



PLANNING PRE-APPLICATION FORM

Submittal Date:

File Number:

DESCRIPTION OF PROJECT (attached sheets of paper as needed)

Project Description: _____
(See Attached Project Description)

APPLICANT'S REPRESENTATIVE

Name Coos Curry Consulting (Sheri McGrath)
Phone 541-982-9531 E-Mail cooscurry@gmail.com
Mailing Address PO Box 1548 City Bandon, OR Zip 97411

PROPERTY OWNER

Name Port of Bandon (Jeff Griffin, Port Manager)
Phone 541-347-3206 E-Mail Portmanager@portofbandon.com
Mailing Address 390 1st St SW City Bandon, OR Zip 97411

PROPERTY DESCRIPTION

Street Address 155 1st Street SE, Bandon, OR 97411
Assessor's Map No. 28S14W30BC Tax Lot(s) 900

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	X		
2.	Owner Name	X		
3.	Site Address and Map & Tax lot Number	X		
4.	Vicinity Map - with street names and locations of all existing and proposed streets within or on the boundary of the proposed development	X		
5.	Scale & North Arrow	X		
6.	Lot Layout with approximate dimensions for all lot lines	X		
7.	Zoning Designations in proposed development and surrounding properties	X		
8.	Location & Use of all proposed and existing building, fences and structures	X		
9.	Indicate which buildings are to remain and which are to be removed	X		
10.	Location of all landscaped areas. Indicate existing trees, size, species, and identify trees to be removed.			X
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.		X	
12.	Locations of drainage ways or public utility easements in and adjacent to proposed development.		X	
13.	Location, size and use of all contemplated and existing public areas	X		
14.	Approximate topography (slope) of the site	X		
15.	Location of all parking areas and individual and handicap parking spaces, ingress and egress on the site and on-site circulation	X		
16.	Use designation for the areas not covered by buildings (e.g. loading, storage, vacant, open space, etc.)	X		
17.	Elevations of the building(s)	X		
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)	X		

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

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

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

January 28, 2023

City of Bandon
P.O. Box 67
Bandon, OR 97411

RE: New Port Building and Public Restrooms

Hi, Dana,

The Port of Bandon has invited me to assist them with the permit process for a new structure on the High Dock. This document outlines our code review of the Bandon Municipal Code and Comprehensive Plan. We are asking for a pre application, so that we can address further items that you deem necessary for the required applications. We plan on consolidating the request by submitting the applications for Planning Clearance, Floodplain, Sign Permit and COA for both the sign and the structure.

We look forward to hearing from you!

Sincerely,

A handwritten signature in black ink, appearing to be 'SM', with a long horizontal line extending to the right.

Sheri McGrath

Port of Bandon Restroom and Office Building PROJECT DESCRIPTION AND CODE ANALYSIS

Property Description:

The subject property is located on the High Dock in Bandon. The property is part of Tax Lot 900 on the Coos County Tax Assessors Map 28-14-30BC. The proposed building site is known as the area north of the Prowler Building and south of the Fuel Pump area. It is an area that is approximately 41.5' wide in the east/west direction and 125' in the north/south direction. The High Dock currently has five structures covering approximately 6600sf of TL 900's land base, well within the lot coverage requirements. The zoning designation for this site is Marine Commercial (C-3) with a Shoreland Overlay Matrix designation of 3A.

Project Summary Description:

The proposed 1833sf structure will contain public restrooms and a Port of Bandon office for visitor access and boat inquiries, fee collection and other Marina and Port related business. The Comprehensive Plan describes in detail the shoreland overlay and the types of uses allowed in the segments. The proposed use is considered a "Water Related Commercial Use" as defined in the Comprehensive Plan.

Bandon Municipal Code Review:

17.02 *"Business" means a commercial or industrial enterprise.*

"Business office" means the office of an enterprise in providing services for a fee.

"Commercial" means land use involving buying/selling of goods or services as the primary activity.

"Office" means a use characterized by activities conducted in an office setting and generally focusing on business, government, professional, or financial services, unless classified otherwise.

“Retail Sales and Services” means a use that sells, leases, or rents new or used products, goods, or services. Excludes recreational or medical marijuana facilities, auto repair, or other uses that are defined separately.

“Scale” means the relationship of a project or structure in terms of size, height, bulk intensity, and aesthetics to its surroundings.”

17.48.010 *The purpose of the C-3 (Marine Commercial) zone is to provide areas suitable for uses which depend upon, or are benefitted by, a waterfront location, and to retain adequate areas for these uses.*

The most viable and desirable locations for a Port of Bandon facility are those along the waterfront, and specifically next to the Marina where moorage licenses are issued and maintained.

17.48.020 *In the C-3 zone, the following uses are permitted outright provided that the use promotes the purpose of the zone, and all other requirements of this title are met:*

H. Governmental services and offices which relate to marine activities.

The Port of Bandon is a governmental agency and all services and offices are related to the existing and future marine activities. The use is permitted outright in the C-3 zone.

17.48.070 *Except as provided in Section 17.104.060, in the C-3 zone minimum yards shall be as follows: C. On the High Dock, structures exceeding five (5) feet in height shall be separated horizontally from each other by a minimum of fifteen (15) feet.*

The distance between the new structure and the Prowler Building to the south is 39'-6".

17.48.080 *Height of building. In the C-3 zone, no building containing a permitted use shall exceed a height of twenty eight (28) feet, and no building containing a conditional use shall exceed a height of twenty (20) feet.*

The proposed structure is 21'-2" tall and is a permitted use not to exceed 28'.

17.48.090 *Lot coverage. In the C-3 zone, buildings shall not occupy more than seventy-five (75) percent of the developed lot or lots.*

Tax Lot 900 consists of several acres and sub-lease assessor designations. Existing and proposed structures cover no more than 18% of the total acreage.

17.76.010 *The purpose of the shoreland overlay zone is to implement the provisions of the shoreland management units adopted in the city's comprehensive plan. The uses for each shoreland management unit are shown in Table 17.76.130, Shoreland Uses/Activities Matrix. These management units are shown on the city's zoning map. The requirements of this overlay zone are applied in addition to the requirements of the underlying zone. In cases where the requirements of this zone overlap or conflict with the requirements of the underlying zone, the more restrictive shall apply.*

17.76.020 *Permitted uses and activities. Permitted uses and activities are designated for each management unit in Table 17.76.130, Shoreland Uses/Activities Matrix. To resolve possible conflicts, the following rules shall apply:*
A. Uses permitted in the shoreland overlay zone but conditional uses in the underlying zone shall be conditional uses.

B. Uses permitted in the shoreland overlay zone but not permitted in the underlying zone shall not be permitted.

C. Activities not listed in the underlying zone shall be permitted or not permitted according to this overlay zone.

The High Dock is designated as 3A and includes the subject site. The Matrix shows that Water-Related Commercial Uses are permitted outright.

17.76.040 *Specific uses listed in the underlying zone but not listed in this overlay zone shall be considered under the general category of use which corresponds to the specific use.*

The C-3 Zone lists the use as "Governmental services and offices which relate to marine activities." The Matrix lists "Water Related Commercial Uses." The Comprehensive Plan defines Commercial Use as "Privately owned or operated facility or place of business open to the public for the sale of goods or services. Examples include: restaurants, taverns, hotels,

17.84.020 *Within the architectural review overlay zone all uses permitted outright or conditionally within the underlying general use zone shall be allowed subject to the provisions of that use zone. The provisions of the architectural review overlay zone shall be applied in addition to the requirements of the underlying zone. None of the provisions of the architectural review overlay zone are meant to reduce or replace the provisions of the applicable underlying general use zone.*

A. No buildings or structures shall be erected, reconstructed, altered, restored or painted, within the AR overlay zone; and no sign, light, fence, wall or other appurtenant fixture hereinafter called “appurtenant fixtures” shall be erected or displayed within the AR overlay zone on any lot or visible from the exterior of any building or structure, and no landscaping or plantings shall be located unless an application of a Certificate of Appropriateness (COA) has been approved in accordance with this chapter. Further, no zoning compliance or other permit shall be granted for any such purpose in the Architectural Review Overlay Zone until a COA has been issued.

The applicant intends to submit paint colors and signage information along with the application for development.

B. The Planning Director shall be the Reviewing Body for COA’s except as noted in subsection C of this section.

The plan review for COA, Floodplain and Zoning Compliance will be an administrative review and not subject to a public hearing.

C. The Planning Director is authorized to issue administrative decisions regarding the following items without notice: routine maintenance projects, replacement of existing appurtenant fixtures of like material and design, landscaping, painting (if the colors are consistent with the approved color chart), signs, and other actions determined by the Planning Director to have little or no impact on the building or streetscape. The Planning Director may refer any application to the Planning Commission.

The Port of Bandon will provide paint colors, signage, screening as outlined as approvable, so a Planning Commission review is not required.

17.84.040 *A. All applications for a COA shall be filed with the Planning Department on the prescribed forms and upon payment of the prescribed fee. All*

information required in the application shall be submitted before the matter is scheduled before the Commission or by the Planning Director. All plans, elevations, colors, materials, textures, landscaping and such other information as required on the application checklist and/or deemed necessary by staff to determine the appropriateness of the exterior features of buildings in question shall be included as part of the application.

The applicant will be consolidating the permits for COA, Floodplain and Zoning Compliance.

B. Within 15 days of the application being submitted to the City, the Planning Department shall notify the applicant in writing of what information, if any, is needed to complete the application. Upon receipt of the requested information, the application shall be deemed complete.

17.84.060 *The following criteria shall be considered appropriate to the proposed improvement before a certificate of appropriateness shall be approved.*

A. Landscaping

1. Planting Material. Removal of mature trees and shrubs is discouraged and should not be done unless there is no alternative. Care should be taken to select plants appropriate to the landscaping requirement (shade, groundcover, screening, etc.). Consideration should be given to the Bandon Municipal Code, Title 17 Page 96 of 163 future care and maintenance of all plant material.

There are no trees or other existing vegetation that will be removed. All development will be on the existing High Dock.

2. Landscape Continuity. Plants and other landscaping elements (fences, walls, steps, etc.) should be used to create continuity among buildings, especially along the street edge and front yards.

Landscaping elements on the High Dock are existing, and future improvements will be consistent with the current design. Elements include wood carvings and benches along with footpath design utilizing brick, stamped concrete and mosaics.

B. Fences. The height and design of fences should relate to their intended use and to the principal structure on the lot. Where fences are used, they

should be of wood, iron, stone or plant material. Chain link or similar metal fences, plastic, fiberglass or plywood fences are discouraged.

Fencing is not proposed for this project, though screening of trash collectors is required by the BMC and will be taken into account. Screening will match the exterior of the new structure and the existing wood landscape components.

C. Sidewalks and Driveways. Where walkways and driveways are necessary, asphalt should be avoided. Brick and other materials indigenous to the area are appropriate for walkways. Aggregate concrete or gravel are appropriate for driveways.

The High Dock is established, so no new drive surfaces are proposed. The ramp and sidewalk around the structure will be made of concrete in order to meet the floodplain requirements for materials below the base flood elevation. Pressure treated or marine wood products are not as aesthetically pleasing and will be avoided or used sparingly.

D. Building Design

1. Building Size and Surroundings. The height, width and depth of the building should be compatible with the nearby buildings, especially those most adjacent.

This section of the High Dock contains two existing structures- a Two Story Restaurant abutting First Street and a One Story Business. The proposed structure is a One Story structure located approximately 39' north of the existing One Story structure. The proposal is consistent with the height and square footage of both structures and is considered compatible.

2. Scale. Buildings can be made to appear larger or smaller than they actually are through the use of architectural elements and details. Buildings should have an apparent size which relates to adjacent structures, the intended use and the height of the human being.

“Scale” means the relationship of a project or structure in terms of size, height, bulk intensity, and aesthetics to its surroundings. The proposed structure is consistent in all of these relationships.

3. Alignment. The building should be aligned parallel to the existing structures or the street, maintaining the traditional pattern.

The proposed structure is aligned parallel in the north/south direction to the other two structures on this end of the high dock.

4. Orientation. The entrance location and primary facade of the building should be oriented in the same or similar direction of nearby buildings.

The entrance and primary facade are oriented in the exact direction as the structure adjacent.

5. Building Shape. The ratio of height to width of the different elevations of the building should be consistent with that of nearby buildings.

The building shape is consistent in regard to ratio and is not either too wide or too long or too high in comparison.

6. Scale of Opening. The ratio of open surfaces (windows, doors) to enclosed surfaces (vertical and horizontal) which is similar to nearby buildings.

The scale of openings is similar to nearby buildings.

7. Directional Emphasis. The building shape, size, open and enclosed areas and building elements should together give a directional emphasis (vertical and horizontal) which is similar to nearby buildings.

The proposed building is similar to nearby buildings in this regard.

8. Foundations. Exposed foundation walls should be as inconspicuous as possible and compatible with the total architectural style of the structure.

The building is located in the floodplain, and the foundation proposal is consistent with the adjacent building. It will be a poured concrete wall finished in the same manner.

9. Outbuildings. Size and scale of outbuildings should relate to the primary structure on the lot and should not be located so as to compete with or distract from that primary structure.

No outbuildings are proposed at this time.

E. Architectural Features

1. Roof Form. The size, shape and type of roof should complement those of nearby structures.

The proposed Gable Roof is consistent with all of the existing structures on the High Dock. All structures have this roof style.

2. Openings. The height, width and shape of door and window openings should be compatible with nearby buildings.

The openings are compatible and consistent with the nearby buildings.

3. Projections. Projecting elements (dormers, bays, cupolas, turrets, etc.) should be compatible with those (if any) on adjacent structures and should be an integral part of the structure. Marquees should have sufficient roof slant to shed debris which could accumulate and create a fire hazard.

All proposed projections are consistent with the eave style overhang on the surrounding buildings. There are no cupolas or otherwise “different” features proposed.

4. Additions. Additions such as porches, decks and exterior stairways should be compatible in size, shape and type with those found in nearby buildings and should be integrated into the overall design of the structure.

All proposed construction is new.

5. Exterior Wall Form. The size, shape and texture of exterior walls should be compatible with that of nearby buildings.

The exterior walls will have wood and painted features consistent with nearby structures on the east end of the High Dock.

D. Materials

1. Type. The type of materials used should be selected from those acceptable materials already present in the area. An effort should be made to maintain the spectrum of materials already historically present.

The structure will be constructed with wood materials and other materials commonly used in coastal areas.

2. Pattern. The pattern created by the unit size of the material (bricks, siding, shingles, etc.) and the method of application should be similar to those already present in the area.

The proposed siding is compatible and similar to other finishes on the High Dock.

3. Texture. The texture of materials (both visual and tactile) should be similar to those of materials present in the area.

The texture of materials will be similar if not the same. A sample will be provided with the formal application.

4. Color. The color of the materials should be natural wood or muted tones which are compatible with surrounding structures.

The colors chosen will be of natural tones and colors will meet both the approved color chart as well as take into consideration the nearby structures. Samples will be provided with the formal application.

E. Utilities and Mechanical Equipment

1. Utility Lines. All utility lines should be underground and entry fixtures located away from high-use areas and main entrances or screened in an approved manner.

The Port of Bandon will work with the City of Bandon Public Works and Electric Departments on the location of all utilities and how they should be installed on the high dock.

2. Exterior Lighting. All lighting should be appropriate to the building and its surroundings in terms of style, scale and intensity of illumination. Low

voltage systems are recommended, and site lighting will be considered on an individual case by case basis.

All lighting will be downward facing and in the style as other lighting on the High Dock.

3. Solar Energy Devices. Where solar energy is to be used as a primary or complementary source of heat or other energy, solar collection devices should be located on the rear or other non-public side of the building, or on roof surfaces which are not visible from adjacent streets or other public areas in the city. Solar collection devices which are not attached to the building should be located only in the side or rear yard.

Solar is not proposed at this time.

4. Mechanical Equipment. To minimize the impact of mechanical equipment on the appearance of the building and the community, window air conditioning units or condenser elements should not be located on the facade. Antennas and satellite dishes and other receiving equipment should be located where they are not visible from the front facade. Mechanical equipment on the ground should be screened with a fence or plant materials or housed in a structure which is in harmony with the surroundings. Mechanical equipment attached to the side or roof of a building, including heating vents, should be kept as low as possible and covered or painted to blend with the background.

Mechanical equipment such as heat pumps will be screened where possible. The final plot plan will show the location of all equipment and screening.

5. Dumpsters, trash receptacles for the exclusive use of a business, or other storage areas shall be screened or fenced or otherwise not visible from the street.

Screening will be provided as needed and required.

17.90.130 *Marine Commercial (C-3) A. Permitted Signs*

1. In the case of a property with a single street frontage, the total area of all signs shall not exceed one (1) square foot for each one (1) linear feet of lot frontage on that street.

2. In the case of a property on a corner, or with multiple street frontages, the total area of all signs shall not exceed one (1) square foot for each one (1) linear foot along the primary street (which shall be determined by the property owner), plus one (1) square foot for each two (2) linear feet along the other secondary street(s), provided those additional signs are located along the respective secondary street(s).

3. A sign shall be set back at least ten (10) feet from an adjoining residentially zoned lot.

4. Portions of this zone located within the Architectural Review Overlay zone shall also be required to comply with the Architectural Review Overlay regulations.

The signage will be less than the total allowances for linear foot count and architectural facade square footage.

17.96.020 *At the time a new structure is erected or enlarged, or the use of an existing structure is changed, off-street parking spaces shall be provided as set forth in this section unless greater requirements are otherwise established. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if it would result in less space than is required by this title. When square feet are specified, the area measured shall be the gross floor area of the building but shall exclude any space within a building devoted to off-street parking or loading. When the number of employees is specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space. Parking requirements for specific uses are shown in the following table:*

F(3): Bank or office (except medical and dental); One space per six hundred (600) square feet of floor area plus one space per two employees.

The proposed commercial structure is approximately 1833sf in size. Approximately 325sf will be for public restrooms, a much needed facility in Old Town and on the High Dock for boaters specifically. A portion of the building is used for file storage and is not considered space dedicated to off street parking. The applicant has removed 33sf from the parking

calculation to round the number of required spaces to 3. The total required parking spaces would be rounded to 3 if all of the square footage associated with accessory space were used.

$1830\text{sf}/600\text{sf} = 3$ total required parking spaces. The new structure is eliminating 9 parking spaces. The remaining number of parking spaces in excess to those allocated is 8.

Comprehensive Plan Code Review:

Appendix A: Definitions

COMMERCIAL USES: Privately-owned or operated facility or place of business open to the public for the sale of goods or services. Examples include: restaurants, taverns, hotels, motels, offices, personal services, and retail stores, Public facilities offering similar goods or services are also defined as commercial uses.

The proposed use is a public facility offering services to their existing and future customers at the marina. The public restrooms will contain showers specific to this customer type, and all moorage payments will be handled at this commercial service location.

MARINAS: Facilities which provide moorage, launching, storage, supplies and a variety of services for recreational, commercial fishing and charter fishing vessels. They are differentiated from docks/moorage by a marina's larger scale (greater than 5 berths), the provision of significant landside services and may include a solid breakwater (rock, bulkheading, etc.).

The proposed use is a public facility offering services to their existing and future customers at the marina. The public restrooms will contain showers specific to this customer type, and all moorage payments will be handled at this commercial service location.

RECREATION: Things like boat ramps, toilet and camping or picnic facilities and related improvements that promote and are used in conjunction with recreational activities. Low-intensity recreation facilities include boat ramps with minimal toilet facilities and similar improvements that are low-intensity in nature. High intensity recreation facilities may include the same types of facilities as low-intensity recreation facilities but

are generally more intense in nature and may include large improved parking lots or highly developed picnic or camping areas. High-intensity facilities can include small docks that provide temporary, day-use only, transient boat tie-ups when in conjunction with approved boat ramps.

Any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derives satisfaction. Coastal Recreation occurs in offshore ocean waters, estuaries, and streams, along beaches and bluffs, and in adjacent shorelands. It includes a variety of activities, from swimming, scuba diving, boating, fishing, hunting, and use of dune buggies, shell collecting, painting, wildlife observation, and sightseeing, to coastal resorts and water-oriented restaurants. Low-Intensity Recreation does not require developed facilities and can be accommodated without change to the area or resource. For example, boating, hunting, hiking, wildlife photography, and beach or shore activities can be low-intensity recreation. High-Intensity Recreation uses specially built facilities, or occurs in such density or form that it requires or results in a modification of the area of resource. Campgrounds, golf courses, public beaches, and marinas are examples of high-intensity recreation.

The High Dock facilities include a marina and boat ramps for recreational purposes. There is also a picnic shelter, amphitheater, benches, a boardwalk and restroom. Recreational facilities are permitted outright in the Shoreland Overlay and include the addition of public restroom facilities.

WATER-RELATED: Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water-dependent land or waterway use, and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered. Except as necessary for water-dependent or water related uses or facilities, residences, parking lots, spoil and dump sites, roads and highways, restaurants, businesses, factories, and trailer parks are not generally considered dependent on or related to water location needs.

The proposed development is a water related facility as it provides services to the marina customer. The business side of the marina facilities will be conducted at this location including payments for boat moorage

and other uses at the Port of Bandon facilities. Public restrooms will be provided for bathing options for the boating customer.

3.0 Analysis Of Compliance With Coastal Shorelands Goal (#17) And Beaches And Dunes Goal (#18) By "Shoreland Management Unit"

Management Unit # 3: The Bandon Waterfront: Marine Commercial (C-3) designation. This area has a shallow draft channel close to shore with supporting land facilities." Protected areas are available which are subject to scour by the current of the river as it bends west toward the mouth. There are also outstanding water-dependent recreational opportunities at the boat basin. The Marine Commercial (C-3) zoning designation reserves specified ESWD sites for water-dependent or water-related uses as the highest priorities, consistent with the "Priority" requirements of Goal 117. These sites begin at the west end of the Bandon Fisheries Building and extend up to the High Dock, where there exists a fish buying station and the remainder of the jetty that protects the boat basin. Other sites in the C-3 zone which do not have ESWD qualities are afforded a broader range of uses, mostly as conditional uses, though they still retain the C-3 Marine Commercial designation. These sites include the remainder of the C-3 properties west of the Bandon Fisheries building, the new port office and the remainder of the high dock facility which, for various reasons, cannot be used for or do not have the essential characteristics of ESWD sites.

The subject site is the northeast portion of the high dock as described in the Comprehensive Plan. "the remainder of the C-3 properties west of the Bandon Fisheries building, the new port office and the remainder of the high dock facility."

In addition to the uses/activities which are expected to occur, a number of others are to be permitted, should the need arise. These are mainly low—impact uses/activities like navigational structures/improvements, pilings/dolphins, docks/moorage, utilities and shoreline stabilization. Compared to dredge and fill, these uses would have insignificant effects on the estuary. Water dependent/related industrial, commercial (and in some cases recreational) uses are permitted in these Management Units, as appropriate. Again, the cumulative effects of these uses are expected to be minor compared to the dredge and fill activities needed to accommodate them. Note that mineral extraction (gravel) is a conditional use in #1. The effects of gravel extraction are expected to be minor

because the resource is self—renewing over a period of time. In cases where uses like docks and moorage occupy the water surface by means other than fill there is an obvious need to have direct access to the water, which upland sites will not fulfill adequately. The Plan and its Policies fully address uses and the conditions required for those uses in the various Management Units. Compliance with the Goals is carried out through the Plan and its implementing document, the City’s Zoning Ordinance.

3.3 Justification Of Shorelands Uses/Activities Matrix And Goal 18

Uses and activities permitted in each of the Shoreland Management Units are laid out in the matrix of the Zoning Ordinance. The uses and activities permitted are to a large degree determined by the Coastal Shorelands Goal. Areas within the Shoreland Overlay Zone of the Zoning Ordinance are subject to compliance with both the underlying zone and the matrix. In cases where the requirements of the Shorelands Overlay Zone conflict with the requirements of the underlying zone, the more restrictive shall apply.

In addition to the uses/activities which are expected to occur, a number of others are to be permitted, should the need arise. These are mainly low—impact uses/activities like navigational structures/improvements, pilings/dolphins, docks/moorage, utilities and shoreline stabilization. Compared to dredge and fill, these uses would have insignificant effects on the estuary. Water dependent/related industrial, commercial (and in some cases recreational) uses are permitted in these Management Units, as appropriate. Again, the cumulative effects of these uses are expected to be minor compared to the dredge and fill activities needed to accommodate them. Note that mineral extraction (gravel) is a conditional use in #1. The effects of gravel extraction are expected to be minor because the resource is self—renewing over a period of time.

MARINAS: Facilities which provide moorage, launching, storage, supplies and a variety of services for recreational, commercial fishing and charter fishing vessels.”

The proposed use is considered a Water-Related Commercial Use which will provide a variety of services associated with a Marina Facility. The facility will provide restrooms and showers and direct access to the Port Office for boat slip registration and payments.

Coquille River Viewshed

The Coquille River viewshed encompasses the Coquille River and areas adjacent to the river that provide for viewing of the river and its scenic attributes. The area runs from South Jetty Park, eastward to Edison St., along the waterfront on 1st St., northward on Riverside Drive and also includes Coast Guard Hill (2nd St SW), the Bandon Cemetery, located on Harlem Ave., and Gross Creek on 4th St. One of the areas of particular interest is the waterfront north of 1st Street, which runs from the site of the former Moore Mill Truck Shop to Cleveland Street. The property is owned by the Port of Bandon, and includes commercial and recreational facilities that constitute the heart of the waterfront. In order to document the variety of scenic opportunities, twenty sites, numbered CR-1 through CR-19, and CR-GC, were inventoried to illustrate public accessibility to and scenic values of the viewshed.

Zoning and Ownership The area encompassed by the viewshed includes a number of different zoning designations... the area north of 1st Street is zoned Marine Commercial (C-3) with shoreland overlays...

The area of primary concern in this viewshed is the waterfront from Fillmore Ave. west to Jetty Road. The north side of 1st St contains various commercial and residential buildings, the Riverwalk, boat basin, the High Dock, and the boat ramp and crabbing dock. The area is characterized by expansive vistas of the Coquille River from numerous points, primarily from facilities owned by the Port of Bandon. There are also secondary drive-by views of the river from 1st St.

The preceding analysis identifies the economic, social, environmental, and energy (ESEE) consequences of fully allowing, prohibiting, and limiting conflicting uses within the viewshed. In the case of the Coquille River viewshed, the consequences of prohibiting conflicting uses would entail the condemnation/purchase of private property not already developed and regulatory mechanisms on public property in order to ensure unobstructed views over these properties. If conflicting uses were fully allowed, the result would most likely be detrimental to the viewshed as a whole, particularly without meaningful dimensional regulations. By limiting conflicting uses, a balance of view access, preservation of the resource,

and assurance of economic development opportunities, although slightly constrained, will be actions to protect the resource.

Limit height of buildings in the C-3 zone and require separation of buildings on the High Dock. These actions, while slightly limiting the development potential of the waterfront, still afford a variety of uses consistent with the waterfront location, especially water-dependant and related uses and the structures required to serve these uses.

The proposed building height is less than the limitations placed on an outright permitted use in the C-3 zone.