City of Bandon

555 Hwy 101, PO Box 67
Bandon, OR 97411
(541) 347-2437

Bandon by the Sea

MEETING AGENDA
CITY OF BANDON PLANNING COMMISSION
THURSDAY, JULY 25TH, 2024 - 7:00 P.M

COUNCIL CHAMBERS, 555 HIGHWAY 101 BANDON, OR 97411
City Hall Open for Public Participation and by Zoom

TO JOIN THE MEETING VIA ZOOM:
https://Zoom.us/Join
MEETING ID: 215 705 9460
TO CALL INTO THE MEETING (253) 215-8782

MEETING CITY OF BANDON PLANNING COMMISSION

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **CONSENT AGENDA**
   3.1 Regular Meeting Minutes – June 27th, 2024

4. **PUBLIC COMMENT** - Comments from the Public on any item NOT on the agenda- limited to 5 minutes each.

5. **PUBLIC HEARINGS**
   5.1 DELIBERATION ONLY, 24-007, A request for approval of a conditional use permit to reconstruct an existing church (Holy Trinity Catholic Church) at 355 Oregon Ave SE in the City of Bandon.

6. **WORK SESSION**
   6.1 Master Planned Development – Initiate Type IV Code Amendment Process

7. **STAFF UPDATE**
   7.1 Planning Department Report

8. **OPEN DISSCUSSION**
   Commissioner Comments

Council Chamber is accessible to persons with disabilities.
For services contact City Hall 48 hours in advance at 541-347-2437; 711 TTR;
E-Mail: planning@cityofbandon.org
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Bandon by the Sea

PLANNING COMMISSION CONSENT AGENDA	DATE: 07/25/2024
SUBJECT: MEETING MINUTES	ITEM NO: 3.1

BACKGROUND:

These are minutes from the following meetings:

- Regular Meeting – June 27, 2024

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve the minutes as presented.

SUBMITTED BY:

Dana Nichols

Dana Nichols, Planning Director

City of Bandon

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Bandon by the Sea

MINUTES
CITY OF BANDON PLANNING COMMISSION AND
COMMITTEE FOR CITIZEN INVOLVEMENT
COUNCIL CHAMBERS, 555 HIGHWAY 101, BANDON, OR 97411
THURSDAY, JUNE 27TH, 2024
Livestreamed via Zoom Meetings

This meeting will be available on YouTube on Tuesday the week following the meeting.
https://www.youtube.com/channel/UCt15AF3tbKKQxscb_jKR5AA

COMMISSIONERS PRESENT:
Gerald "Bear" Slothower, Chair
Sally Jurkowski, Vice Chair
Bill Frey, Commissioner
Gordon Norman, Commissioner
Tom Orsi, Commissioner
Donald Starbuck, Commissioner

STAFF PRESENT:
Dana Nichols, Planning Director
Shala Kudlac, City Attorney
Nicolette Cline, Planning Assistant
Caden Contreras, Intern

1. **CALL TO ORDER: Slothower called the meeting to order at 7:00 p.m.**

2. **ROLL CALL: Roll call was taken by Nichols, as indicated above.**

3. **CONSENT AGENDA**
   3.1 Regular Meeting Minutes April 25th, 2024

The Commission approved all minutes as written.

4. **PUBLIC COMMENT**

Neal Barlow, 1250 Tish-A-Tang Lane, wanted to thank and apologize to Planning staff for his recent interactions with them.

5. **PUBLIC HEARING – Opened by Slothower at 7:02 p.m.**
   5.1 24-007, A request for approval of a Conditional Use Permit to remodel and enlarge an existing church (Holy Trinity Church) at 355 Oregon Ave SE in the City of Bandon.

Slothower asked if there were any members of the public who wished to challenge whether the Public Hearing should be held. There were none. He asked the Commission if anyone

wished to declare *ex parte* contact, a site visit, or bias to this hearing. Frey, Orsi, and Jurkowski stated they all did some sort of site visit, but did not have a bias or prejudice.

Nichols provided a brief overview of the application and a PowerPoint presentation. She discussed four specific Conditions of Approval that staff recommended: Parking, Drainage, Fencing, and Lighting.

Norman stated that we received a lot of rainfall this year, and asked if there were any issues so far and where the runoff goes now. Nichols responded that would be a question to ask the applicant. She was not aware of any flooding this year.

Frey asked if the submission of the recent photometric plan satisfied the City's concerns. Nichols indicated that staff was unable to determine that with the current information presented.

Slothower asked why there are 100 ft light poles, as that seems very tall, and asked if there were code requirements indicating how tall light fixtures can be. Nichols responded she would look into that further.

Frey wanted clarification on how the 39 parking spaces were determined if it was by the square footage of the building or by bench seating. Nichols responded that it was based on the occupancy of the building, and that is 4 seats per bench. Frey also wanted clarification on how many ADA compliant parking spaces are required, and if this was a City requirement or a State requirement. Nichols responded that our code only states a parking lot needs to have ADA compliant spaces, the amount and size is a State requirement, but would be reviewed by our City Engineer.

Frey asked about the fencing and why it wasn't required on the west side of the property. Nichols responded that was a staff recommendation, and the Commission could make a different condition of approval to require it.

Orsi wanted to clarify the planned number of spaces, whether it was 39 or 43. Nichols responded 39 spaces would be required to meet City Standards and our Code, and 43 is what the church currently has.

Slothower opened the Hearing to the public for comment.

- Joe Slack, HGE Architect and applicant, presented a PowerPoint presentation and addressed the concerns that had been brought to his attention by staff. The PowerPoint presentation reflected the square footage, ADA compliant restrooms, discussed renderings, floor plans, an interior perspective, parking, drainage, and parking calculations.

  Frey asked if there were any issues currently with parking, or any overflow that went into the street. Joe responded that overflow might be needed for big events, but this design was for day-to-day typical uses.

  Norman asked where big event parking goes. Joe responded that the current parking lot has been sufficient for that.

  Norman wanted to know what the number of parishioners was. Father Anthony responded there were 160 on the books, but that number is different than the weekly attendance, which is about 120.

Norman asked about other events and where those are held. Father Anthony responded that they use the hall after Mass. Norman asked during the week how many parishioners are in attendance, and Father Anthony responded about 15.

Slack addressed further questions from Slothower, Frey, and Norman regarding the lighting.

Nichols confirmed that the City Standard given for lighting poles can't exceed 28 feet. A structure can't exceed 50 feet.

- Jennifer Wirsing, 395 Oregon Ave SE: Jennifer is a resident who lives right next to the Church to the South, and addressed the concern about lighting that has been ongoing for over 2 years.
- John Huttl, resident of Sixes, OR: John supports this application.
- Shirley Burek, 350 Oregon Ave SE: Shirley is a resident who lives right next to the Church to the West, and addressed the concern about lighting that has negatively affected her for over the last two years.
- Kevin Kent, resident of Bandon: Kevin shared that this Church is a critical building to have in this town and that it serves as other uses for people, and to please consider those people.
- Tom Stadelman, resident of Bandon: Tom addressed the lighting and that it serves as security, and they are working on getting shields on.
- Father Anthony resides on Church grounds: Father Anthony spoke to the history of the Church, as well as the purpose the Church serves that extends beyond the parishioners.
- Matt Whitty, 395 Oregon Ave SE: Matt is a resident who lives right next to the Church to the South, and shared that there can be a solution that will make everyone happy regarding the lighting.
- Richard Graves, 887 11th St SW: Richard is a member of AA and shared that the Church hosts AA meetings and it helps this community in many ways.
- Geri Proscetto, resident of Bandon: Geri stated that she fell on the South Side of the Church due to poor lighting and chastised them to get the lights fixed.
- Joe gave a rebuttal to the topic of lighting, and the Commission had follow-up questions that were addressed.

Slothower closed the Public Hearing at 8:25 p.m. on June 27th, 2024. A motion was made by Jurkowski to keep the record open under the 7-7-7 rule.

Moved: Commissioner Jurkowski

Seconded: Commissioner Orsi

Ayes: Orsi, Scobby, Jurkowski, Frey, Starbuck

Nayes: Norman

6. Work Session
6.1 Host Compliance Program Tour

Nichols provided a PowerPoint presentation on this program.

Slothower asked is the cost worth what it offers. Nichols responded that the cost is $15,000 but is very helpful.

Jurkowski asked about the component for tracking nights. Nichols responded that it was not useful for tracking nights.

Norman asked if the website could distinguish between short term rentals and hotel rooms. Nichols responded that it doesn't show the difference.

Norman asked if there were any new VRD applications. Staff responded there were none.

Frey asked how long it takes to do the saturation study. Nichols responded about half an hour. Frey asked who set the rate of $25 for a saturation study, as it seems very low. Nichols responded it was set by staff a while ago and agreed it should be increased.

Norman asked when the work session would be scheduled to discuss VRDs. Nichols responded hopefully in September.

7. Staff Update
7.1 Planning Department Report

Director Nichols provided an oral summary of the Staff Report.

8. OPEN DISCUSSION

Commissioner Comments

Norman wanted to point out that there was a missed opportunity in not inviting the public to stay after the public hearing.

Jurkowski was pleased to see crosswalk signs at 11th St between the elementary school and youth center.

Frey asked who the new addition to the staff was, referencing Caden Contreras.

Starbuck spoke to the Remembrance Celebration being put on by the Coquille Tribe at the Fish Market this weekend.

9. ADJOURN TO COMMITTEE FOR CITIZEN INVOLVEMENT: Slothower adjourned the Planning Commission meeting at 8:56 p.m.
9.1 Review Goal 1

Nichols sent Commissioners a video presentation on what Goal 1 is, the Committee for Citizen Involvement (CCI), and reminded the Commission that they are now the acting CCI. She also provided hard copy materials in the Commissioner's packets.

Slothower asked about community engagement and whether *ex parte* communication was a factor. Nichols clarified the difference.

Norman indicated that we need to take advantage of a room full of people.

Frey asked about the return of the Park and Recreation Commission.

Nichols responded that the Commission is still on hiatus.

Jurkowski asked about the process for removing a tree and who approves that.

Nichols clarified that the City Council could delegate that to the Planning Commission.

9.2 Movie Night, July 24th, 2024, at 6:00 p.m.: An Oregon Story

Planning Department is hosting the film, An Oregon Story, at the Sprague Theatre on Wednesday July 24th. Doors open at 6:00 p.m. and showing is 6:30 p.m. There will be an activity in the lobby for public feedback on what citizens want to see in Bandon.

Meeting Minutes submitted by Nicolette Cline, Planning Assistant

City of Bandon

555 Hwy 101, PO Box 67
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Bandon by the Sea

AGENDA REPORT

TO: Planning Commission

FROM: Dana Nichols, Planning Director

DATE: July 25th, 2024

SUBJECT: **5.1 24-007, A REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO REMODEL AND ENLARGE AN EXISTING CHURCH (HOLY TRINITY CATHOLIC CHURCH) AT 355 OREGON AVE SE IN THE CITY OF BANDON.**

BACKGROUND:

The City of Bandon received an application from Holy Trinity Catholic Church for a conditional use permit to reconstruct the church. Churches are listed as a conditional use in the Controlled Development 1 Zone. The Planning Commission held a duly noticed public hearing at their meeting on June 27th, 2024, at 7:00 pm in the City Council Chamber. During the public hearing, a participant requested the record remain open to respond to the new evidence. This request triggered the requirements of ORS 197.797(6)(a), which requires the Planning Commission either continue to the hearing, or leave the record open for additional written evidence, arguments, or testimony. The Planning Commission opted to leave the record open for seven days, which closed on July 4th, 2024. During the open record period, the City received an additional request to leave the record open for another seven days (ORS 197.797(6)(c). The record officially closed on July 11th, 2024.

ANALYSIS OF THE ISSUES:

During the open record period, the applicant submitted additional details about lighting, which seemed to be the most contentious issue raised during the public hearing process. This lighting plan includes four monopoles, which is significantly fewer lights than currently exist. The existing site has seven light poles with 21 lamps or heads. Further improvements include replacing all fixtures with night sky/full cut-off lighting, reduced height of pole by 2.5 feet, provide shielding control at north and south poles, removing decorative globe lighting, removing the south pole, and installing motion sensors with dimming to 50%.

The City also received public testimony from three individuals. One comment was a concern related to the noise produced by the church. The other two comments specifically focused on the lighting issue. One comment stated a concern about the effects of prolonged light exposure and the bright lights emanating from the church. The final comment was also related to light, specifically stating concerns about the height of light poles and the intensity of the light. The comment also stated a frustration with the

insufficiency of the lighting plan as part of the original application and inability to properly comment in time.

The record closed on July 11th and the applicant submitted their final lighting plan at 11:20 am that day. This did not allow for much time for the members of the public to comment on the new information. The comments the City received on the application were all submitted prior to the applicant's testimony, so it is unclear whether the neighbors find this new lighting plan sufficient.

That being said, the application was deemed complete on March 19th, 2024. The 120-day timeline ended on July 17th, 2024. The applicant has indicated that they will not sign an extension. If the Planning Commission finds that the applicant has not met the burden of proof assuring that the proposed use as a church is compatible with other uses in the vicinity, then the application should be denied. The hearing should not be reopened for additional testimony unless the applicant waives the rule.

RECOMMENDATION:

The following is recommended to the Planning Commission:

1. Make a motion to approve, approve with conditions, or deny the application and adopt findings.

Attachments:

a. Exhibit A: Applicant Additional Materials
b. Exhibit B: Public Comments

Exhibit A: Applicant Testimony

HGE ARCHITECTS
333 S. 4TH STREET
COOS BAY, OREGON 97420
P: 541.269.1166
www.hge1.com

July 11, 2024

City of Bandon Planning Department
Attn: Dana Nichols, Planning Director
ncline@cityofbandon.org

Re: Holy Trinity Church Building - Conditional Use Permit,
Application File Name (#): 24-007
ADDITIONAL INFORMATION

Dear Dana,

This is a follow up of our public hearing on June 27, 2024. We are responding to the commissioners' comments, public comments, and the several discussions you and I have had regarding seeking approval. Upon the decision to continue the hearing we offer the following additional information and scope of work items to address the proposed site lighting improvements, specifically Condition of Approval #4. These changes address; fixture/pole height, quantity (reduction), darksky feature light fixtures, shielding cutoff adjacent to adjacent properties, and significant reduced lighting lumens during non-use.

The **EXISTING SITE** has the following: **(7) light poles, with (21) lamps or heads**:

1. North pole with (3) heads,
2. Middle interior pole on east side with (3) heads
3. Middle interior pole, west side at entry drive with (2) heads
4. City light pole with high-glare unshielded street light (1) head
5. Decorative short pole, adjacent to Oregon Ave. SE, with high-glare (5) globe lights,
6. Decorative short pole, interior of site, with high-glare (5) globe lights
7. South pole with (2) heads, 1' setback from property line.

The **PROPOSED SITE LIGHTING** will have **(4) poles with (4) heads**:

1. North pole with (1) head with cut off feature, as proposed originally.
2. Middle interior pole on east side with (1) heads.
3. Middle interior pole, west side at entry drive with (1) head
4. Replace city light pole with pole/mounting height same as others, east side (1) head.
5. Remove South pole.

The **DETAILED IMPROVEMENTS** include:

1. Replace ALL fixtures on all (4) poles with nightsky/full cut off/all downlight/no uplighting. See attached cut sheet, sent previously.

2. Reduce height of light fixtures by removing light fixture mounting arms from top of existing poles, mount replacement lights on the side of the pole, reducing the height by about 2.5'. See sketch.
3. Replace City interior street light/power pole with (1) light pole and fixture, same as above.
4. Provide "house" shielding/backlight control at north and south poles, same as previously submitted and explained during hearing.
5. Existing high-glare "Globe" decorative light poles (2) to be removed.
6. Remove south pole.
7. All lights will have Integral motion/ambient sensor with integral bi-level dimming device to switch the luminaire to at least 50% light output.

Our application and additional supplemental information that was submitted was compliant with city code; the existing poles are well within height limitation and demonstrated no light pollution onto adjacent property. However, the improvements listed above further address specific neighbor concerns and is a significant reduction of the current lighting on site.

We hope the commissioners find this a sincere effort to address the comments and look forward to your review and approval. Let me know if you have any questions or need additional information.

Regards,
HGE Architects, Inc.

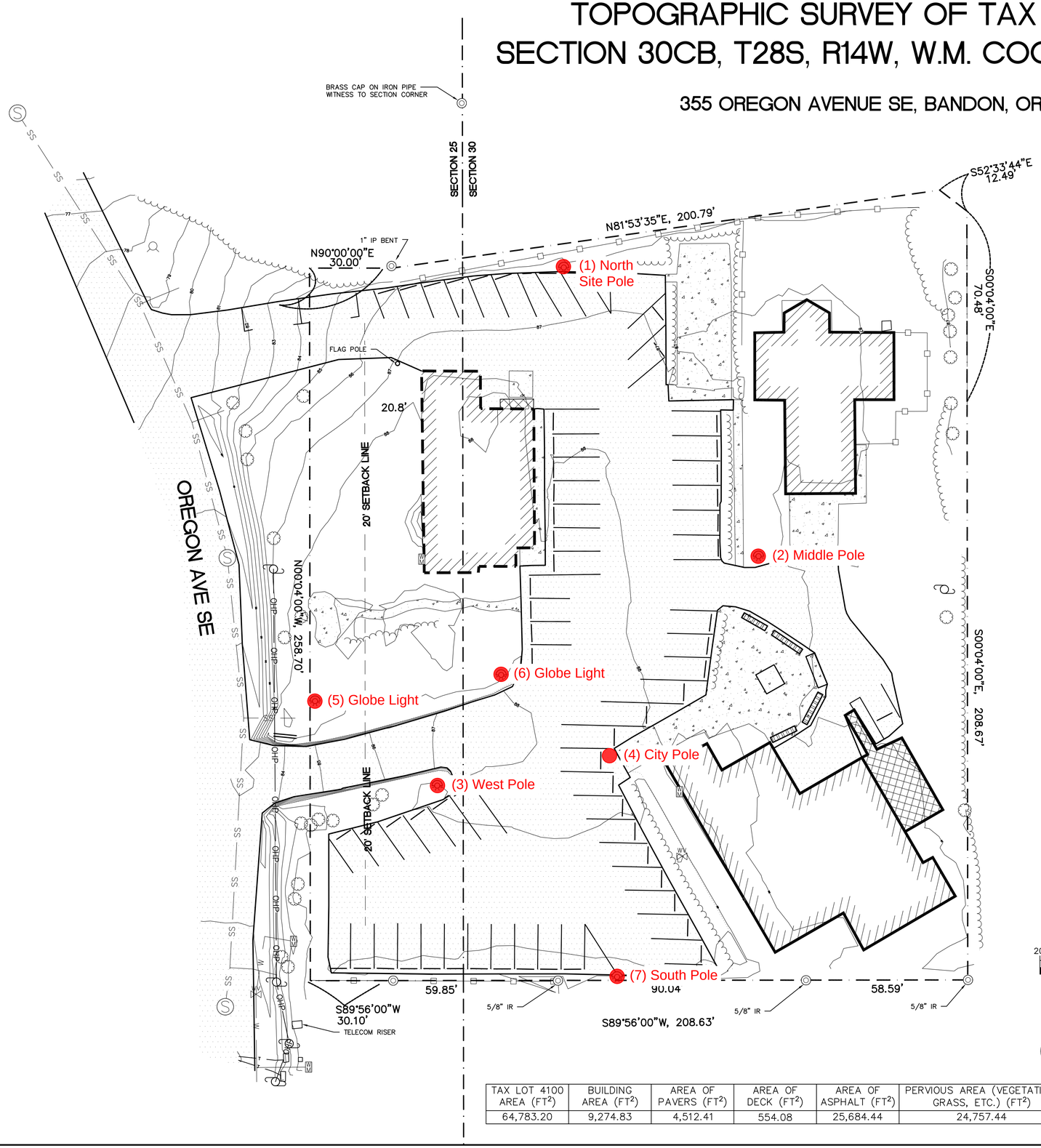
Joseph A. Slack, AIA,
Principal Architect

Attachments:
Existing Conditions Map, Sheet 1, w/ Existing Site Lighting
Site Layout Plan, Sheet 3, w/ Proposed Site Lighting
Electrical Site Plan, Revised
Photometric Site Plan Layout
Light fixture product information
Site pole detail sketch illustrating height reduction

Cc: Mark Lane, Holy Trinity Catholic Church
Father Anthony, Holy Trinity Catholic Church

TOPOGRAPHIC SURVEY OF TAX LOT 4100
SECTION 30CB, T28S, R14W, W.M. COOS COUNTY, OR

355 OREGON AVENUE SE, BANDON, OR 97411



TAX LOT 4100 AREA (FT^2)	BUILDING AREA (FT^2)	AREA OF PAVERS (FT^2)	AREA OF DECK (FT^2)	AREA OF ASPHALT (FT^2)	PERVIOUS AREA (VEGETATION, GRASS, ETC.) (FT^2)
64,783.20	9,274.83	4,512.41	554.08	25,684.44	24,757.44

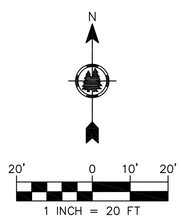
Stuntzner Engineering & Forestry, LLP
705 SO. 4TH STREET
COOS BAY, OREGON 97420
PHONE: (541) 267-2872
FAX: (541) 267-0588
www.stuntzner.com
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 122-3-183	PREPARED FOR: HOLY TRINITY CATHOLIC CHURCH 355 OREGON AVENUE SE BANDON, OR 97411
DATE: 3/31/2023	
DRAWN BY: SIE	
CHECKED BY: ARM	FILE NAME: EXISTING CONDITIONS MAP.dwg — SHEET 1 OF 1

RENEWS 12/31/24

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	PROPERTY LINES
151	1' CONTOUR
150	5' CONTOUR
	RETAINING WALL
T T T	BURRIED UTILITY/TELECOM LINES
OHP OHP	OVERHEAD UTILITY LINES
	VEGETATION/LANDSCAPING
	PARKING STRIPING
	BUILDING
	ASPHALT
	SIDEWALK/PAVERS
	DECK
	BENCH
	SIGN
	WHEEL STOP
	MONUMENT AS NOTED
	LIGHT POLE
	UTILITY POLE
	EXISTING TREE
	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER



EXISTING SITE LIGHTING

1 / A1.1 EXISTING CONDITIONS MAP — SCALE: 1" = 20'

Conditional Use Permit
Additional Information
July 8, 2024

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

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO.: 23.75

HOLY TRINITY CATHOLIC CHURCH

355 OREGON AVENUE SE
BANDON, OREGON

DESIGN DEVELOPMENT

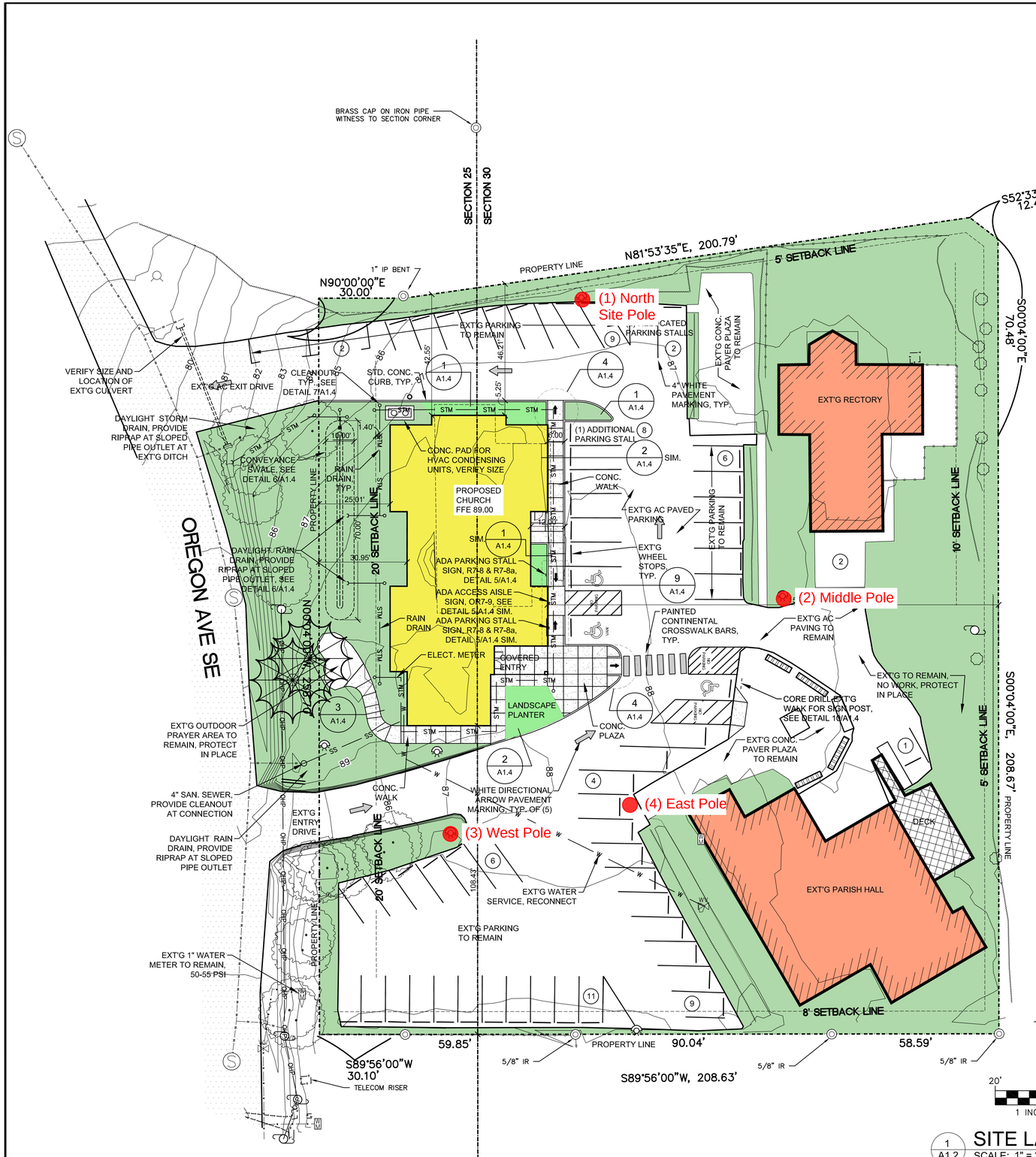
REVISIONS:

#	DATE	DESCRIPTION

DATE: MARCH 2024

SHEET TITLE: EXISTING CONDITIONS MAP

SHEET 1



1 / A1.2 SITE LAYOUT PLAN - PROPOSED SITE LIGHTING
SCALE: 1" = 20'

SITE DATA

MAP NO.: 28S 14W 30CB
PARCEL NO.: 4100
TOTAL LOT SIZE: 64,795 SF (1.49 AC)

(E) CHURCH BUILDING TO BE REMOVED: 2,599 SF
(E) RECTORY: 2,259 SF
(E) PARISH HALL: 4,417 SF
TOTAL: 9,275 SF, 14.32% OF LOT

EXISTING IMPERVIOUS SURFACES:
BUILDINGS: 9,275 SF
CONC. / AC PAVING: 30,197 SF
TOTAL: 39,472 SF, 60.92% OF LOT

PROPOSED IMPERVIOUS SURFACES:
BUILDINGS:
CHURCH BUILDING: 4,965 SF
(E) RECTORY: 2,259 SF
(E) PARISH HALL: 4,417 SF
SUBTOTAL: 11,641 SF, 17.96% OF LOT
SITE:
AC PAVING: 24,552 SF
CONC. PAVING: 5,698 SF
SUBTOTAL: 30,250 SF, 46.68% OF LOT

TOTAL PROPOSED IMPERVIOUS SURFACES: 41,891 SF, 64.65% OF LOT
ALLOWABLE = 65%

PARKING:

(E) PARISH HALL: 4,417 SF TOTAL
FELLOWSHIP HALL MEETING ROOM: 1,148 SF
OCCUPANCY LOAD: 15SF PER PERSON = 76 PEOPLE
PARKING REQ'T: 1 SEAT PER 4 PEOPLE = **19 SPACES REQUIRED**
OFFICE: 3,269 SF
PARKING REQ'T: 1 SPACE PER 600 SF = **6 SPACES REQUIRED**

SUBTOTAL: 25 SPACES REQUIRED
ACTUAL: 26 SPACES

(E) RECTORY (PRIEST HOUSING): 2,259 SF
PARKING REQ'T: SINGLE-FAMILY DWELLING = **2 SPACES REQUIRED**
ACTUAL: 2 SPACES AT RESIDENCE

PROPOSED CHURCH PARKING:
CHURCH ASSEMBLY: 4.965 SF
PARKING REQ'T:
CHURCH ASSEMBLY: 1 SPACE PER 8 LF PEW IN MAIN AUDITORIUM
PROPOSED PEW 240 LF = **30 SPACES REQUIRED**
CHOIR: 1 SPACE PER 4 SEATS
PROPOSED 8 SEATS = **= 2 SPACES**
SUB TOTAL REQUIRED PARKING: 32 SPACES

REQUIRED NUMBER OF ACCESSIBLE SPACES (OSSC TABLE 1106.2):
3 SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE

TOTAL EXISTING SPACES: 63 SPACES
TOTAL PROPOSED PARKING: 60 SPACES PROPOSED (NET LOSS OF 3)

NOTE: PARISH HALL IS USED AFTER OR BEFORE CHURCH USE; NOT SIMULTANEOUSLY

LANDSCAPING: ALL LANDSCAPING TO REMAIN UNLESS NOTED OTHERWISE. PROTECT IN PLACE. PATCH BACK DISTURBED AREAS WITH SIMILAR.

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	PROPERTY LINES
	1' CONTOUR
	5' CONTOUR
	RETAINING WALL
	BURRIED UTILITY/TELECOM LINES
	OVERHEAD UTILITY LINES
	VEGETATION/LANDSCAPING
	PARKING STRIPING
	BUILDING
	ASPHALT
	SIDEWALK/PAVERS
	DECK
	BENCH
	SIGN
	WHEEL STOP
	MONUMENT AS NOTED
	LIGHT POLE
	UTILITY POLE
	EXISTING TREE
	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER

Conditional Use Permit
Additional Information
July 8, 2024

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PRELIMINARY
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PROJECT NO.: 23.75
HOLY TRINITY CATHOLIC CHURCH
355 OREGON AVENUE SE
BANDON, OREGON

DESIGN DEVELOPMENT

REVISIONS:

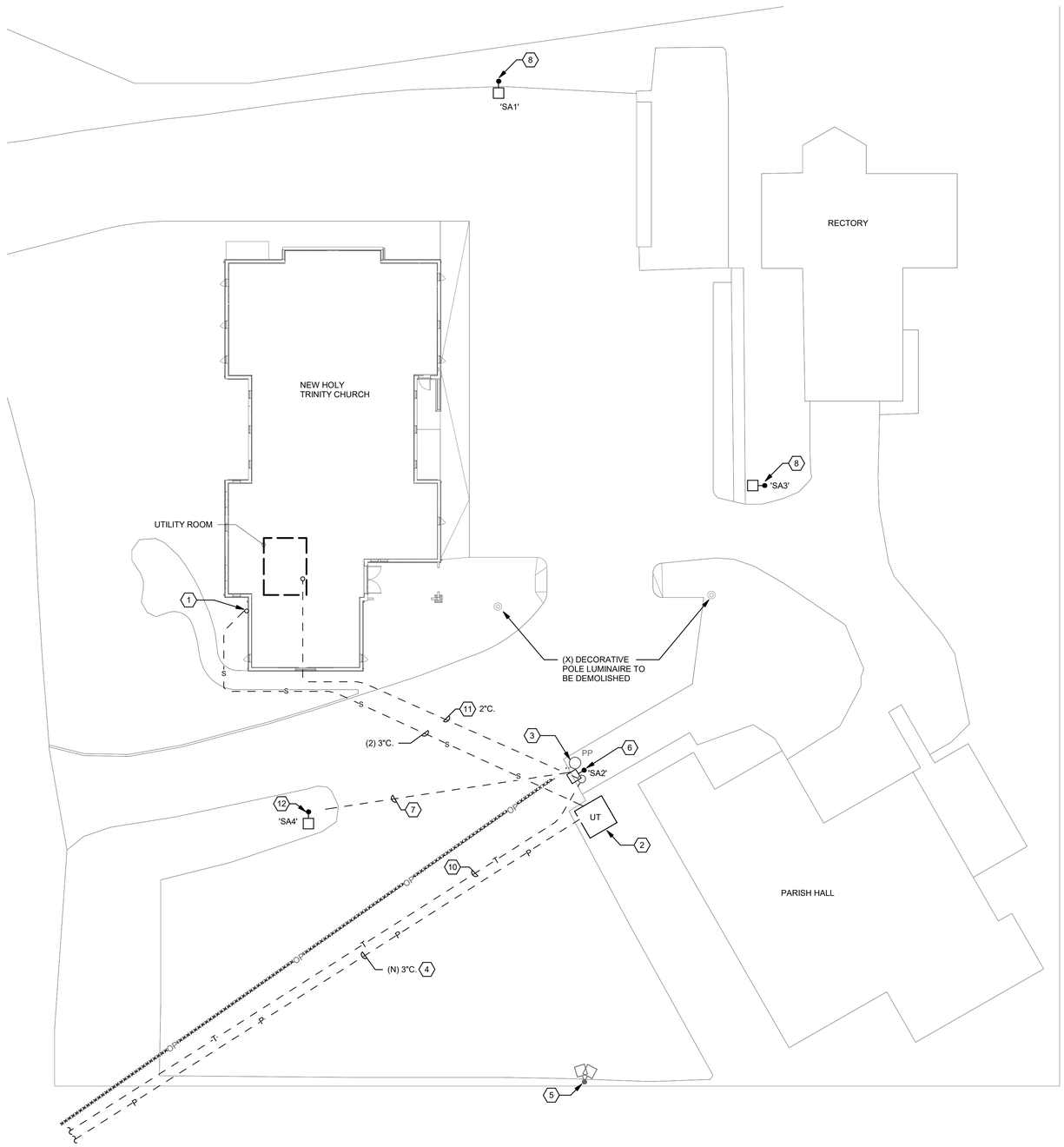
#	DATE	DESCRIPTION
1	5/13/24	PLANNING

DATE: MAY 2024

SHEET TITLE:
SITE LAYOUT PLAN

SHEET 3

FILE No. H:\Architecture\Jobs\23.75 Bandon Holy Trinity Catholic Church\1 Drawings\7_CAD & REVIT\SITE – CD\SITE PLAN.dwg 05/13/24 12:05 – Stephanie



1 SITE PLAN - ELECTRICAL

NORTH

0' 4' 8' 16'

1/16" = 1'-0"

SHEET KEYNOTES

1. LOCATION OF NEW BUILDING MOUNTED UTILITY METER BASE AND INCOMING SERVICE DISCONNECT. SEE SHEET E3.1 AND SINGLE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.
2. CITY OF BANDON ELECTRICAL DEPARTMENT TO SET NEW PADMOUNTED UTILITY TRANSFORMER AT LOCATION OF EXISTING PULLBOX.
3. EXISTING UTILITY POLE AND ASSOCIATED TRANSFORMER (ALONG WITH EXISTING OVERHEAD PRIMARY FEEDER) TO BE REMOVED BY CITY OF BANDON ELECTRICAL DEPARTMENT.
4. PROVIDE NEW 3"C. FROM EXISTING CITY OF BANDON ELECTRICAL DEPARTMENT PULLBOX NEAR INTERSECTION OF OREGON AVENUE AND 4TH STREET. PROVIDE TRENCHING AND SAWCUTTING OF PARKING LOT AS REQUIRED.
5. EXISTING SITE LIGHTING POLE TO BE RELOCATED TO THE NORTHEAST. (2) EXISTING AREA LUMINAIRES AND BULLHORN SUPPORT TO BE REMOVED FROM TOP OF POLE FOR REPLACEMENT WITH SINGLE, NEW AREA LUMINAIRE.
6. NEW LOCATION OF EXISTING SITE LIGHTING POLE. PROVIDE NEW CAST-IN-PLACE REINFORCED CONCRETE BASE. CONTRACTOR TO PROVIDE POLE BASE DESIGN, STAMPED AND SIGNED BY STRUCTURAL PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL.
7. INTERCEPT AND EXTEND EXISTING SITE LIGHTING CIRCUIT TO NEW POLE LOCATION AND NEW ASSOCIATED AREA LUMINAIRE.
8. EXISTING SITE LIGHTING POLE TO REMAIN. (3) EXISTING AREA LUMINAIRES AND BULLHORN SUPPORT TO BE REMOVED FROM TOP OF POLE FOR REPLACEMENT WITH SINGLE, NEW AREA LUMINAIRE.
9. NEW UNDERGROUND PRIMARY ELECTRICAL SERVICE TO BE EXTENDED FROM EXISTING POWER PULLBOX W00496.
10. PROVIDE NEW 2" BELOW GRADE TELECOM SERVICE CONDUIT (IN SHARED TRENCH, WITH MINIMUM 12" SPACING FROM POWER UTILITY CONDUIT) FROM EXISTING PROVIDER FACILITY TO EXISTING PEDESTAL ON SITE.
11. PROVIDE NEW 2"C. BELOW GRADE FROM TELECOM UTILITY PEDESTAL TO NEW WALL-MOUNTED RACK LOCATION IN BUILDING.
12. EXISTING SITE LIGHTING POLE TO REMAIN. (2) EXISTING AREA LUMINAIRES AND BULLHORN SUPPORT TO BE REMOVED FROM TOP OF POLE FOR REPLACEMENT WITH SINGLE, NEW AREA LUMINAIRE.

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P: 541.269.1166
general@hge1.com
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INTERFACE ENGINEERING
PROJECT 2023-1150
CONTACT Jeffrey Glanville
100 SW Main Street, Suite 1600
Portland, OR 97204
TEL 503.382.2266
www.interfaceengineering.com

REGISTERED PROFESSIONAL ENGINEER
75085PE
OREGON
MARCH 11, 2005
JAMES R. SATTEM
EXPIRES: 06/30/24

PROJECT NO.: 23.75

HOLY TRINITY CATHOLIC CHURCH

355 OREGON AVE. SE
BANDON, OREGON 97411

100% CD

REVISIONS:

#	DATE	DESCRIPTION

DATE: JUNE 28, 2024

SHEET TITLE:
SITE PLAN - ELECTRICAL

E1.1

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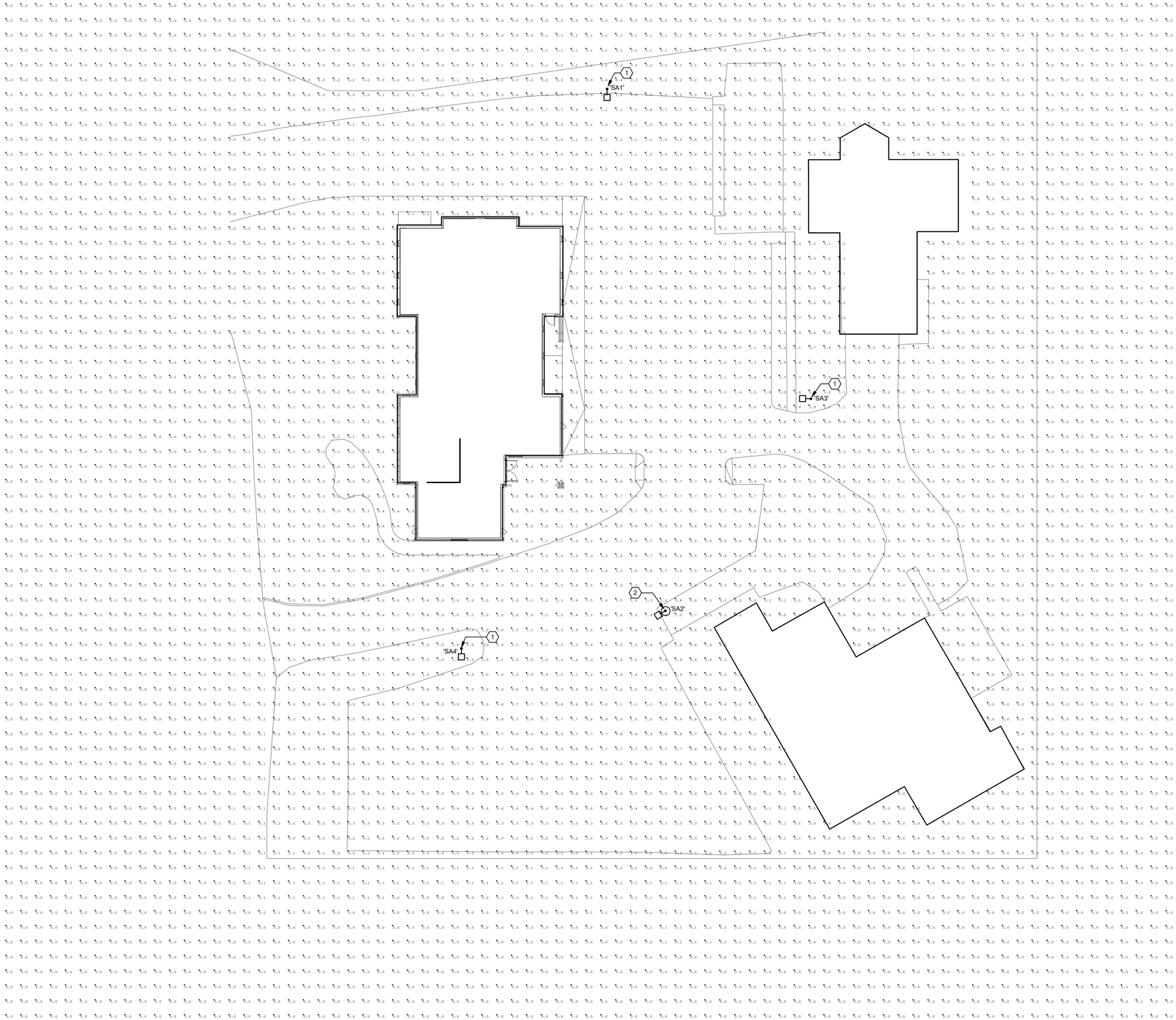

1 SITE PLAN - FULL REPLACEMENT PHOTOMETRICS

0' 4' 8' 16'

1/16" = 1'-0"

SHEET KEYNOTES

1. EXISTING AREA LUMINAIRES AND BULLHORN ARM REMOVED FROM EXISTING POLE. NEW, SINGLE-HEAD AREA LUMINAIRE TO BE INSTALLED ON EXISTING POLE.
2. EXISTING SITE LIGHTING POLE REMOVED FROM SE CORNER OF PARKING LOT TO BE RELOCATED TO THIS LOCATION. NEW, SINGLE-HEAD AREA LUMINAIRE TO BE INSTALLED ON RELOCATED POLE.

HGE ARCHITECTS
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PROJECT 2023-1150
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DATE: JUNE 28, 2024

SHEET TITLE:
SITE PLAN - FULL REPLACEMENT PHOTOMETRICS

E1.2PH

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D-Series Size 0
LED Area Luminaire

Catalog Number

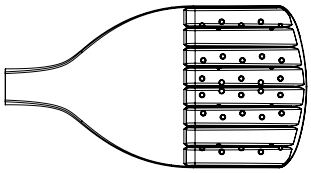
Notes

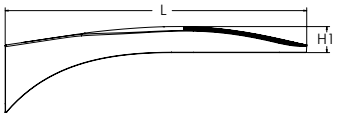
Type

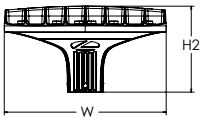
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)







Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series
DSX0 LED

LEDs
Forward optics

P1	P5
P2	P6
P3	P7
P4	

Rotated optics

P10 [1]	P12 [1]
P11 [1]	P13 [1]

Color temperature [2]

		Color Rendering Index [2]
(this section 70CRI only)		
30K	3000K	70CRI
40K	4000K	70CRI
50K	5000K	70CRI
(this section 80CRI only, extended lead times apply)		
27K	2700K	80CRI
30K	3000K	80CRI
35K	3500K	80CRI
40K	4000K	80CRI
50K	5000K	80CRI

Distribution

AFR	Automotive front row
T1S	Type I short
T2M	Type II medium
T3M	Type III medium
T3LG	Type III low glare [3]
T4M	Type IV medium
T4LG	Type IV low glare [3]
TFTM	Forward throw medium
T5M	Type V medium
T5LG	Type V low glare
T5W	Type V wide
BLC3	Type III backlight control [3]
BLC4	Type IV backlight control [3]
LCCO	Left corner cutoff [3]
RCCO	Right corner cutoff [3]

Voltage

MVOLT	(120V-277V) [4]
HVOLT	(347V-480V) [5,6]
XVOLT	(277V-480V) [7,8]
120	[16, 24]
208	[16, 24]
240	[16, 24]
277	[16, 24]
347	[16, 24]
480	[16, 24]

Mounting
Shipped included

SPA	Square pole mounting (#8 drilling, 3.5" min. SQ pole)
RPA	Round pole mounting (#8 drilling, 3" min. RND pole)
SPA5	Square pole mounting (#5 drilling. 3" min. SQ pole) [9]
RPA5	Round pole mounting (#5 drilling, 3" min. RND pole) [9]
SPA8N	Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
WBA	Wall bracket [10]
MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options
Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11, 12, 18, 19]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13, 18, 19]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14, 19]
PER7	Seven-pin receptacle only (controls ordered separate) [14, 19]
FAO	Field adjustable output [15, 19]
BL30	Bi-level switched dimming, 30% [16, 19]
BL50	Bi-level switched dimming, 50% [16, 19]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]

Other options
Shipped installed

HS	Houseside shield (black finish standard) [20]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [21]
HA	50°C ambient operation [22]
BAA	Buy America(n) Act Compliant
SF	Single fuse (120, 277, 347V) [24]
DF	Double fuse (208, 240, 480V) [24]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Ordering Information

Accessories

Ordered and shipped separately.

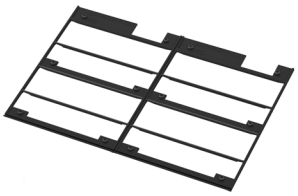
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK	Shorting cap [23]
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
13 PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
14 PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
18 Reference Motion Sensor Default Settings table on page 4 to see functionality.
19 Reference Controls Options table on page 4.
20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
22 Option HA not available with performance packages P6, P7, P12 and P13.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
24 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

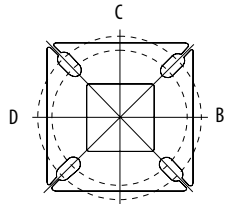
External Glare Shield (EGSR)



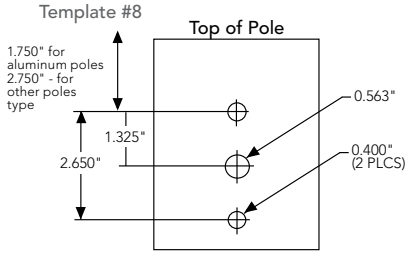
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Phototcell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300	T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

Performance Data

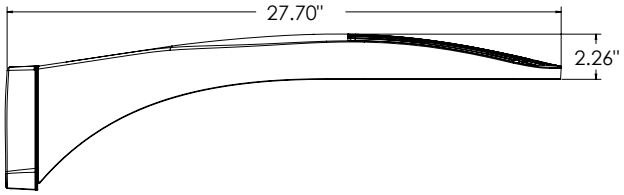
Lumen Output

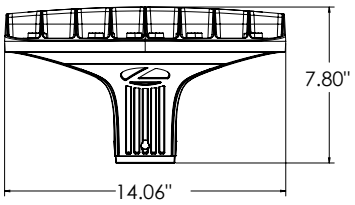
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics

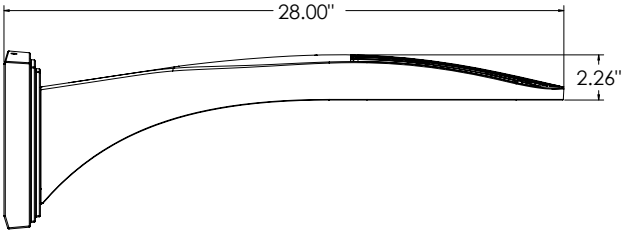
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
				T3M	8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137
				T3LG	7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122
				T4M	8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139
				T4LG	8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126
				TFTM	8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140
				T5M	9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143
				T5W	9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145
				T5LG	9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143
				BLC3	6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100
				BLC4	6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103
				RCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCCO	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
				T3M	14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121
				T3LG	13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108
				T4M	14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123
				T4LG	13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112
				TFTM	15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124
				T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
				T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
				T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
				BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
				BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
				RCCO	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCCO	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

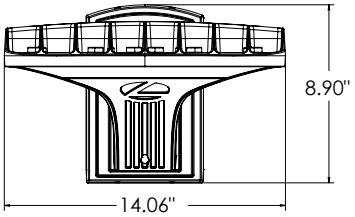
Dimensions



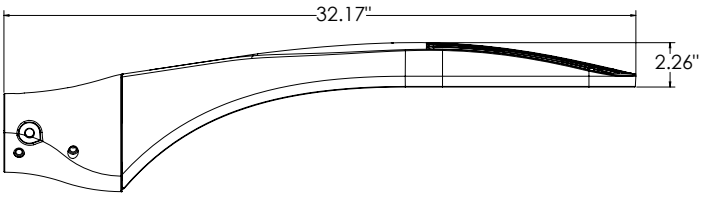


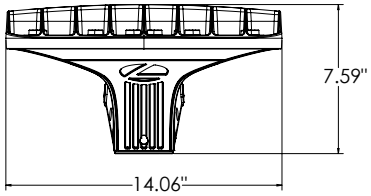
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs





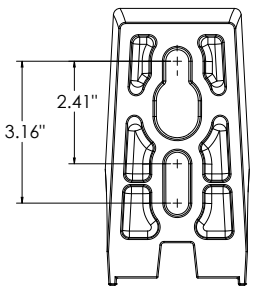
DSX0 with WBA mount
Weight: 27 lb



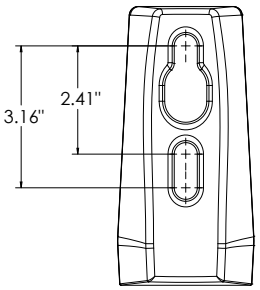


DSX0 with MA mount
Weight: 28 lbs

SPA (STANDARD ARM)



RPA



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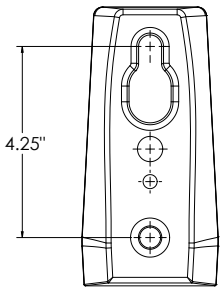
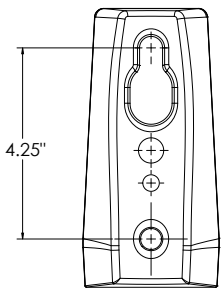


RPA5



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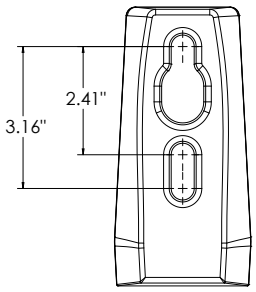
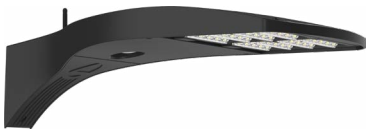
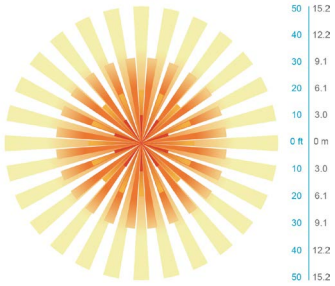


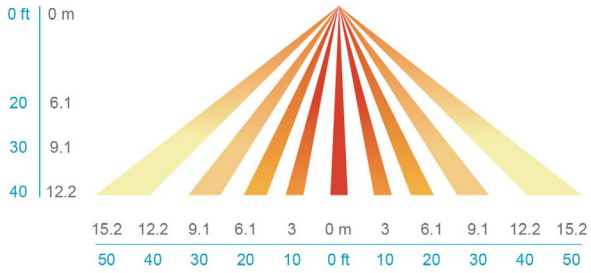
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

HGE ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS - PLANNING
333 S. 4TH STREET
COOS BAY, OR 97420
P: 541.269.1166
general@hge1.com
www.hge1.com

DATE 6/2/24 PAGE NO.

PROJECT Holy Trinity JOB NO.

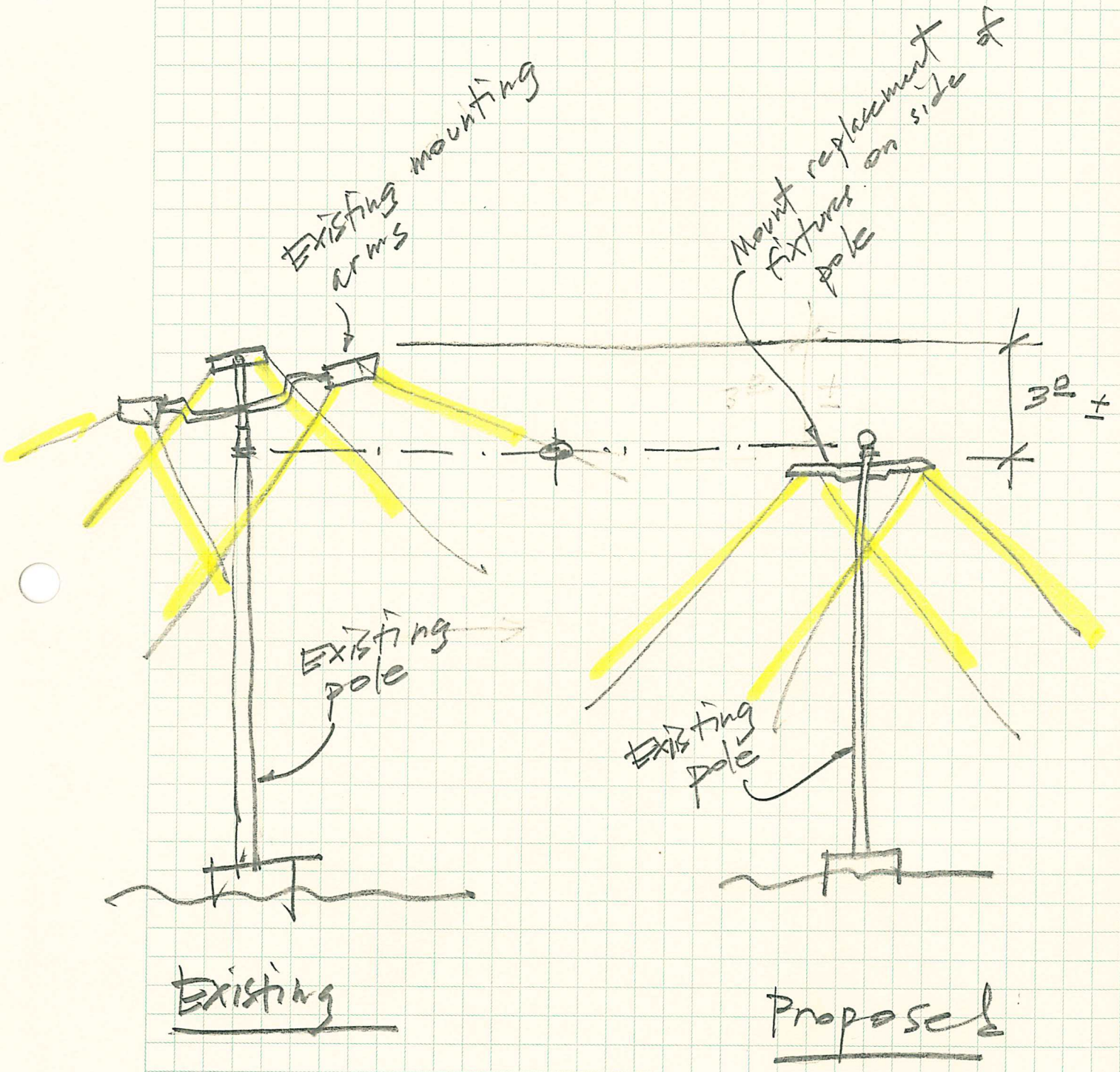


Exhibit B: Public Comments

Dana Nichols

From: Andrea McMahon <amcmahon@ci.bandon.or.us> on behalf of Andrea McMahon
Sent: Monday, July 1, 2024 8:23 AM
To: jeffg2720@gmail.com
Cc: planning@cityofbandon.org
Subject: FW: Form submission from: Contact Us

Follow Up Flag: Follow up
Flag Status: Completed

Good morning, Jeff,

Thank you for your comment. I will forward to the Planning Department for their information.

Enjoy your day,
Andrea

Andrea McMahon
Assistant to City Manager
555 Highway 101
Bandon, OR 97411
Voice: (541) 347-2437 x239
E-mail: amcmahon@cityofbandon.org

From: City of Bandon Oregon via City of Bandon Oregon <bandon-or@municodeweb.com>
Sent: Thursday, June 27, 2024 2:52 PM
To: amcmahon@ci.bandon.or.us
Subject: Form submission from: Contact Us

Submitted on Thursday, June 27, 2024 - 2:51pm

Submitted by anonymous user: 50.45.146.159

Submitted values are:

CONTACT INFORMATION
Full Name Jeff Friedman
Email jeffg2720@gmail.com
Phone Number 5413476147

Question/Comment
Regarding meeting of 6/27/2024 regarding Catholic Church teardown and rebuild. I live very close to the church. It is already a very noisy neighborhood. The fact is (and it is scientifically documented) that excessive noise is a severe health hazard. The church project will in a major way exacerbate an existing problem. The commission should NOT ALLOW this project to go forward.-----Jeff Friedman (I will attend the meeting via zoom).

The results of this submission may be viewed at:

https://www.cityofbandon.org/node/7/submission/17313

From: Dana Nichols
To: Nicolette Cline
Subject: Fwd: Planning Commission, BANDON
Date: Thursday, July 11, 2024 11:37:07 AM

---------- Forwarded message ----------
From: **Burek, Shirley M. (ARC-AV)** <shirley.m.burek@nasa.gov>
Date: Wednesday, July 3, 2024
Subject: Planning Commission, BANDON
To: Dana Nichols <dnichols@ci.bandon.or.us>
Cc: "jenwirsing@gmail.com" <jenwirsing@gmail.com>

Hi Dana-

First of all, thank you for many things. I truly believe you are the right person, doing a great job for the city of Bandon.

At the Planning Commission meeting, on June 27th. there were things I noted and want to address in this email. Firstly I have no problem with the church remodeling and continuing its religious practices. Much of it is during the daytime and rarely past 8 pm.

In 1937, the cost of rebuilding the church structure after the 1936 fire was $5,000 and built in 4 months.

That is not the 2024 norm. There are city codes and ordinances to comply with, and there are neighbors surrounding the property, such as the Bandon Inn, built in 1985.

The neighbors are the ones who live around the church 24/7. We don't arrive by car and leave in a few hours.

Night lights disturb the night sky. No question about that! Research shows that there is harm to the eyes with artificial lighting.

"LED lamps are rich in blue content compared to other artificial light sources, and the photobiological risk is even higher when cool-white light is used. Cool-white lights contain particularly high blue content, have high color temperature, and is often used in retail spaces."

OLEDWorks Research

https://www.oledworks.com/blog/the-hazards-of-blue-light-from-leds/#:~:text=LED%20lamps%20are%20richer%20in,often%20used%20in%20retail%20spaces.

The report shows that exposure to blue light can cause permanent damage to the retina. Light-induced damage can result from viewing either a very bright light for a short time or a less bright light for a longer duration, (development of Age-Related Macular Degeneration – AMD)

Also reported there is a disruption of our biological clock from exposure to the blue-rich light from lighting and screens suppressing melatonin production. This disrupts the circadian cycle negatively affecting both our physiology and behavior.

Blue light stimulates the body's biological clock to *wake up*.

Some of this analysis is from the French Agency for Food, Environmental and Occupational; Health & Safety (ANSES).

Any neighbor that sets up 4 stadium lights and thinks it's okay **is not okay**. The human eye is attracted to light especially when surrounded by darkness. Our eyes have sensors that are activated by light.

I have stated before, that the tall 18' poles, set on 4' concrete bases reach above the treelines and rooftops – it's like seeing a large TV monitor turned ON all night long. How is that a beautiful aesthetic thing to see in the sky?

This is a small coastal city, the night sky is relished by its occupants especially on a clear night to see the Heavens.

Ultimately, light pollution destroys night vision.

I have looked at lighting from tall poles in other churches, streets, and commercial buildings. None are the style of stadium lights that are designed for sporting fields to cover a lot of physical action over hours of night play. No such activity is going on during the night-time hours that I have seen.

My last note is; that my house does not need any interior night lighting because if I keep my shutters and curtains open, the night lights from the church property flood into my home. I can only shut the lights out for peace *if* I close my shutters, and use layers of curtains in my

bedroom.

That's how bright the lights are!

Thanks again for listening and reading,

Happy 4th of July!

Shirley Burek

350 Oregon Ave SW

Bandon OR 97411

From: Burek, Shirley M. (ARC-AV)
Sent: Thursday, June 27, 2024 2:46 PM
To: emailing <planning@cityofbandon.org>
Subject: COMMENT; NOTICE OF PUBLIC HEARING

Hello, City of Bandon Planning Commission.

I would be remiss to not comment on the new church building on 355 Oregon Ave SW.

I am a neighbor directly across the street. **A neighbor**.

Not someone who visits the church building for a few hours a week and then goes home.

A neighbor who is impacted by any change another neighbor does.

I work full-time for the federal government and my home office is just that, I work from my home.

Since I moved here in February 2021 I have seen unnecessary lighting issues assembled that impact my house environment directly.

-Glare from the very tall “stadium lights” which were installed in November 2021 has been a constant issue. They are on before any city lights and stay on the longest. No one is using the parking lot all night long.

-The dark eastern sky is no more due to the all-night stadium lights.

-The conglomeration of different kinds of lights is disturbing to view. There seems to be no aesthetic appeal.

Although the church was founded 100 years ago, long before the surrounding residential neighbors' homes were built that does not make right the indulgences or allowances for a building or business to do what it wants when it wants without considering the neighborhood.

Some time ago, half of the massive Monterey Pine tree was cut down. Because of that, more light from the back of the parking lot now shines directly onto my property, invading my privacy. Even the very large church sign, which is not on church property has LED lights angeled in my direction.

These are some of the disturbances the church has made that impact my comfort.

Thanks for listening,

Shirley Burek

350 Oregon Ave SW

Bandon, OR 97411

--

Dana Nichols | Planning Director
City of Bandon
541.347.2437
www.cityofbandon.org

City of Bandon
Attention: Planning Commission
555 Highway 101
Bandon OR 97411

Subject: Additional Comments Regarding Conditional Use Permit Application 24-007-355

Dear Planning Commissioners,

The height of the existing lights, regardless of the style of the head, is inconsistent with residential style lighting. The 20-foot-tall lights are egregious and they need to be modified and they need to be adequately addressed in the land use application, which currently the land use application is very silent on. Unfortunately, the city manager, two and half years ago, did not implement your code. He did not require the church to process this major modification (installation of parking lot lights) through a land use application process. His actions are not your fault, but it is your responsibility to right the wrong. I believe you have no choice but to deny the land use application until the church submits a lighting plan that is conformance with the code and does not adversely impact the neighbors. Please understand, I want them to light their parking lot and build their new church, but not at an adverse impact to the neighborhood. In short, the lighting should not be visible from the Coquille River bridge and not adversely impact the neighborhood.

The applicant has proposed to replace the multiple fixture head stadium style lighting with a D Series Size 0 light on the same 20-foot-tall pole. But the problem still remains, the height of the pole is the core problem that is not being addressed. Regardless of the style of the head, the height and position will produce a substantial glare when viewed from neighboring properties regardless if there is no light pollution on immediate adjacent properties. A 20-foot-tall pole should not be approved even with only one light. By approving the land use application, you are approving the lighting plan that is inconsistent with the purpose of your code and is subject to an appeal process.

Please deny the application because the ENTIRE project (which includes the lighting) does not meet the current code requirements. Specifically, the nature and scale of the outdoor lighting does not meet the purpose outlined in the code. Please direct the applicant to resubmit the application with as much thoughtfulness towards their lighting plan as they showed to their beautiful new church.

Sincerely,

Jennifer Wirsing

Jennifer Wirsing
395 Oregon Avenue SE

City of Bandon

555 Hwy 101, PO Box 67
Bandon, OR 97411
(541) 347-2437

Bandon by the Sea

AGENDA REPORT

TO: Planning Commission

FROM: Dana Nichols, Planning Director

DATE: July 25th, 2024

SUBJECT: **6.1 WORK SESSION TO DISCUSS AND INITIATE A MASTER PLANNED DEVELOPMENT ORDINANCE**

BACKGROUND:

In the FY23-24 workplan, the Planning Commission and City Council identified developing a Master Planned Development ordinance.

ANALYSIS OF THE ISSUES:

The City's current zoning designations allow for limited mixed-use development and the only current path for modifying zone standards is a Planned Unit Development (PUD). This rigidity is commonly brought up by prospective developers looking to build affordable and/or workforce housing and by parties interested in developing second story housing in commercial buildings. Additionally, Bandon has many wetlands that can make it challenging to efficiently use land area without sprawl. For this reason, many cities look to master planning or area planning to allow special zoning and land use patterns in unique or exceptional circumstances.

Staff propose a code that allows properties over ten (10) acres to adopt their own zoning and land use through a Type IV legislative process. The applicant would present an area plan to the Planning Commission for recommendation and then City Council for adoption, providing a zone map, zone code text for standards, and preliminary subdivision plat. The process would require a legislative amendment to adopt the zoning, an administrative review (Type II) process to ensure the development plan matches the concept plan approved the City Council, and then Type I approval for the actual development (zoning compliance).

The benefit to allowing this type of development process is two-fold: allow for creative design that helps the city achieve specific goals and to create a public benefit. Staff have identified the following potential public benefits:

1. Preserving open space, wetlands, areas subject to flooding or hazards, and wildlife corridors or existing landscape features that otherwise wouldn't be protected through conventional development.
2. Allowing for innovative planning that encourages creative building design and function by allowing for flexibility in development standards, permitted uses, and site layout.

3. Encourage housing options that meet the wide range of needs of our community.
4. Promote transportation efficiency.
5. Providing environmentally sustainable development, which might include features such as on-site water retention using bioswales, LEED certified buildings, passive or low energy construction and design, or another design that identifies a potential significant environmental impact and ensures appropriate mitigation.
6. Promote economic development, diversification of local economy, and/or job creation, retention or expansion.
7. Provide greater certainty about the character, design, density, or functionality of residential or commercial development.
8. Create vibrant, mixed-use neighborhoods with a balance of housing, employment, civic, and recreational opportunities.
9. Provide a needed service or facility in an orderly and fiscally responsible manner.

RECOMMENDATION:

The following is recommended to the Planning Commission:

1. Review and discuss the information provided; and

2. Make a motion to recommend the City Council initiate a Type IV process to consider a Master Planned Development ordinance.

Attachments:
1. Draft Ordinance language

Title 16

APPLICATION REVIEW PROCEDURES AND APPROVAL CRITERIA

Chapters:

Ordinance History: #934, 1135, 1171, 1205, 1208, 1230, 1365, 1367,1471, 1487, 1504, 1546, 1565, 1567, 1604,1616, 1623,1625, 1626, 1629, 1636, 1639

MASTER PLANNED DEVELOPMENT

Sections:

Ordinance History: 1645

16.20.010 Purpose.

The purpose of the Master Planned Development chapter is to provide a process through which a special area plan may be created that allows for greater flexibility in zoning and land use in a way that provides a public benefit. These benefits include:

1. Preserving open space, wetlands, areas subject to flooding or hazards, and wildlife corridors or existing landscape features that otherwise wouldn't be protected through conventional development.
2. Allowing for innovative planning that encourages creative building design and function by allowing for flexibility in development standards, permitted uses, and site layout.
3. Encourage housing options that meet the wide range of needs of our community.
4. Promote transportation efficiency.
5. Providing environmentally sustainable development, which might include features such as on-site water retention using bioswales, LEED certified buildings, passive or low energy construction and design, or another design that identifies a potential significant environmental impact and ensures appropriate mitigation.
6. Promote economic development, diversification of local economy, and/or job creation, retention or expansion.
7. Provide greater certainty about the character, design, density, or functionality of residential or commercial development.
8. Create vibrant, mixed-use neighborhoods with a balance of housing, employment, civic, and recreational opportunities.
9. Provide a needed service or facility in an orderly and fiscally responsible manner.

16.20.020 Applicability

A. A Master Planned Development (MPD) may be adopted for any land area inside City limits over ten (10) acres in size in single ownership, or if in multiple ownerships, with specific agreement signed by each property owner satisfactory to the City.
B. All properties included in an MPD must be contiguous.

16.20.030 Development Standards

Standards listed in the Bandon Municipal Code may be modified through the Master Planned Development Process without the need for a variance. The reviewing bodies should consider whether the proposed standards provide a greater community benefit than would otherwise occur using the existing standards. In evaluating the "community benefit" the reviewing bodies shall apply the following criteria:

A. The modification does not conflict with the Comprehensive Plan.
B. The proposed modification meets the purpose and intent of the Comprehensive Plan designation and/or the development code standard to be modified.
C. The project provides a public benefit that would not otherwise be provided using existing development standards.
D. If the development includes provisions for affordable housing, additional density may be allowed.

16.20.040 Review Process

Approval of a Master Planned Development will occur in three steps:

A. The Master Planned Development shall require a Type IV process, subject to 16.04.080. This will result in an area plan that is adopted as a chapter of the Bandon Municipal Code.
B. Once approved, the applicant will prepare a detailed development plan and preliminary subdivision plat requiring a Type II review, subject to 16.04.060.
C. The final plat shall be approved through a Type I review, subject to 16.04.050.

16.20.050 Application Requirements

An application for an MPD shall include the following:

A. Existing conditions map
B. Conceptual site plan (land use, building envelopes, circulation, open space, utility connections, or other information necessary to convey a concept plan).
C. Proposed grading and drainage plans.
D. Landscaping concept plan.
E. Signage concept plan.
F. Utility connection concept plan.
G. Architectural or design concept plan (materials, architectural styles, size and height of structures).
H. Any existing or proposed covenants and restrictions.
I. Narrative report detailing the following:
    a. Statement of planning objectives to be achieved by the master planned development through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant;
    b. Compliance with the purpose of the MPD and the approval criteria.
    c. Description of the maintenance plans for any common areas or open space.
    d. Any additional reports or studies to determine potential project impacts and mitigation as required by the Planning Director. May include, but is not limited to, geotechnical reports, traffic impact assessments, public facilities sufficiency plans, and plans that address concerns such as noise, lighting, glare, air quality, etc.

16.20.060 Approval Criteria

The City, in approving a Master Planned Development, shall make findings that all of the following criteria are met:

A. The proposed use conforms with the Comprehensive Plan.
B. If a land division is required, the proposal is consistent with Chapter 16.08.
C. The proposal clearly meets at least one of the public benefits listed in 16.20.010.
D. The City has sufficient facilities to serve the proposed uses.
E. The overall density allowed by the Comprehensive Plan is maintained through the provisions of dedicated open space. Any open space proposed for dedication to the City must be acceptable to the Planning Commission and approved by the City Council based on budgetary, maintenance, and liability considerations. Open space that is conveyed to a homeowners' association or other legal entity must provide a maintenance plan acceptable to the city and provisions for property tax payment. The City, through conditions of approval, may also require public access be provided through easements or the dedication of land.

16.20.060 Plan Adoption and Expiration

A. The approved Master Planned Development shall be binding upon future uses and development of the property, except when an approval expires.
B. A Master Planned Development shall become void three years after the date of approval of the applicant has not filed with the City a Type II application for a detailed development plan and final plat approval.
C. The City Council may grant up to a one-year extension, provided the extension is requested prior to expiration and that the required fees are paid. The City Council may deny the request for extension if the Comprehensive Plan policies and/or ordinance provisions have been modified since the approval.

16.04.070 Detailed Development Plan

A. Detailed development plan submittal requirements are determined based on the conditions of approval for the concept plan. At a minimum, the detailed development plan submittal shall contain information demonstrating compliance with the concept plan. The detailed development plan and preliminary subdivision plan shall be reviewed using the Type II procedure to ensure substantial conformance to the approved concept plan.
B. Approval of the detailed development plan shall be based upon a finding that the final plan substantially conforms to the concept plan, including any concept plan conditions of approval. Minor changes to the approved concept plan may be approved with the detailed plan where the Planning Director finds that the modification is necessary to correct an error or to address changes in circumstances beyond the applicant's control that have occurred since the date of project approval. Other changes must be reviewed as major modifications through a Type III process.

16.04.080 Subsequent Development Reviews

Where the City has previously approved a development project in concept as part of a master planned development approval, as determined by the Planning Director, subsequent land use applications for the same project may be processed through a Type I review.

City of Bandon

555 Hwy 101, PO Box 67
Bandon, OR 97411
(541) 347-2437

Bandon by the Sea

PLANNING COMMISSION AGENDA	DATE: 07/25/2024
SUBJECT: PLANNING DEPARTMENT REPORT	ITEM NO: 7.1

The purpose of this memorandum is to provide a summary report to the Commission about Planning Department activities, including details about on-going projects and changes to practice in the Department.

PLANNING APPLICATIONS:

Received as of July 18th, 2024 (YTD):

Single Family Dwelling ZC	Accessory Structures ZC	CUP	Land Divisions	ADU	Other
12	9	3	3	4	19

Materials and information about pending Land Use decisions:
https://www.cityofbandon.org/planning/page/pending-land-use-decisions

Materials and information about recent Land Use decisions:

https://www.cityofbandon.org/planning/page/recent-land-use-decisions

PLANNING FEES:

	LAST FY	JULY - JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Total Fees	$61,465	$23,975	$3,291	$4,366	$9,305	$4,918	$4,475	$48,533

PROJECT UPDATES:

GRANTS: We received the requested $10,000 in grant requests to support the placement of a RARE AmeriCorps member for this fall. Our RARE will start in September and work with us through July of next year. We look forward to introducing them to you!

Staff are preparing to submit a grant request to the Transportation and Growth Management program for a Master Plan for the Donut Hole. This grant is due July 31st. Staff will also be submitting a pre-application for the Oregon Community Paths grant, which opens on August 1st, to fund the partial construction of the Beach Access Connector, a pathway along Beach Loop Drive.

GRAVEL POINT: The Gravel Point project was appealed to the Land Use Board of Appeals (LUBA) by the Oregon Coast Alliance (ORCA). The record has been prepared, accepted, and the City received the appellant's brief. The City has opted not to prepare a brief, however the attorney for Gravel Point has intervened on the City's behalf. A decision will be rendered by the end of August.

PROCESS UPDATE: The new residential development application for single-family and duplex dwellings will be available starting July 22nd. This permit will combine all city forms required for single-family development into one, and hopefully, streamline and clarify the process for development for the end user. As part of this application, the City will now be requiring an engineering review of all new residential development at a cost of $960 per application.

SUBMITTED BY:

Dana Nichols

Dana Nichols, Planning Director