGrath, Inc
Coos Curry Consulting
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Jeff Griffin Port of Bandon of 390 First St SW ~~P.O. Box 206~~, Bandon, OR 97411 give permission to Coos Curry Consulting to represent me on all design, permit and consulting matters concerning the property located on Coos County Tax Assessor's Map 28-14-30BC TL 900 and known specifically as Lessor TL 995Z1. The tax account for this property is 99919293.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the above property.

Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

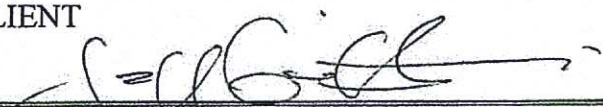
This consent automatically expires twelve months from the date below, without requirement of notice.

DATED: 1-27-, 2023

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT


By: JEFF GRIFFIN

PRELIMINARY
NOT FOR
CONSTRUCTION

PORT OF BANDON HIGH DOCK BUILDING

BANDON BOARDWALK
BANDON, OREGON

PROJECT NO.: 22.01

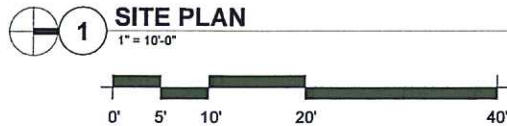
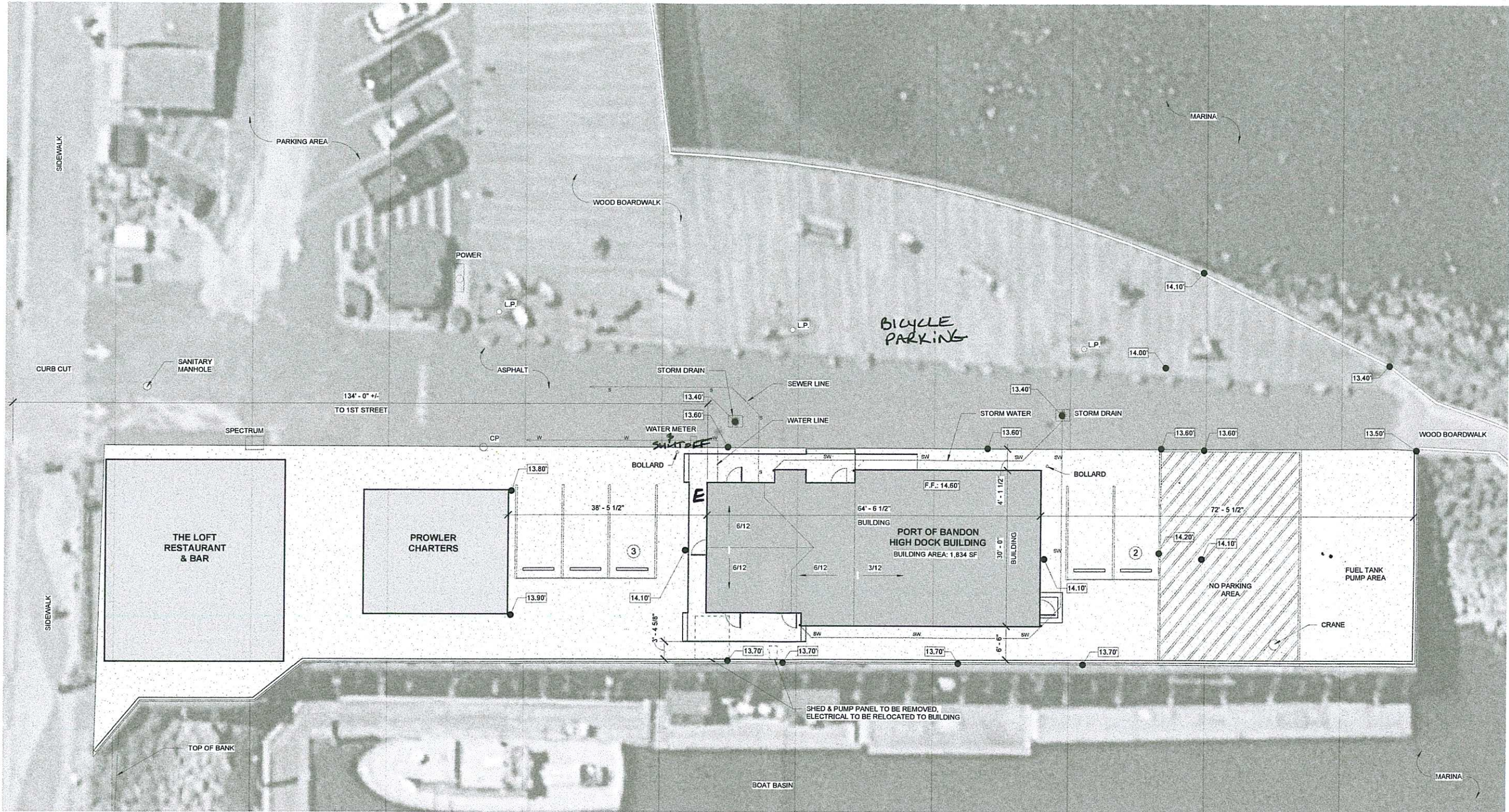
PLANNING

REVISIONS:
DATE DESCRIPTION

DATE: APRIL 2023

SHEET TITLE:
SITE PLAN

A1.1



LOT SF = 230,432 SF
NEW BLDG SF = 1834 SF
EXIST BLDG SF = 6,600 SF
TOTAL BLDG COVERAGE = 8434 SF OR 4%
OF LOT COVERAGE

SITE DATA:
DATUM: NAVD 1988
BASE FLOOD ELEVATION: 16.00'

PRELIMINARY
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CONSTRUCTION

PORT OF BANDON HIGH DOCK BUILDING

BANDON BOARDWALK
BANDON, OREGON

PROJECT NO.: 22.01

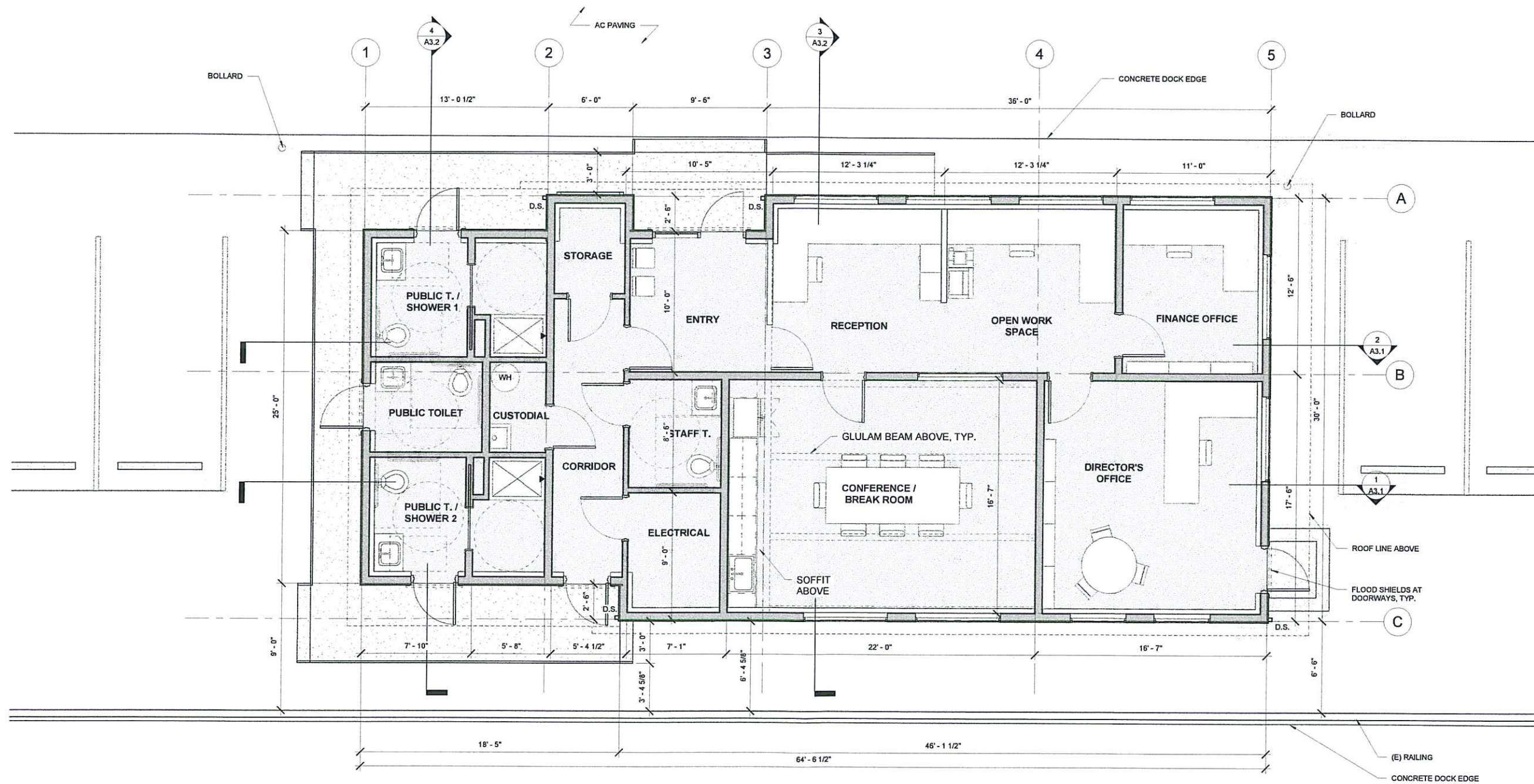
PLANNING

REVISIONS:
DATE DESCRIPTION

DATE: APRIL 2023

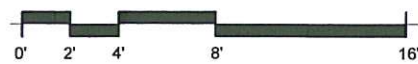
SHEET TITLE:
FLOOR PLAN

A2.2



TOTAL AREA: 1,834 SF

1 FLOOR PLAN
1/4" = 1'-0"



PRELIMINARY
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PROJECT NO.: 22.01
PORT OF BANDON HIGH DOCK BUILDING
BANDON BOARDWALK
BANDON, OREGON

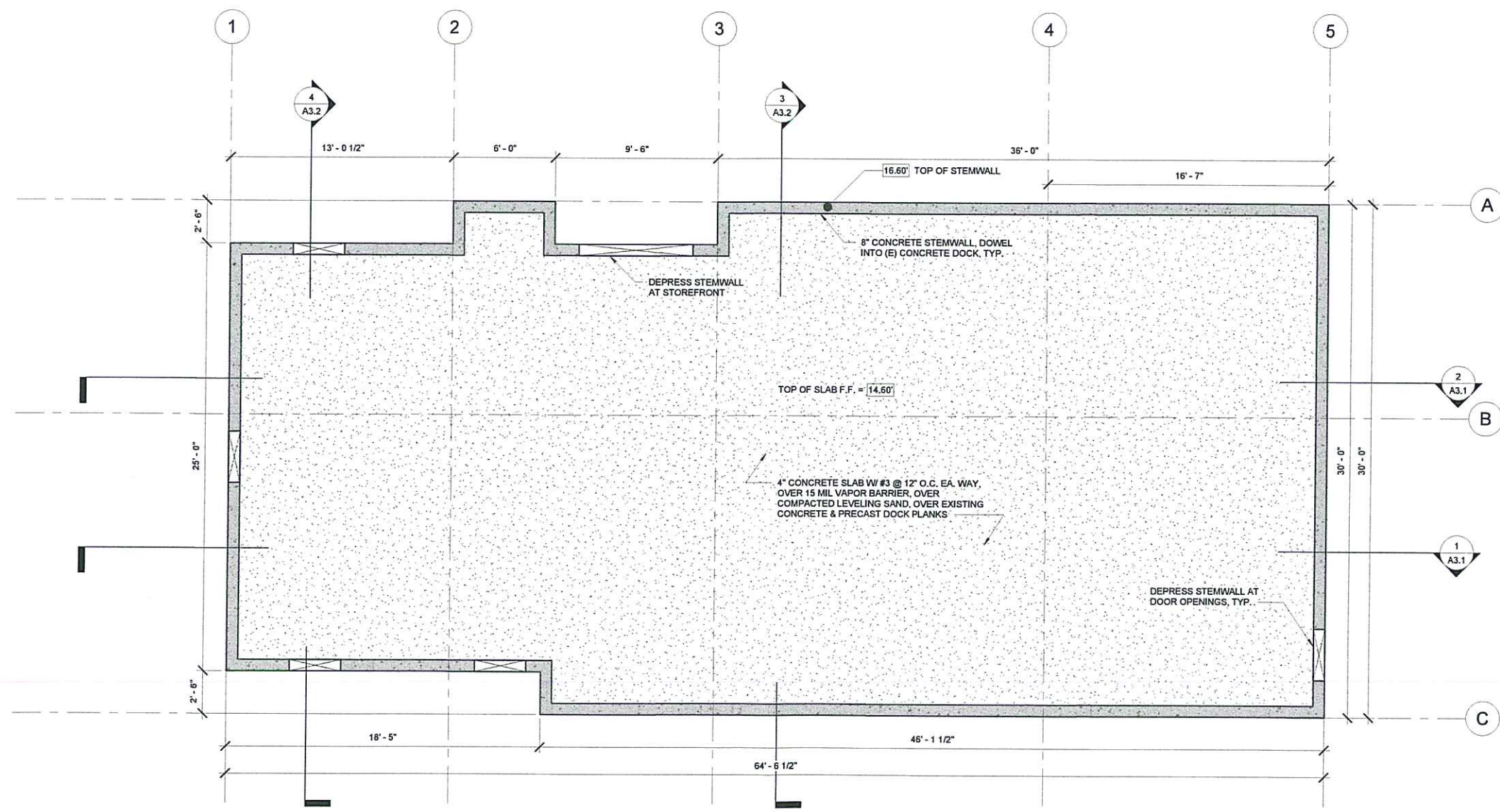
PLANNING

REVISIONS:
DATE DESCRIPTION

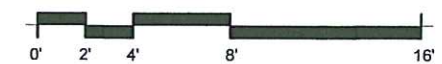
DATE: APRIL 2023

SHEET TITLE:
FOUNDATION PLAN

A2.1



1 FOUNDATION PLAN
1/4" = 1'-0"



PRELIMINARY
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PROJECT NO.: 22.01
PORT OF BANDON HIGH DOCK BUILDING
BANDON BOARDWALK
BANDON, OREGON

PLANNING

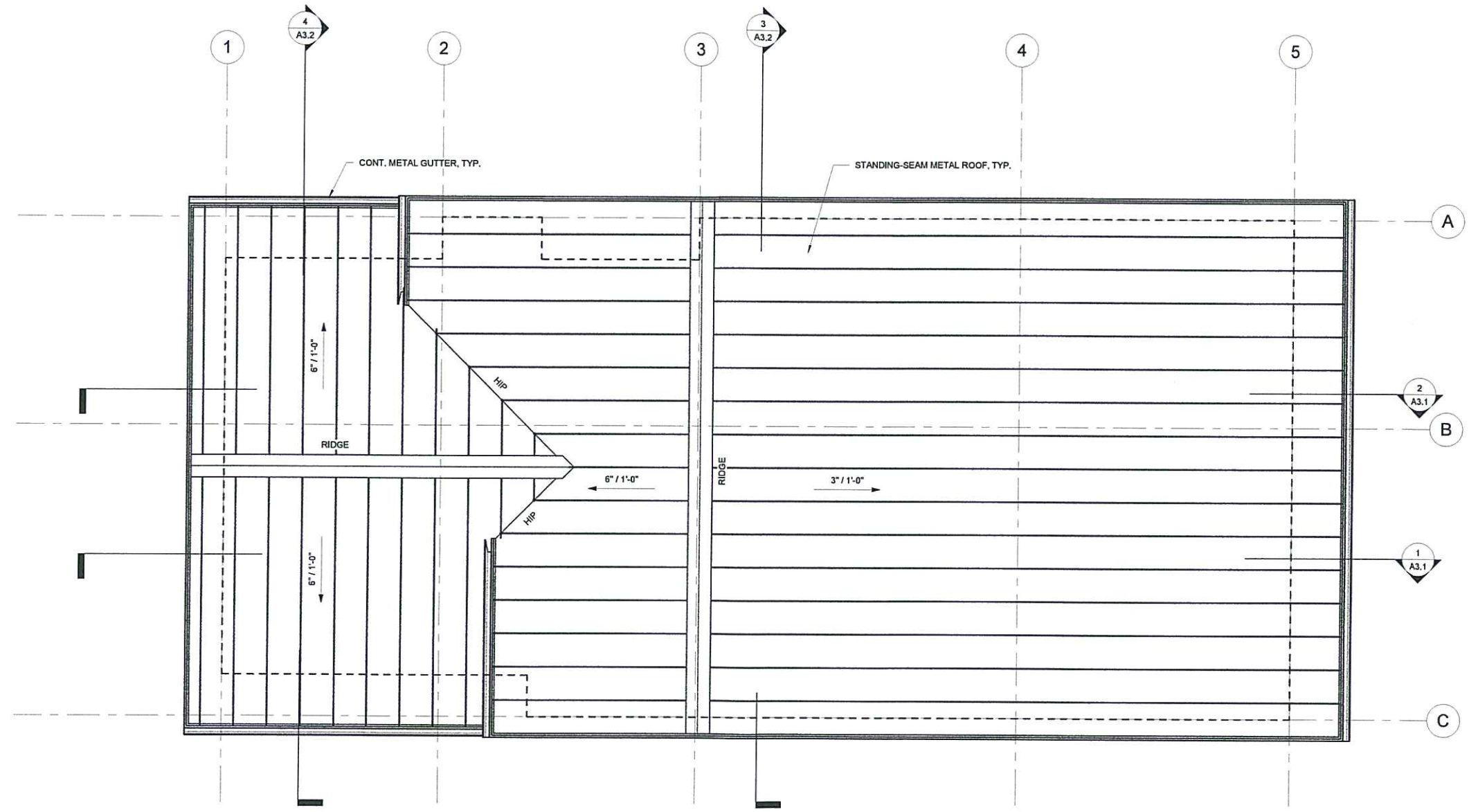
REVISIONS:

#	DATE	DESCRIPTION

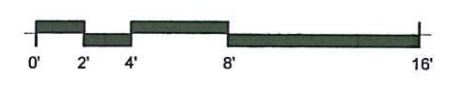
DATE: APRIL 2023

SHEET TITLE:
ROOF PLAN

A2.3



1 ROOF PLAN
1/4" = 1'-0"



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PROJECT NO.: 22-01
PORT OF BANDON HIGH DOCK BUILDING
BANDON BOARDWALK
BANDON, OREGON

PLANNING

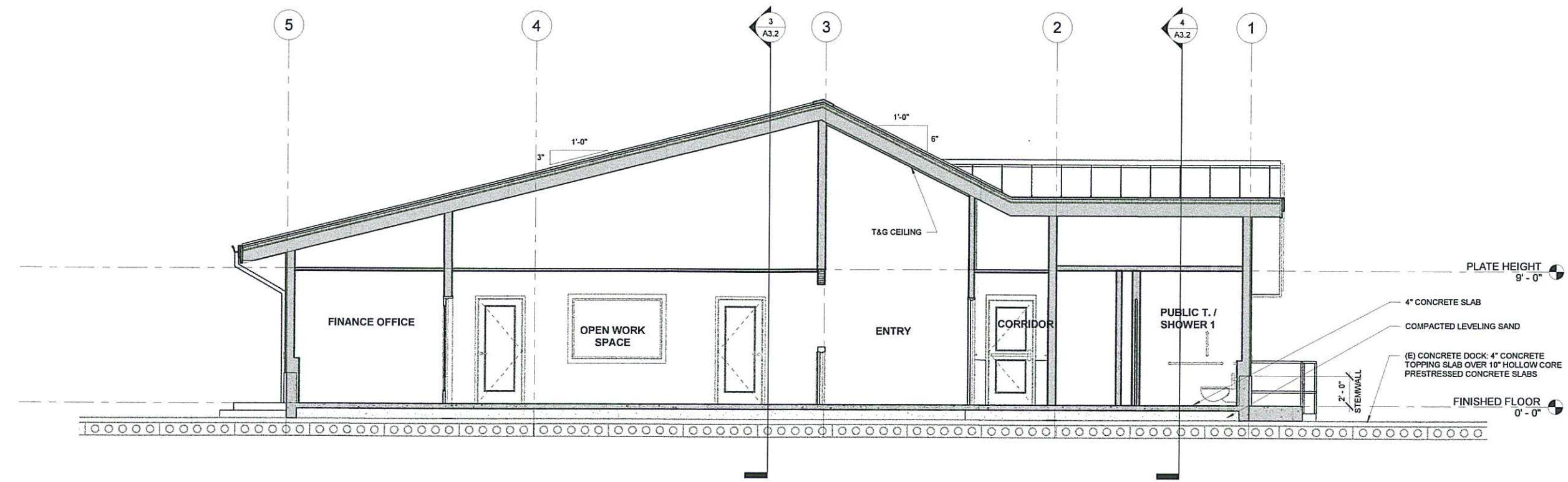
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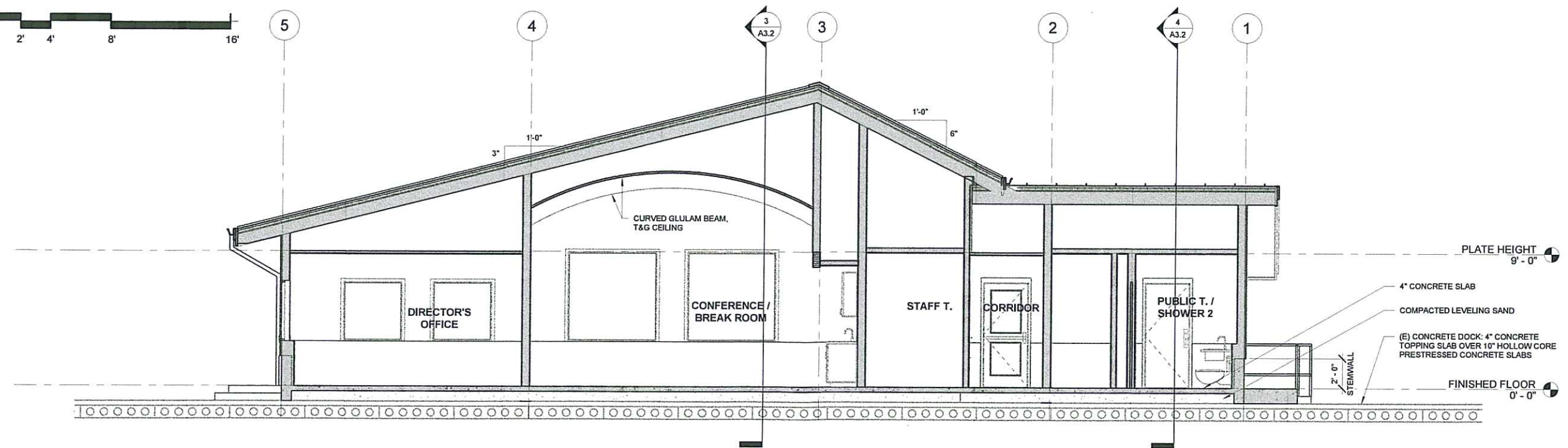
DATE: APRIL 2023

SHEET TITLE:
BUILDING SECTIONS

A3.1



2 N-S SECTION 2
1/4" = 1'-0"



1 N-S SECTION 1
1/4" = 1'-0"

PRELIMINARY
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PORT OF BANDON HIGH DOCK BUILDING

PROJECT NO.: 22.01

BANDON BOARDWALK
BANDON, OREGON

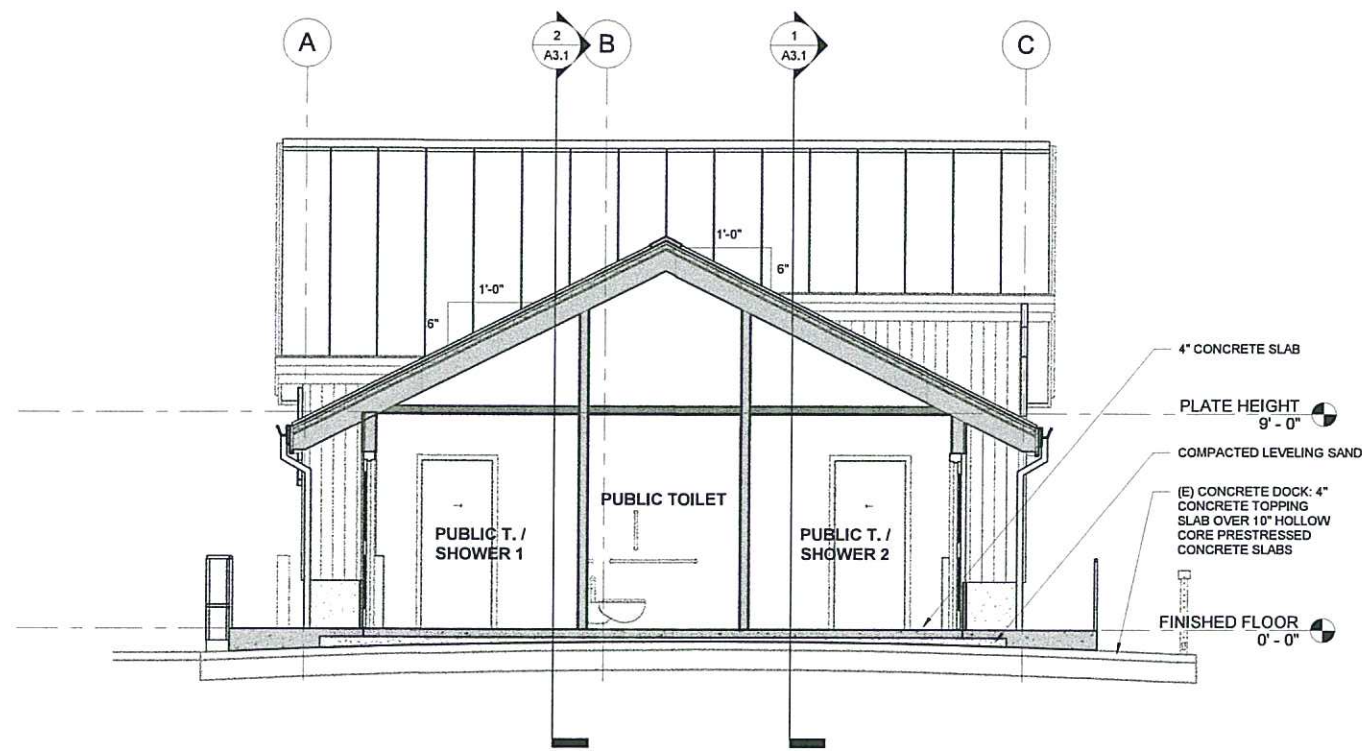
PLANNING

REVISIONS:	#	DATE	DESCRIPTION

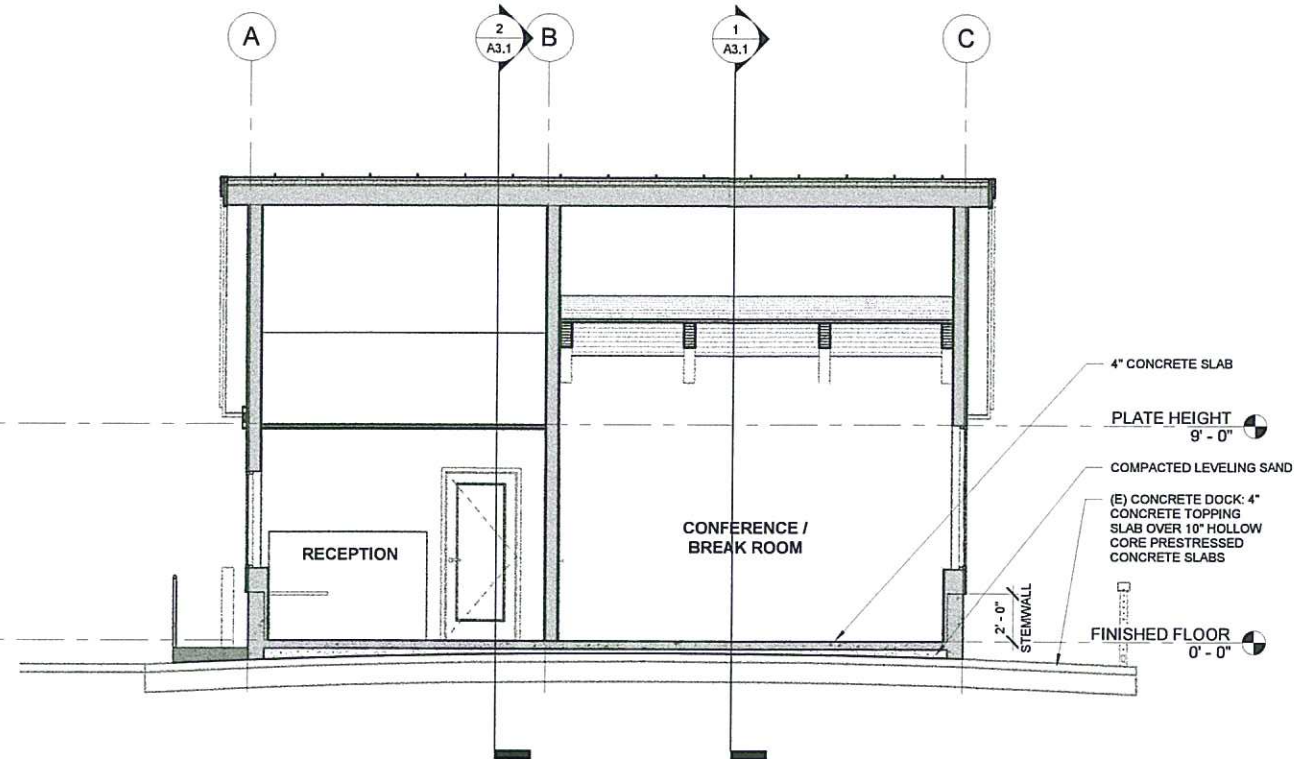
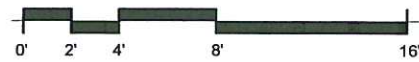
DATE: APRIL 2023

SHEET TITLE:
BUILDING SECTIONS
& ELEVATIONS

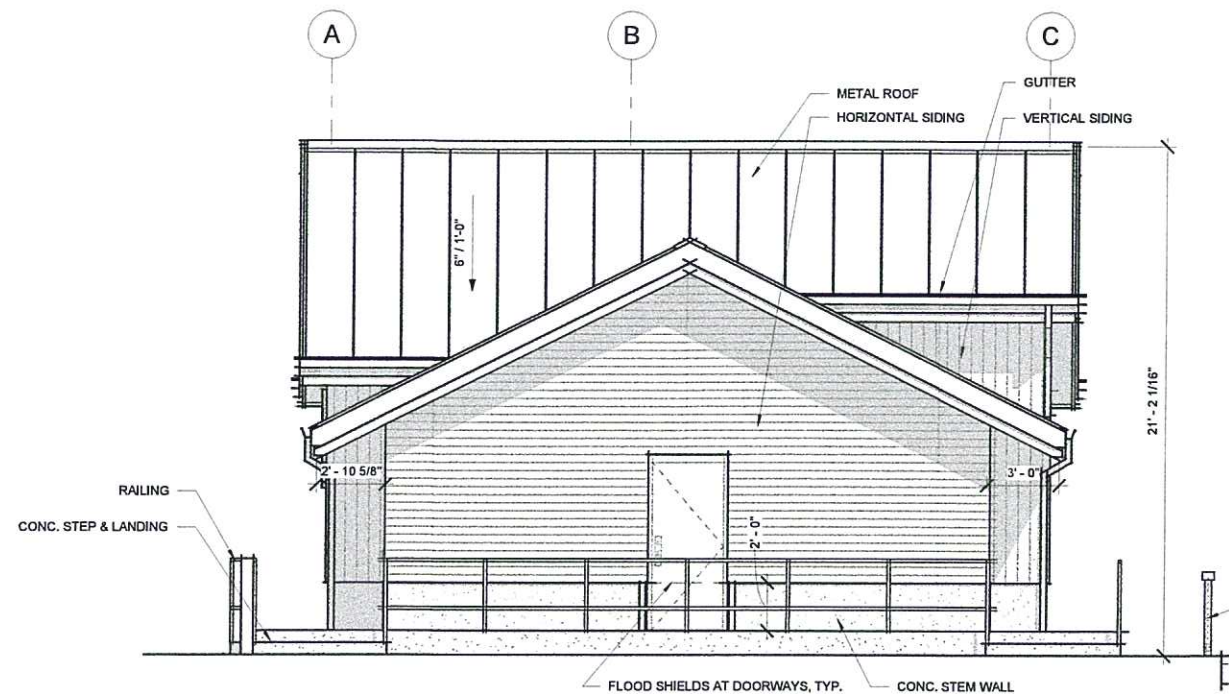
A3.2



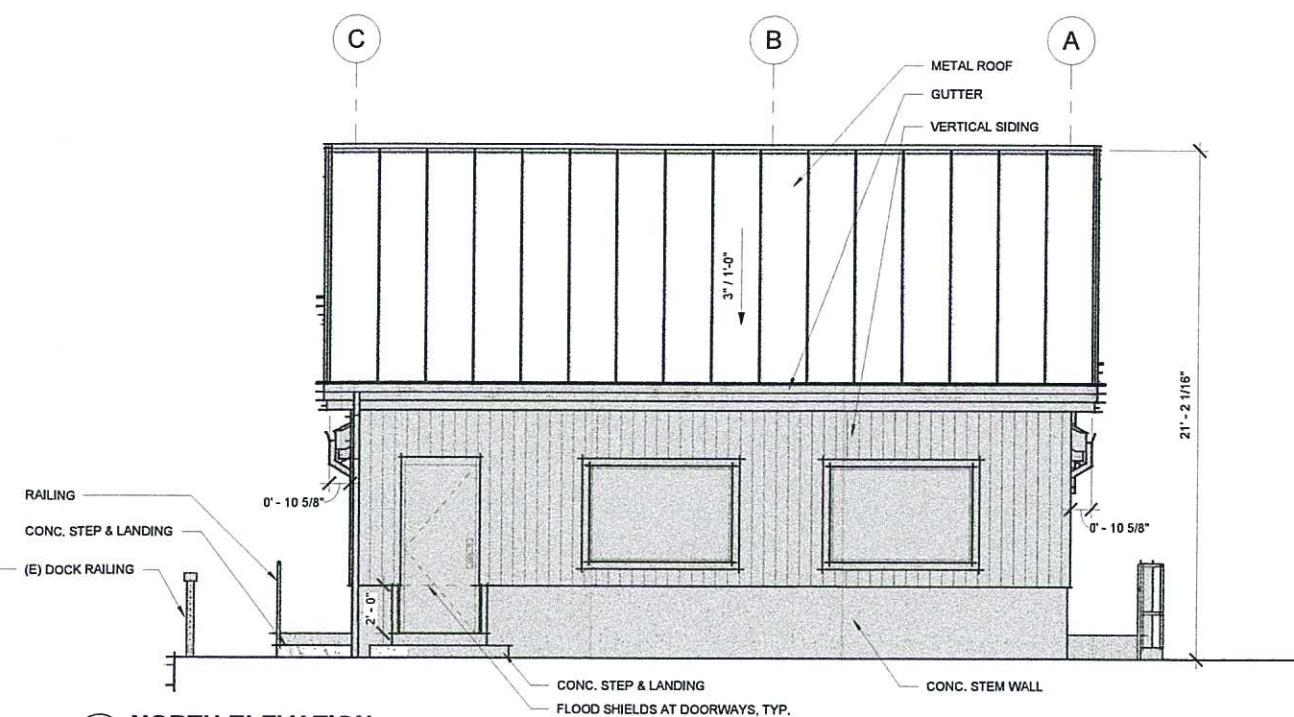
4 E-W SECTION 1
1/4" = 1'-0"



3 E-W SECTION 2
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO.: 22.01
PORT OF BANDON HIGH DOCK BUILDING
BANDON BOARDWALK
BANDON, OREGON

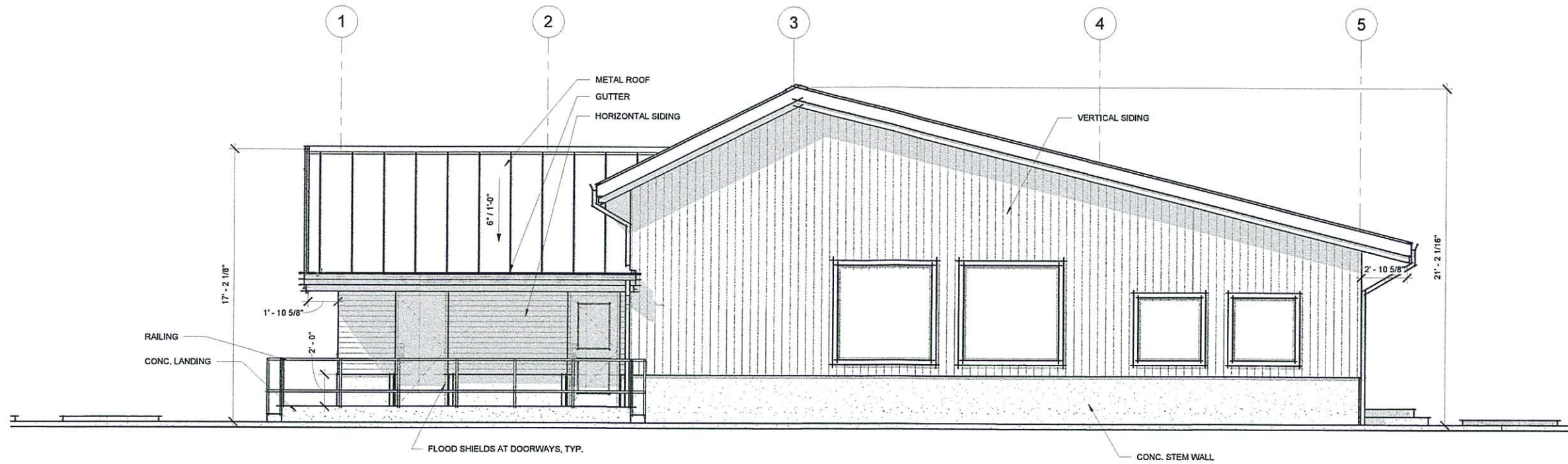
PLANNING

REVISIONS:
DATE DESCRIPTION

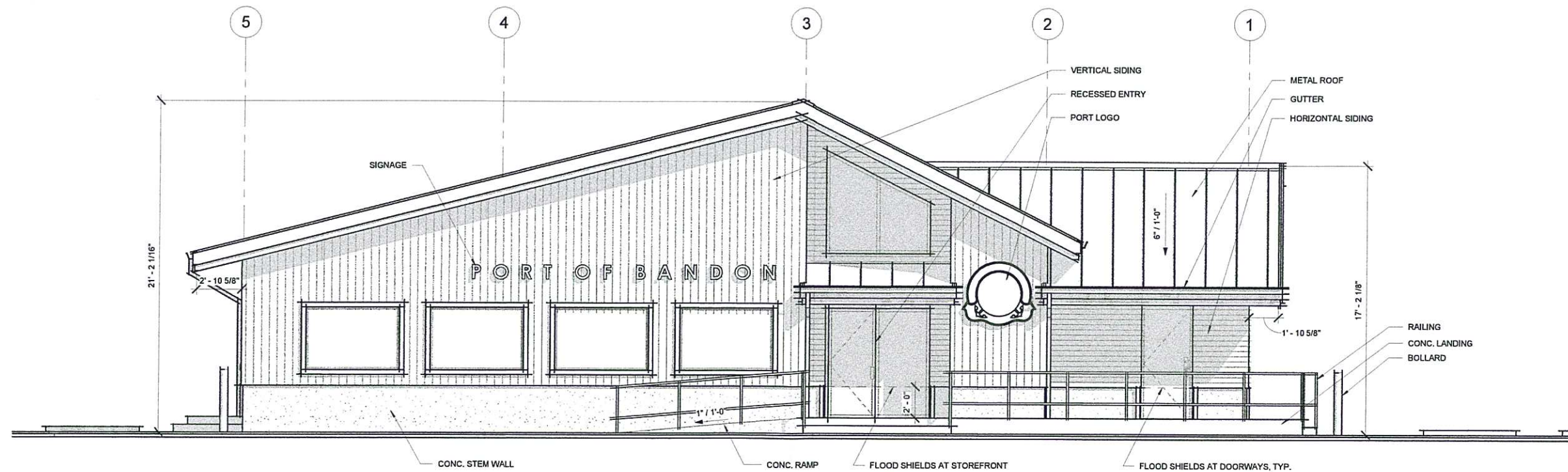
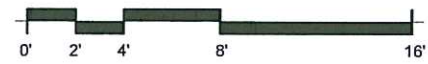
DATE: APRIL 2023

SHEET TITLE:
EXTERIOR
ELEVATIONS

A4.1



2 EAST ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

APPROXIMATE AREA OF SIGNAGE: 22 SF

PORT OF BANDON HIGH DOCK BUILDING

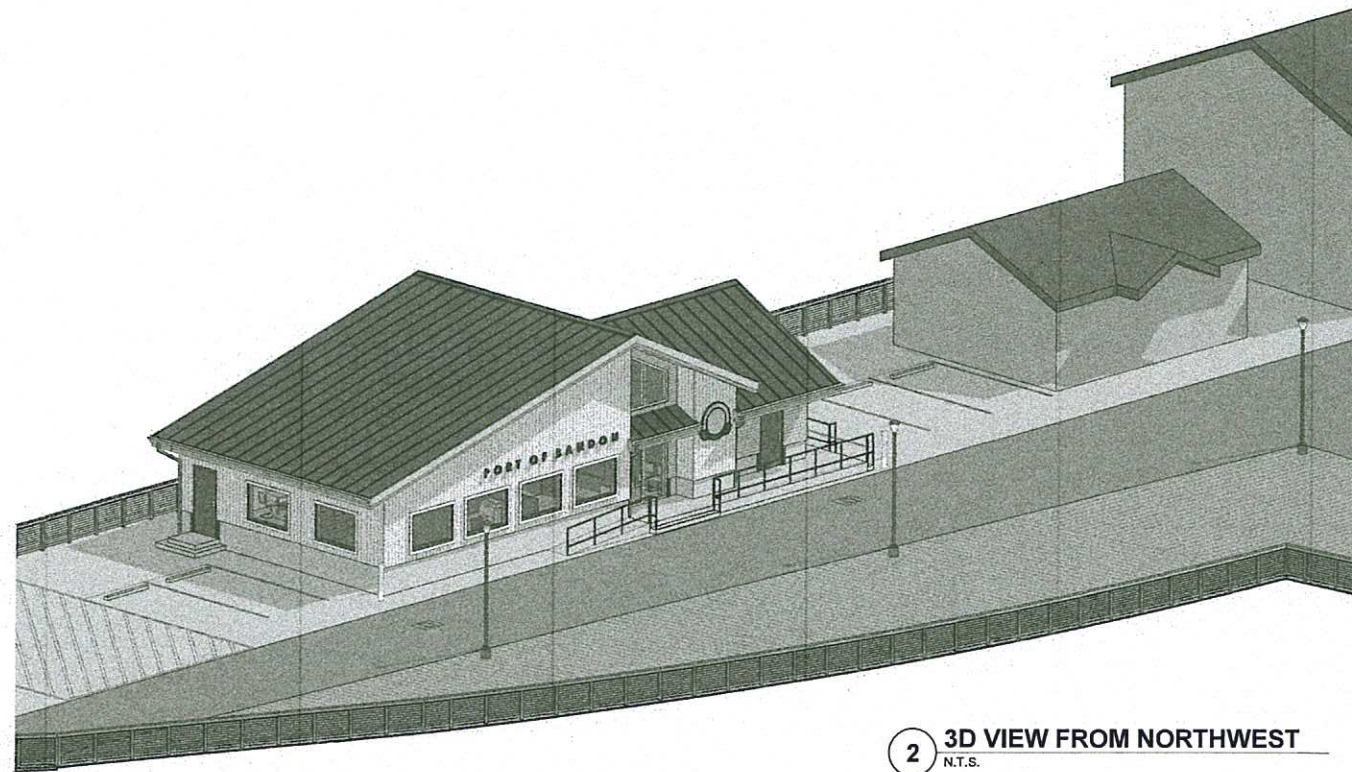
BANDON BOARDWALK
BANDON, OREGON

SHEET INDEX

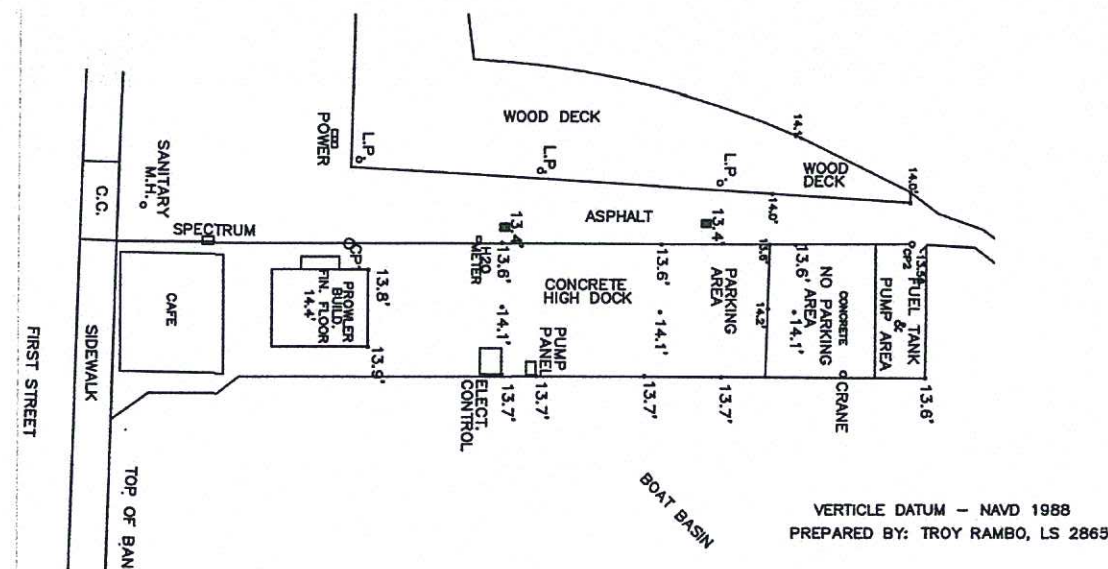
- ARCHITECTURE
- A0.1 COVER SHEET
 - A1.1 SITE PLAN
 - A2.1 FOUNDATION PLAN
 - A2.2 FLOOR PLAN
 - A2.3 ROOF PLAN
 - A3.1 BUILDING SECTIONS
 - A3.2 BUILDING SECTIONS & ELEVATIONS
 - A4.1 EXTERIOR ELEVATIONS

COLOR SCHEDULE

- MAIN BODY COLOR:
BEACHCOMBER
- SECONDARY BODY COLOR:
SANDROCK
- TRIM COLOR:
OCEAN GRAY
- ROOF COLOR:
RED BLUFF



2 3D VIEW FROM NORTHWEST
N.T.S.



VERTICLE DATUM - NAVD 1988
PREPARED BY: TROY RAMBO, LS 2863

- LEGEND
- STORM DRAIN
 - L.P. LIGHT POLE
 - C.C. CURB CUT

1 EXISTING SURVEY
1" = 30'-0"



HGE
ARCHITECTS.

333 S. 4TH STREET
COOS BAY, OR 97420
P: 541.269.1166
general@hge1.com
www.hge1.com

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PORT OF BANDON HIGH DOCK BUILDING
BANDON BOARDWALK
BANDON, OREGON

PLANNING

REVISIONS:
DATE DESCRIPTION

DATE: APRIL 2023

SHEET TITLE:
COVER SHEET

A0.1

Copyright © 2023,
HGE ARCHITECTS, INC.

50%
SCALE



Sign Permit Application

All signs subject to Chapter 17.90 of the Bandon Municipal Code

CITY OF BANDON PLANNING
P.O. BOX 67
555 HWY 101
BANDON, OR 97411
P:(541) 347-7922
F:(541)347-1415

I. Contact Information			Permit No. <u>23-026</u>
Property Owner's Name: Port of Bandon	Daytime Phone: 541-347-3206	E-mail:	
		Fax:	
Mailing Address: 390 First St SW, Bandon, OR 97411			
Applicant Information (if applicant is not the property owner)			
Applicant's Name: Coos Curry Consulting		Phone Number: 541-982-9531	
		E-mail: cooscurry@gmail.com	

II. Type of Sign					
Permanent: <input checked="" type="checkbox"/>		Replacement: <input type="checkbox"/>		Temporary: <input type="checkbox"/>	
(Please check all that apply)			Location:		
<input type="checkbox"/> Free Standing Sign			<input type="checkbox"/> Rear		
<input checked="" type="checkbox"/> Wall Sign			<input checked="" type="checkbox"/> Front		
<input type="checkbox"/> Roof Sign			<input type="checkbox"/> Side		
<input type="checkbox"/> Projecting Sign			<input type="checkbox"/> Roof		
<input type="checkbox"/> Other:			<input type="checkbox"/> Off-site		
Sign Address:					
Zone: (Check one box below)					
R-1 <input type="checkbox"/>	R-2 <input type="checkbox"/>	CD-1 <input type="checkbox"/>	CD-2 <input type="checkbox"/>	CD-3 <input type="checkbox"/>	CD-R1 <input type="checkbox"/>
CD-R2 <input type="checkbox"/>	C-1 <input type="checkbox"/> *	C-2 <input type="checkbox"/> *	C-3 <input checked="" type="checkbox"/>	LI <input type="checkbox"/> *	HI <input type="checkbox"/>
*Architectural Review: Certificate of Appropriateness may be required					
Description of Sign: 20sf of Lettering to read PORT OF BANDON and the Port of Bandon logo approxmiately 16sf					

III. Sign Dimensions and Materials (attach all relevant information)	
Horizontal Dimension: 20'	Vertical Dimension: 6"
Distance to Street: 4'	Height: 1'
Length of Street Frontage: 250' approx	Color(s): <u>GREY</u> lettering
Illumination: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Square Footage:
Material(s):	36sf

IV. Graphic: Please provide a graphic of your proposed sign (including dimensions, colors, location on the property, and setbacks to scale) also include a copy of the proposed sign's finished design.

V. Inspections: All city inspections must be requested at least 2 business days in advance. Failure to schedule or complete required inspections may delay the final approval of your project.

Inspection #1: Compliance with the approved site plan. Inspection required before setting posts or pouring any concrete. (Please mark all post or form positions)	Inspection #2: Compliance with approved plans for drainage, utility service, off-street parking, any required street improvements, and authorized land use. (Required upon completion of installation)
--	---

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

- 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.

VI. Property Owner's 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 "II. Type of Sign".
- I authorize the following party(s) to act as applicant in regard to the attached application for the subject property described in section "II. Type of Sign".

X Property Owner's Signature: 	Date: 4-20-23
--	----------------------

Applicant's Contact information: (If applicant is not the property owner)

Name: Coos Curry Consulting	Phone: 541-982-9531	Email: cooscurry@gmail.com
---------------------------------------	-------------------------------	--------------------------------------

Mailing Address:
P.O. Box 1548, Bandon, OR 97411

X Applicant's Signature: 	Date: 4-20-23
---	----------------------

VII. Disclosure:

The City of Bandon is legally 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.

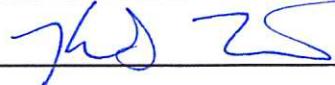
It is the property owner/applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Oregon State Building Codes, Oregon State Department of Environmental Quality, FEMA, Oregon State Fish and Wildlife and U.S. Fish and Wildlife. If 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: 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 	
Property Owner/Applicant's Signature	Date 4-20-23

AN ELECTRONIC COPY OF THIS FORM IS ACCEPTABLE FOR THE PURPOSE OF FILING AN APPLICATION. HOWEVER, THE ORIGINAL WILL BE REQUIRED PRIOR TO FINAL APPROVAL.

Staff's Signature of Approval: 	Date: _____
COA Issued: _____	Other: _____

Dana Nichols

From: Jeff Griffin <portmanager@portofbandon.com> on behalf of Jeff Griffin
Sent: Friday, May 5, 2023 3:38 PM
To: 'Dana Nichols'
Cc: 'Sheri McGrath'
Subject: FW: Colors

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Dana,

We've reconsidered the roof color for our High Dock building project to "Jaspar Park" or the like that matches our existing boardwalk colors. Refer to below. OK if we change this now?

Thank you,



Jeff Griffin
Port Manager
(541) 347-3206 Office
(541) 366-0115 Cellular

From: Dominic Librie <dlibrie@hge1.com>
Sent: Friday, May 5, 2023 2:28 PM
To: Jeff Griffin <portmanager@portofbandon.com>
Cc: harbormaster@portofbandon.com; Joe Slack <jslack@hge1.com>
Subject: RE: Colors

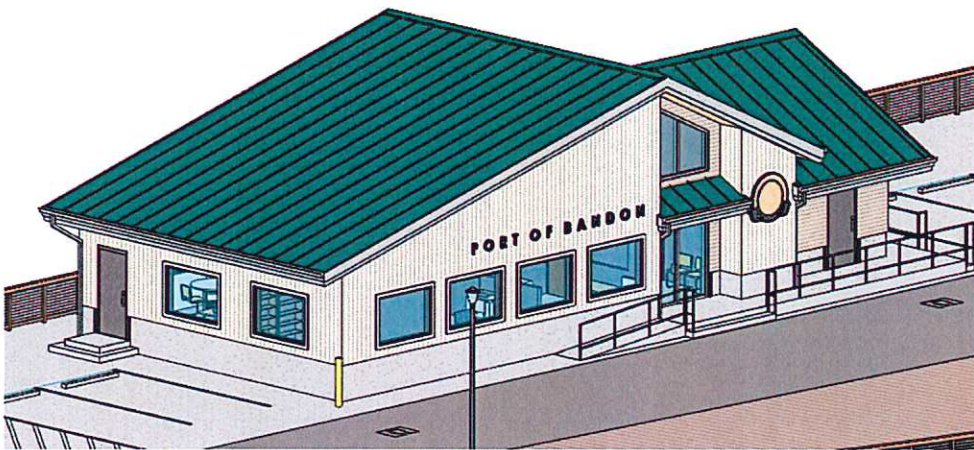
Jeff,

Sure, it's your call. It's a nice color and good idea to match. Looking at the City's color chart, it looks close to "jasper park".



Jasper Park
117G

LRV: 9
Hex: #016362
RGB: 1, 99, 98
CMYK: 99, 0, 1, 61



Dominic Librie
Design Professional

HGE ARCHITECTS, Inc.

333 South 4th Street, Coos Bay, Oregon 97420

Ph: 541.269.1166 x 249 / Mobile: 262.994.5190

dlibrie@hge1.com

www.hge1.com

From: Jeff Griffin <portmanager@portofbandon.com>

Sent: Friday, May 5, 2023 12:20 PM

To: Dominic Librie <dlibrie@hge1.com>

Cc: harbormaster@portofbandon.com

Subject: Fwd: Colors

Reconsidering roof color to match our existing roof for the picnic shelter and light fixtures. Any thoughts?

Jeff Griffin
Port of Bandon

Begin forwarded message:

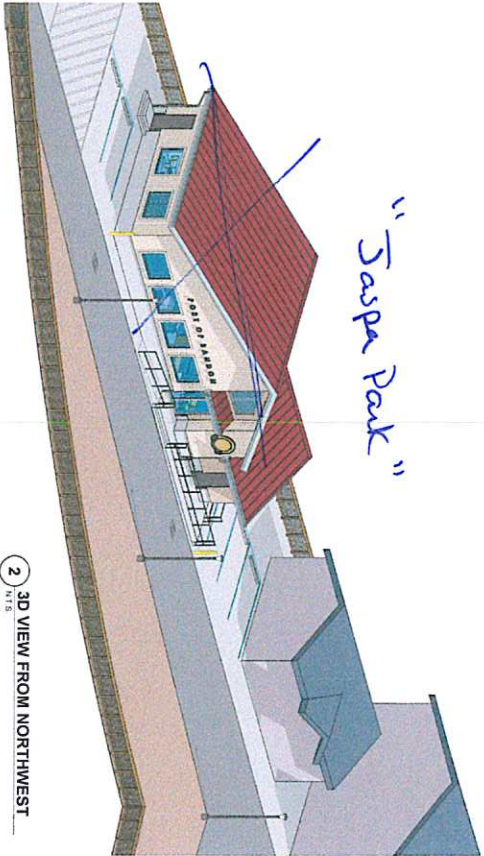
From: Jeff Griffin <portmanager@portofbandon.com>

Date: May 5, 2023 at 8:26:22 AM PDT

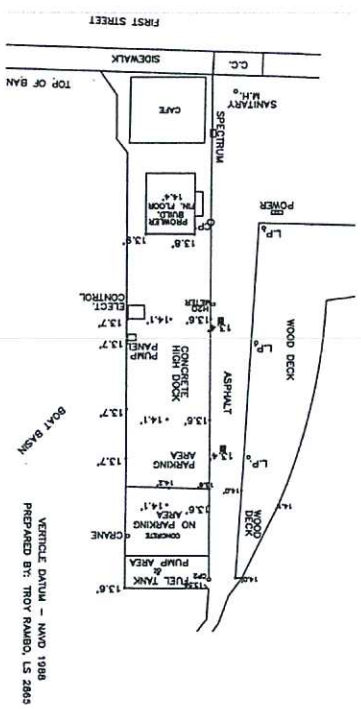
To: Jeff Griffin <portmanager@portofbandon.com>

Subject: Colors

"Jaspa Park"



2 3D VIEW FROM NORTHWEST



LEGEND
 ■ STORM DRAIN
 L.P. LIGHT POLE
 C.C. CURB CUT

1 EXISTING SURVEY



PORT OF BANDON HIGH DOCK BUILDING

BANDON BOARDWALK
BANDON, OREGON

SHEET INDEX

- ARCHITECTURE
- A0.1 COVER SHEET
- A1.1 SITE PLAN
- A2.1 FOUNDATION PLAN
- A2.2 FLOOR PLAN
- A2.3 ROOF PLAN
- A3.1 BUILDING SECTIONS
- A3.2 BUILDING SECTIONS & ELEVATIONS
- A4.1 EXTERIOR ELEVATIONS

COLOR SCHEDULE

- MAIN BODY COLOR
- TRIM COLOR
- SECONDARY BODY COLOR
- SANDPAPER
- TRIM COLOR
- OCEAN/DRY
- ROOF COLOR
- ROOF SLIP



233 S. 4TH STREET
 COOS BAY, OR 97220
 P: 541.269.1166
 general@hge1.com
 www.hge1.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT NO.: 22.01
PORT OF BANDON HIGH DOCK BUILDING
 BANDON BOARDWALK
 BANDON, OREGON

PLANNING	REVISIONS	
#	DATE	DESCRIPTION
DATE	APRIL 2023	
SHEET TITLE	COVER SHEET	
COVER SHEET		
A0.1		

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 HGE ARCHITECTS, LLC



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

3. Square footage of proposed structure(s) 1834

4. Size and Location of proposed development (Attach site plan): 35'x75' footprint for new structure and ramps on the High Dock

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: _____

6. Are other Federal, State, and/or local permits obtained? Yes No Type: Requires a Building Permit

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: 16' feet NGVD. [From the Floodplain Map]
- Required lowest floor elevation (including basement): 16'-6" 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: 16' 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) \$ N/A
- What is the cost of the proposed construction? \$ N/A
- 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: Yes**

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: See attached building plans and flood-proofing certificate

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

D. Complete for **Subdivisions** and **Planned Unit Developments**: **N/A**

- 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 	
Property Owner's Signature	Date 4-20-23
X 	
Applicant's Signature	Date 4-20-23

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
-
-
-
-
-
-

FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES

Paperwork Burden Disclosure Notice

Public reporting burden for this data collection is estimated to average 3.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

General: This information is provided pursuant to Public Law 96-511 (the Paperwork Reduction Act of 1980, as amended), dated December 11, 1980, to allow the public to participate more fully and meaningfully in the Federal paperwork review process.

Authority: Public Law 96-511, amended; 44 U.S.C. 3507; and 5 CFR 1320.

Privacy Act Statement

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or being subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

Purpose of the Floodproofing Certificate for Non-Residential Structures

Under the National Flood Insurance Program (NFIP), the floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation (BFE). A floodproofing design certification is required for non-residential structures that are floodproofed. This form is to be used for that certification.

A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Before a floodproofed building is designed, numerous planning considerations, including flood warning time, uses of the building, mode of entry to and exit from the building and the site in general, floodwater velocities, flood depths, debris impact potential, and flood frequency, must be addressed to ensure that dry floodproofing will be a viable floodplain management measure.

The minimum NFIP requirement is to floodproof a building to the BFE. However, when it is rated for flood insurance one-foot is subtracted from the floodproofed elevation. Therefore, a building has to be floodproofed to one foot above the BFE to receive the same favorable flood insurance rates as a building elevated to the BFE.

Additional guidance can be found in FEMA Publication 936, Floodproofing Non-Residential Buildings (2013), available on FEMA's website at <https://www.fema.gov/media-library/assets/documents/34270>.

FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES

The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

BUILDING OWNER'S NAME Port of Bandon	FOR INSURANCE COMPANY USE
STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 390 1ST STREET SW	POLICY NUMBER <hr/> COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.)	
CITY Bandon	STATE OR Zip Code 97411

SECTION I – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (in AO Zones, Use Depth)
410043	0681	F	12/7/18	AE	16 FT.

Indicate elevation datum used for Base Flood Elevation shown above: NGVD 1929 NAVD 1988 Other/Source: _____

SECTION II – FLOODPROOFED ELEVATION CERTIFICATION (By a Registered Professional Land Surveyor, Engineer, or Architect)

All elevations must be based on finished construction.

Floodproofing Elevation Information:

Building is floodproofed to an elevation of 16 . 6 feet (In Puerto Rico only: _____ meters).

NGVD 1929 NAVD 1988 Other/Source: _____ (Elevation datum used m

Height of floodproofing on the building above the lowest adjacent grade is 3 feet (In Puerto Rico only: _____ meters).

For Unnumbered A Zones Only:

Highest adjacent (finished) grade next to the building (HAG) _____ feet (In Puerto Rico only: _____ meters).

NGVD 1929 NAVD 1988 Other/Source: _____


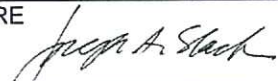
(NOTE: For insurance rating purposes, the building's floodproofed design elevation must be at least 1 foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium. See the Instructions section for information on documentation that must accompany this certificate if being submitted for flood insurance rating purposes.)

FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES

Non-Residential Floodproofed Elevation Information Certification:

Section II 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 in Section II on this Certificate represents a true and accurate interpretation and determination by the undersigned using the available information and data. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME Joseph Slack	LICENSE NUMBER (or Affix Seal) OR#2840			
TITLE Principal Architect	COMPANY NAME HGE Architects, Inc.			
ADDRESS 333 S. 4th Street	CITY Coos Bay	STATE OR	ZIP CODE 97420	
SIGNATURE 	DATE 4/11/23	PHONE 541.269.1166 x234		

SECTION III – FLOODPROOFED CERTIFICATION (By a Registered Professional Engineer or Architect)

Non-Residential Floodproofed Construction Certification:

I certify the structure, based upon development and/or review of the design, specifications, as-built drawings for construction and physical inspection, has been designed and constructed in accordance with the accepted standards of practice (ASCE 24-05, ASCE 24-14 or their equivalent) and any alterations also meet those standards and the following provisions.

The structure, together with attendant utilities and sanitary facilities is watertight to the floodproofed design elevation indicated above, is substantially impermeable to the passage of water, and shall perform in accordance with the 44 Code of Federal Regulations (44 CFR 60.3(c)(3)).

All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

I certify that the information in Section III on this certificate represents a true and accurate determination by the undersigned using the available information and data. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)			PLACE SEAL HERE
TITLE	COMPANY NAME			
ADDRESS	CITY	STATE	ZIP CODE	
SIGNATURE	DATE	PHONE		

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

FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES

Instructions for Completing the Floodproofing Certificate for Non-Residential Structures

To receive credit for floodproofing, a completed Floodproofing Certificate for Non-Residential Structures is required for non-residential and business buildings in the Regular Program communities, located in zones A1–A30, AE, AR, AR Dual, AO, AH, and A with BFE.

In order to ensure compliance and provide reasonable assurance that due diligence had been applied in designing and constructing floodproofing measures, the following information must be provided with the completed Floodproofing Certificate:

- Photographs of shields, gates, barriers, or components designed to provide floodproofing protection to the structure.
- Written certification that all portions of the structure below the BFE that will render it watertight or substantially impermeable to the passage of water and must perform in accordance with Title 44 Code of Federal Regulations (44 CFR 60.3 (c)(3)).
- A comprehensive Maintenance Plan for the entire structure to include but not limited to:
 - Exterior envelope of the structure
 - All penetrations to the exterior of the structure
 - All shields, gates, barriers, or components designed to provide floodproofing protection to the structure
 - All seals or gaskets for shields, gates, barriers, or components
 - Location of all shields, gates, barriers, and components as well as all associated hardware, and any materials or specialized tools necessary to seal the structure.