



LAND USE APPLICATION

OFFICIAL USE ONLY	
DATE RECEIVED:	<u>3/25/24</u>
PLANNING FILE #:	<u>24-021</u>
APPLICATION COMPLETE:	_____

APPLICATION CHECKLIST

The following materials must be submitted with your application, or it will not be accepted at the counter.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Complete signed Land Use Application | <input checked="" type="checkbox"/> Fee |
| <input type="checkbox"/> Survey (if applicable) | <input checked="" type="checkbox"/> Supplemental forms and findings |
| <input checked="" type="checkbox"/> One set of to-scale plans (paper or digital) | <input checked="" type="checkbox"/> Consolidation request form (if applicable) |
| <input checked="" type="checkbox"/> Evidence of ownership and/or written statement authorizing representation | |

TYPE OF APPLICATION (check all that apply):

TYPE I	TYPE II	TYPE III	TYPE IV
<input type="checkbox"/> Zoning Compliance <input type="checkbox"/> COA <input checked="" type="checkbox"/> Floodplain Development <input type="checkbox"/> Home Occupation <input type="checkbox"/> Final Plat <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Sign	<input type="checkbox"/> Adjustment <input type="checkbox"/> COA <input type="checkbox"/> Preliminary Plat (Partition & Subdivision) <input type="checkbox"/> Plan Review <input type="checkbox"/> Geologic Assessment Review	<input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> PUD Preliminary Plat <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Map Change	<input type="checkbox"/> Annexation <input type="checkbox"/> Comp Plan Amendment <input type="checkbox"/> Zoning Map Change

Description of proposal:

Requesting consolidated approval to construct a single family dwelling on the subject lot, located in the FEMA Floodplain, CD-2 Zone, Shoreland Overlay Zone, and Beaches and Dunes Overlay Zone.

The proposed residential development is located on the portion of the property that has an exception to Statewide Planning Goal 18, Beaches and Dunes. (See additional materials)

PROPERTY DESCRIPTION (attach more pages as necessary):

Coos County Assessor's Map Number	Tax Lot(s)	Size (acres or sq)	Zone
28S-15W-25BD	3900	0.19 acres	CD-2/FP/SO/BDO

Physical Address(es): 1277 4th Street SW, Bandon OR 97411

APPLICANT/OWNER(S):

Applicant/Owner Name(s) (Printed): Helleck/Anderson Family Trust; David Helleck, Trustee

Applicant/Owner Signature:

Date: 3/12/2024

Mailing Address: 1500 Anita Ln, Newport Beach, CA 92660

Phone: (949) 922-5696 or (714) 751-2464 Email: dhelleck@earthlink.net

APPLICANT'S REPRESENTATIVE(S): **ADDITIONAL SHEET ATTACHED**

Representative Name (Printed): Dave Reed; Wayward R Studio

Representative Signature:

Date: 03/08/2024

Mailing Address: P.O. Box 1808, Bandon, OR 97411

Phone: (541) 551-0057 Email: Info@waywardstudio.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application. Signing this form indicates agreement with the Planning Department's policies and disclosures.

ADDITIONAL PROJECT REPRESENTATIVES:

Architect:

Alan Sakimoto
Alan Sakimoto Architect Inc.
1441 W. 183rd Street
Gardena, CA 90248
Alansakimoto@gmail.com
(310) 532-7108

Structural Engineer:

Cameron Harris
Ciota Engineering
156 Clear Creek Dr #101
Ashland, OR 97520
Info@ciotaengineering.com
(541) 552-0290

Land Use Consultant:

Megan Lawrence
South Coast Consulting LLC
PO Box 134
Langlois, OR 97450
Southcoastconsultingllc@gmail.com
(559) 708-8899

Civil Engineer:

Mortier Ang Engineers
1355 Oak St. STE 200
Eugene, OR 97401
(541) 484-9080



CONSOLIDATION REQUEST

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

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

I request to consolidate the following land use applications:

Conditional Use to develop in the Shoreland Overlay Zone and Beaches and Dunes Overlay Zone, and Floodplain

Development Application for property at 1277 4th Street SW, Bandon OR.

Property Owner Signature:

Date:

3/13/2024

Applicant Signature:

Date:

03/13/2024

All signatures represented must have the full legal capacity and hereby authorize the filing of this application. Signing this form indicates agreement with the Planning Department's policies and disclosures.



CONDITIONAL USE FORM

Supplemental to Land Use Application

OFFICIAL USE ONLY

DATE RECEIVED: 3/25/24
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 APPLICATION COMPLETE: _____

I. Findings of Fact: Conditional Use Permits may be approved if the Planning Commission finds that the applicant has shown that approval standards A through H of the Bandon Municipal Code (BMC), listed below, have been met. The burden of proof is on the applicant to show how the request meets the approval standards and code provisions. **A written response to all applicable approval standards and provisions must be part of your application. If a standard or provision is not applicable to your request, explain why. Attach as many sheets of paper as necessary; be sure to address each standard and provision.**

Approval standards for conditional uses (BMC 16.12.040)

The approval of all conditional uses shall be consistent with:

- A. The Comprehensive Plan;
- B. The purpose and dimensional standards of the zone except as those dimensional standards have been modified in authorizing the conditional use permit.
- C. That the site size and dimensions provide adequate area for the needs of the proposed use;
- D. That the site size and dimensions provide adequate area for aesthetic design treatment to mitigate possible adverse effect from the use of surrounding properties and uses;
- E. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features;
- F. All required public facilities and services have adequate capacity to serve the proposal, and are available or can be made available by the applicant;
- G. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the permitted uses listed in the underlying zoning district;
- H. All other requirements of this title that apply.

II. Project Description:

Physical Address: 1277 4th Street SW, Bandon OR 97411

(Please check all that apply)

- Change of Use
- New Construction
- Alterations
- Other:

Additions to Building:

- Rear
- Front
- Height
- Side Yard

Present Use: Vacant property

Proposed Use: Build a Single-Family Dwelling and stormwater management system.

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

- A completed Land Use Application: Conditional Use Permit.
- Written Findings of Fact addressing all approval standards and provisions.
- Other information deemed necessary by the Planning Director to allow review of the applicant's proposal.
- Payment of applicable review fees, which can be found on the City's web page.

I hereby certify that the statements contained herein are in all respects true and correct to the best of my knowledge and belief.

<input checked="" type="checkbox"/>	3/12/2024
Property Owner/Applicant Signature	Date
<input checked="" type="checkbox"/>	03/08/2024
Applicant's Representative Signature	Date



City of Bandon Attn: Planning Department 555 Hwy 101 Bandon, OR 97411 Planning@cityofbandon.org

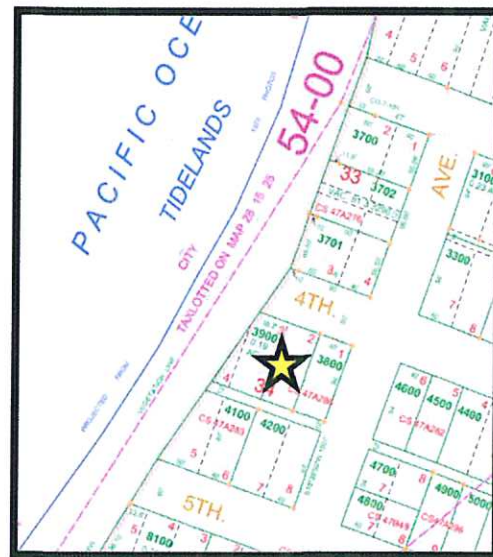
March 7, 2024

City of Bandon,

Please accept this document as the required burden of proof for a consolidated Land Use Application requesting Conditional Use and Floodplain Development approval to construct a single-family dwelling and engineered drainage system on property identified as 1277 4th Street SW (28S-15W-25BD/TL 3900).



(Fig. 1: Coos County, TaxLotViewer 2024)



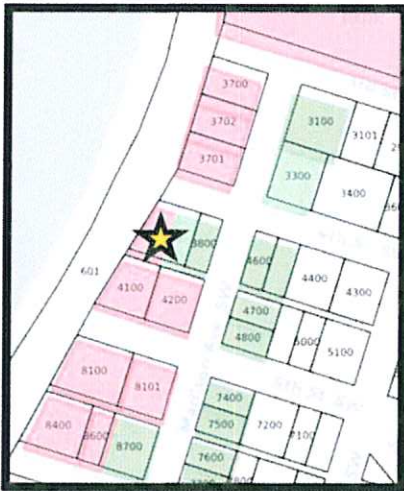
(Fig. 2: ORMAP, Plat Map)

I. PROPERTY DESCRIPTION

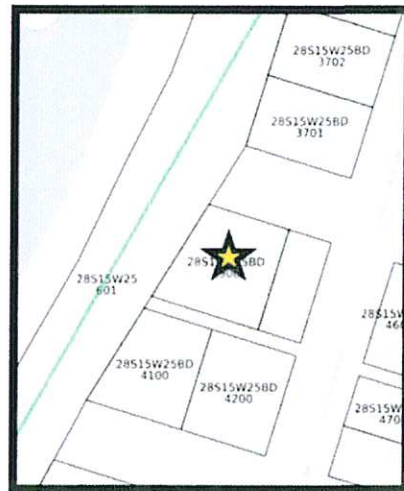
Described as Lots 2, 3, and 4 of Block 34 of the Amended Breakwater Addition subdivision of the City of Bandon, the subject property, 1277 4th Street SW, is dune facing on its western boundary and fronts an unopened/unimproved segment of 4th Street SW on its northern boundary. A detached single-family dwelling with detached garage is located on private property abutting the subject property's eastern boundary. Across the rear alley are undeveloped lots and an additional single-family dwelling. Lots 3 and 4 of the property contain downslope portions of a foredune and native beach grasses. Lot 2 is also covered with native vegetation but does not contain a foredune or other regulatory beach structure(s). The property slopes gently downward from the peak of the foredune located west of Lot 4 at the statutory vegetation line, with Lot 2 mostly flat. Lot 2 was granted an exception to Statewide Planning

Goal 18, Beaches and Dunes (Fig. 3), and is not subject to the City's Beaches and Dunes Overlay (BDO) Zone or other regulations prohibiting residential development on this portion of the property but is located in the City's Shoreland Overlay (SO) Zone.

All proposed development is located east of the statutory vegetation line, within the boundaries of the subject property. No alteration or impact to the nearby foredune is proposed.



(Fig. 3: OCMP Goal 18 Inventory, 2015).



(Fig. 4: OPRD Statutory Vegetation Line, 1967)

Existing Site Conditions (03/07/2024)



Southwest view from 4th Street ROW



Northwest view from rear alley



Western view of unimproved 4th Street SW



Northern view of Madison Ave. existing neighborhood



Southern view of Madison Ave. existing neighborhood



Northern view of East property line from alley

II. BACKGROUND

The landowners purchased the subject property in the 1980's with the long-term goal of developing the property with a single-family dwelling. In the more than three decades that the landowners have owned the subject property, they have communicated extensively with the City and participated in public improvement projects (Jetty Sewer District) working towards their goal of developing the property with a residence. In 2017, after more than four years of working closely with city staff on a preliminary development plan, the landowners applied for formal land use approval and were informed by a new city planning staff that the preliminary plan and application would not be accepted unless a variance was granted due to the eaves of the proposed dwelling projecting approximately sixteen (16) inches over Lot 3. Having spent significant time and resources, the landowners subsequently filed an application for a variance. The variance was denied by the Planning Commission at the

recommendation of planning staff (VAR-17-104). The landowners have spent the last six years revising their preliminary development plan to conform to the City's evolving land use regulations.

This application is similar to the plans presented in the 2017 variance request, but the structure has been redesigned to conform to the City's variance denial and recently adopted Ordinance 1653. This application requests conditional use approval for residential development in the SO on Lot 2 of the subject property, and conditional use approval of "other development", limited to stormwater management/mitigation, on Lot 3 in the BDO and SO. A Floodplain Development application is also included for to maximize the efficiency of this review.

The landowners were made aware of the City's practice of requiring property owners to design and install private drainage solutions, prior to issuance of Certificate of Occupancy, on properties where no connection to public stormwater facilities is available. No public stormwater facilities exist in the vicinity of the subject property. Finding no prescriptive language (applicability, standards or approval criteria) in the City's Zoning Ordinance or Municipal Code to support this city practice, this application requests formal review and approval of the proposed drainage solution during the land use review process, as a permitted mitigation measure in the SO and "other development" in the BDO.

"Residential development, and commercial and industrial buildings" are prohibited in the BDO (BMC 17.77.020). "Other development", defined by BMC 17.77.030 as any development not described by BMC 17.77.020 may be allowed as a Conditional Use. This application contends that stormwater management facilities/drainage systems are not generally categorized by the type of development they serve. The proposed stormwater management system/plan is a mitigation measure that serves both the coastal shoreland and proposed development, and qualifies as "other development". Findings to support approval of the proposed request are discussed in section IV of this application.

III. CONDITIONAL USE REQUEST

Approve a Conditional Use Permit to allow (1) construction of a single-family dwelling on Lot 2 of the subject property in the CD-2 Zone, Shoreland Overlay Zone, Floodplain, and Beaches and Dunes Overlay Zone, with an exception to Statewide Planning Goal 18, and (2) approve an engineered drainage solution ("other development") to be constructed on Lot 3 of the subject property, located in the CD-2 Zone, Shoreland Overlay Zone, Floodplain, and Beaches and Dunes Overlay Zone.

IV. APPLICABLE CRITERIA:

A. BMC 15.28 Floodplain Insurance	D. BMC 17. 76 Shoreland Overlay (SO) Zone
B. BMC 16.12 Conditional Use	E. BMC 17.77 Beaches and Dunes Overlay (BDO) Zone
C. BMC 17.24 CD-2 Zone	F. BMC 17.104 Supplementary Provisions

For ease of reference: excerpts from the Bandon Municipal Code, Comprehensive Plan, and other applicable documents are depicted in gray font throughout this document. Applicant's responses (proposed findings) follow with bolded headlines.

A. BMC 15.28 FLOOD PLAIN INSURANCE

15.28.070 Basis for establishing the areas of special flood hazard.

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled " The Flood Insurance Study for Coos County, Oregon and Incorporated Areas" , dated December 7, 2018, and the Flood Insurance Map (FIRM) are hereby adopted by reference and declared to be the best information available and part of this ordinance. The Flood Insurance Study and the FIRM are on file at City Hall.

Applicant's Response: In 2008, Lot 3 was granted a Letter of Map Amendment (LOMA), removing this portion of the property from FEMA's area of special flood hazard (SFHA), Coastal High Hazard Area (CHHA), and National Floodplain Insurance Program (NFIP) requirements on the basis that general development of Lot 3 is prohibited by Statewide Planning Goal 18. In 2014 the property owners consolidated the subject property into its current configuration. A 2015 redetermination of the property's LOMA resulted in the property as a whole being re-designated into the SFHA, CHHA, and NFIP due to the tax lot consolidation recorded with Coos County. The LOMA was revalidated by FEMA in 2018 (15-10-0356A), the property in its current configuration is subject to this section of the code.

15.28.110 Development permit required.

A Floodplain Development permit shall be required before construction or development begins within any area of special flood hazard established in Section 15.28.070. The permit shall be for all structures including manufactured homes, as set forth in the definitions, and for all other development including fill and other activities, also set forth in the definitions.

Applicant's Response: A Floodplain Development permit application for the proposed development is included in this application.

B. BMC 16.12 CONDITIONAL USE

16.12.040 Approval standards for conditional uses.

The approval of all conditional uses shall be consistent with:

A. The comprehensive plan;

Applicant's Response: A portion of the property is described in the Comprehensive Plan as one of three properties in the City of Bandon with an exception to Statewide Planning Goal 18. A Goal 18 exception grants this portion of the property the right to be developed for residential use. Chapters 17.76 and 17.77 enforce the City's Goal 17 and Goal 18 policies. The requests contained in this application are listed uses (permitted and conditional) in the applicable chapters of the Municipal Code, and support the Comp Plan's policies related to housing. This application is also consistent with the planning process outlined in the Comprehensive Plan, and the applicable 19 Statewide Planning Goals implemented through Bandon's Comprehensive Plan and Zoning Ordinance. Approval of the requests contained in this application is consistent with the Comprehensive Plan. This criterion is met.

B. The purpose and dimensional standards of the zone except as those dimensional standards have been modified in authorizing the conditional use permit;

Applicant's Response: The subject property is located in the CD-2 Zone, SO, BDO, and Floodplain. The purpose and dimensional standards of these zones vary, but hold in common preservation of the characteristics of the community and its unique/natural/scenic resources. No modification of dimensional standards of any applicable zones is included in this application. The request to site a single-family dwelling on the subject property, which is located in an established residential neighborhood zoned for a mix of residential and commercial uses, is consistent with the purpose and dimensional standards of the CD-2 zone (primary zone), as well as the dimensional standards of the applicable overlay zones, SO, BDO, and Floodplain. This criterion is met.

C. That the site size and dimensions provide adequate area for the needs of the proposed use;

Applicant's Response: The subject property is approximately 9,600 square feet which far exceeds the minimum lot size requirement for a single-family dwelling. The site size and dimensions provide adequate area for the needs of the proposed use. This criterion is met.

D. That the site size and dimensions provide adequate area for aesthetic design treatment to mitigate possible adverse effect from the use of surrounding properties and uses;

Applicant's Response: The site size and dimensions are nearly identical to the site size and dimensions of surrounding properties. Nearby properties that are not already developed are prohibited from future residential development due to the City's BDO and Statewide Planning Goal 18. The subject property is the most western lot in the existing strip of residential development and as such has the right to be developed without prejudice from the surrounding properties that are not entitled to view protection. The majority of the property (Lots 3 & 4) will not contain residential development or other sight obscuring structures, leaving a significant amount of open space west of the proposed residence. This criterion is met.

E. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features;

Applicant's Response: The subject property is located in an existing residential neighborhood. The property itself is zoned to accommodate development but would be largely unbuildable without its Goal 18 exception, due to overlay zoning. Because only one of the property's three discrete parcels holds an exception to Goal 18, the property as a whole will remain largely undeveloped. This criterion is met.

F. All required public facilities and services have adequate capacity to serve the proposal, and are available or can be made available by the applicant;

Applicant's Response: The subject property participated in the City of Bandon's formation of the 1995 Jetty Sewer District Boundary and will be connected into the public sewer system upon land use approval. Public water is also within distance of connection. No public stormwater infrastructure exists in the subject neighborhood. To mitigate potential development related drainage concerns, the property owners have proposed a privately designed and owned stormwater management system to be constructed on Lot 3 of the subject property. If approved, this system will accommodate the existing and proposed site drainage. In the future, should the City of Bandon develop a stormwater management system specific to the South Jetty, the property owners agree to abandon the proposed private system and connect into public infrastructure when it becomes available to serve the subject property. The

property abuts an unopened and unimproved portion of platted 4th Street SW. This application proposes vehicular access to the property from 4th Street SW. If approved, the property owners will apply to open and improve this portion of the existing right-of-way. This criterion is met.

G. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the permitted uses listed in the underlying zoning district;

Applicant's Response: The surrounding area is developed with a mixture of single-family dwellings, vacation rentals, and duplexes. Approving an additional single-family dwelling to be built in the subject neighborhood will not limit, impair or preclude the use of surrounding properties. This criteria is met.

H. All other requirements of this title that apply.

Applicant's Response: Other applicable requirements of the Bandon Municipal Code are discussed in this application. The requests described in this application comply with all other applicable provisions of Title 15, 16 & 17 of the Bandon Municipal Code.

C. BMC 17.24 CD-2 ZONE

17.24.020 Permitted uses.

In the CD-2 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:

- A. Single-family dwellings, or manufactured dwellings as defined in 17.02;
- B. Residential care home;
- C. Public utilities, including service structures. (Editorially amended, 2003.)
- D. Accessory Dwelling Units, as allowed in 17.104.

Applicant's Response: The proposed use (single-family dwelling) is permitted outright.

17.24.40 Limitations on use.

- A. Drive-up uses are prohibited.
- B. Metal-sided buildings are prohibited.
- C. No structures shall be located on identified foredunes. Breaching of foredunes shall only be allowed on a temporary basis in a dire emergency and shall be followed immediately by replenishment of sand, structural or binding material and vegetation, to the height of the surrounding existing dune. It shall be the responsibility of the developer or the party responsible to rebuild any breach or reestablish any vegetation that is removed, displaced or damaged on any bluff, foredune, or in construction or site preparation. Such reestablishment shall begin as soon as possible after the aforementioned activity is complete. If the reestablishment is not started immediately, the city manager or designate shall require a bond in a sufficient amount to cover the costs of such rebuilding or reestablishment of vegetation.
- D. Recreational vehicles, trailer houses, boats eighteen (18) feet in length or greater, shall not be stored in a required front yard. For the purposes of this section, limitation on the storage of recreational vehicles shall apply only to recreational vehicles six feet six inches in height or greater.

E. All homes in the CD-2 zone, including but not limited to conventionally constructed homes and manufactured homes, shall utilize at least eight of the following design features (at least 4 of the design features must be integrated on a face of the dwelling):

1. Garage constructed with finish materials matching the residence;
2. Hip Roof
3. Roof with a pitch at or greater than 3/12;
4. Hip Roof;
5. Gables;
6. Mullioned Windows
7. Eaves with a minimum projection of six inches;
8. Tile or architectural grade shingles;
9. Dormers;
10. Offsets on the building face or roof of at least twelve (12) inches;
11. Cupolas;
12. Covered porch - a minimum of 25 square feet;
13. Recessed entry area a minimum of three feet
14. Pillars or posts;
15. Bay windows;
16. Window shutters;
17. Clerestory windows;
18. Horizontal lap siding on 100% of the exterior, cedar shake or shingle siding on 100% of the exterior, or combination of cedar shake or shingle siding or lap siding with stone.

Applicant's Response: No drive up uses, metal sided buildings, or construction/breaching of the foredune is proposed in this application. The property owner acknowledges the requirements for storing recreational vehicles, trailer homes, and/or boats on the subject property. The proposed dwelling was designed to incorporate the following design features: garage constructed with finish materials matching the residence; hip roof; gables; roof with a pitch at or greater than 3/12; mullioned windows; offsets on the building face or roof of at least twelve (12) inches; covered porch - a minimum of 25 square feet; pillars or posts; and horizontal lap siding on 100% of the exterior, cedar shake of shingle or shingle siding on 100% of the exterior, or combination of cedar shake or shingle siding or lap siding with stone.

17.24.060 Lot size.

In the CD-2 zone, except as provided in Section 17.104.050, minimum lot size shall be as follows:

- A. For a single-family dwelling, a lot shall be a minimum of five thousand four hundred (5,400) square feet. For a duplex dwelling, a lot shall be a minimum of nine thousand (9,000) square feet
- B. Lots shall have a minimum of forty (40) feet of physically accessible street frontage.
- C. Lot depth shall be ninety (90) feet.

Applicant's Response: The subject property is approximately 9,600 square feet in size. The minimum lot size required for a single-family dwelling is 5,400 square feet. The property abuts 4th Street SW for approximately 76 feet in length. If this application is approved the property owner will apply to open and improve the required portion of 4th Street SW for vehicular access. The depth of the subject property is 94 feet.

17.24.070 Yards.

Except as provided in Section 17.104.060, in the CD-2 zone, yards shall be as follows:

- A. The front yard shall be at least twenty (20) feet.
- B. Each side yard shall be a minimum of five feet, and the total of both side yards shall be a minimum of thirteen (13) feet, except that for corner lots, a side yard abutting a street shall be at least fifteen (15) feet.
- C. The rear yard shall be at least ten (10) feet, except that in such a required rear yard, storage structures (less than fifty (50) square feet), and other non-habitable structures may be built within five feet of the rear property line, provided that they are detached from the residence and the side yard setbacks are maintained. Such structures shall not be used as or converted for habitation, shall not be connected to any sewer system and shall not exceed sixteen (16) feet in height.
- D. Where a side yard of a new commercial structure abuts a residential use, that yard shall be a minimum of fifteen (15) feet.

Applicant's Response: Pursuant to section 17.104.060 the proposed front yard setback is 10 feet. The proposed east side yard setback is 5 feet. The proposed west side yard setback is a minimum of 30 feet, but varies due to the curvature of the western property line. The proposed rear yard setback is 10 feet.

17.24.080 Height of Buildings and Structures.

- A. Except as otherwise permitted in 17.24.100 Exceptions to height limitations, or pursuant to 17.24.080.B (below), no portion of any building shall exceed a height of twenty-eighty (28) feet, measured as provided in 17.02 Definitions, "Height of building or structure."
- B. With the specific approval of the Planning Commission, a building or structure may exceed a height of twenty-eight (28) feet, up to a maximum height of thirty-five (35) feet.

1. Review Criteria

In deciding whether to approve or deny a request for the additional height, the Planning Commission shall consider and require conformance with the following review criteria. It shall be the applicant's responsibility to provide sufficiently detailed plans, data, and all other information necessary for the Planning Commission to determine whether the proposed additional height complies with the applicable review criteria.

- a. The additional height shall not negatively impact the views from surrounding properties.
- b. The additional height shall not cut off sunlight onto surrounding properties.
- c. The additional height shall not negatively impact the aesthetic character of the neighborhood.
- d. All portions of any roofs above 28 ft. shall be sloped a minimum of 3:12 and must slope down and away from the highest point of the structure.
- e. For each one (1) foot, or portion thereof, that the highest point of the structure exceeds twenty-eight (28) feet, the minimum required front, side, and rear setbacks, as defined in 17.02 Definitions, shall each be increased by one (1) foot.

2. Review Procedures and Public Notices

The review and approval of requests for additional height as provided herein shall be considered limited land use decisions, and shall be subject to the application, review, and public notice procedures as specified for limited land use decisions in Chapter 16.04.

Applicant's Response: Pursuant to Ordinance 1653, with height of structures located in the floodplain measured from Base Flood Elevation (BFE), the proposed height of the dwelling is 28 feet measured from BFE, as provided in the enclosed Floodplain Development application. The proposed dwelling does not exceed the zone's maximum 28 foot height allowance, additional review does not apply.

17.24.090 Lot coverage.

In the CD-2 zone, buildings shall not occupy more than fifty (50) percent of the lot area.

Applicant's Response: The proposed development covers approximately 26% of the subject property.

17.24.100 Exceptions to building height limitations.

A. Chimneys, provided that they do not extend more than five feet above the highest point of the proposed structure.

B. Private, non-commercial antennas or HAM radio antennas and towers up to twenty-eight (28) feet in height, may be allowed as a Conditional Use, provided that no commercial equipment is located on or near such antennas.

Applicant's Response: No exception to building height limitation is proposed in this application.

17.24.110 Fill

A. Except as otherwise specifically permitted, no fill or other means shall be used to elevate any land within so as to remove it from the floodplain for purposes of development, construction, or improvement and/or to remove it from being subject to any regulations applicable to land within a floodplain.

Applicant's Response: The property owner acknowledges that no fill or other means shall be used to elevate the subject property from floodplain unless otherwise specifically permitted. Elevation of the property from the floodplain is not proposed in this application.

D. BMC 17.76 SHORELAND OVERLAY (SO) ZONE

"COASTAL SHORELANDS GOAL 17

Statewide Planning Goal 17 addresses the protection of land contiguous with, or affected by the ocean, and the estuaries. These lands are to be identified as coastal shorelands. Typically, Bandon's Coastal Shorelands are lands which abut, or are affected by the major bodies of water within the city limits.

The Coastal Shorelands were mapped as the Coastal Shorelands Boundary in the Coquille Estuary Management Plan (CREMP). Through a recent amendment to CREMP, the authority over the Shorelands was transferred to the City.

The protection of the Shorelands is accomplished through Chapter 17.76 of the Bandon Municipal Code.

Shoreland areas are classified in the Comprehensive Plan as management units based on the zones and Plan designations. The protection and allowed uses and activities in shoreland management units are implemented in Chapter 17.76, Shoreland Overlay Zone, of the Bandon Municipal Code.

THE "PLANNING AREA"

The Coastal Shorelands Goal states that its "inventory requirements" shall be applied within an area known as the coastal shorelands planning area". This area is intended to be for "inventory, study and initial planning for development and use to meet the Coastal Shorelands Goal." (LCDC Goals and Guidelines, page 18). In the Bandon Study Area, this area is defined by the goal as follows:

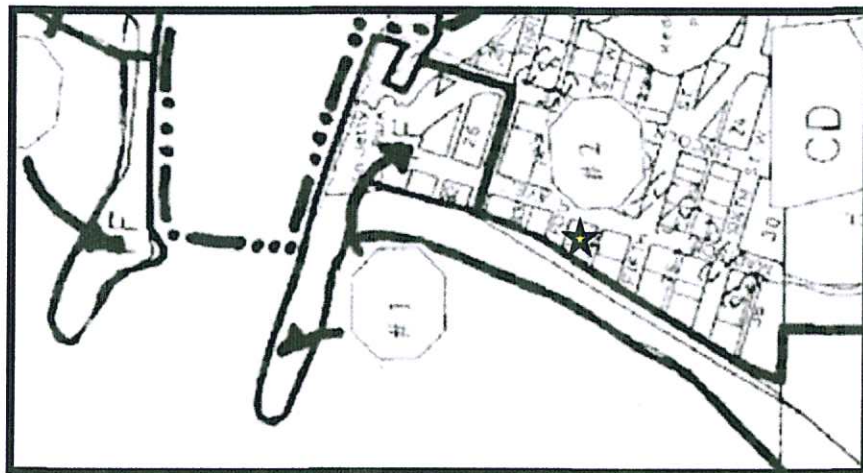
- a. all areas within the City within 1000 feet of the shoreland of the estuary, measured horizontally, and
- b. all lands west of the Oregon Coast Highway.

CRITERIA FOR IDENTIFYING COASTAL SHORELANDS BOUNDARY

The following criteria are applied within the Planning Area in order to define the Units of the Coastal Shorelands Boundary, the extent of which shall include at least:

- 1. Areas subject to ocean flooding and lands within 100 feet of the ocean shore or within 50 feet of an estuary or a coastal lake;" (1991 Bandon Comprehensive Plan(2012))

Applicant's Response: The subject property is within 100 feet of the ocean shore and is therefore subject to the Goal 17 Policies of the Bandon Comprehensive Plan and Chapter 17.76, Shoreland Overlay Zone, of the Bandon Municipal Code.



(Fig. 5: Shoreland Overlay Zone Map, 1991 Comprehensive Plan)

17.76.010 Purpose

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.

Applicant's Response: The applicant understands the purpose of the SO and acknowledges that the most restrictive requirement shall apply in the event of conflicting zoning regulations.

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.

Applicant's Response: Residential development (single-family dwelling) is permitted outright in the CD-2 Zone, but is a Conditional Use in Shoreland Management Unit 2 of the Shoreland Overlay Zone. The requested use for Lot 2 is a Conditional Use. The requested use for Lot 3 is not a listed use in the underlying zone. This application contends that a stormwater management system qualifies as a mitigation use, which is permitted outright in the SO.

17.76.030 Conditional uses and activities.

The conditional uses listed in Table 17.76.130, Shoreland Uses/Activities Matrix, may be allowed when in accordance with Chapter 16.12, applicable conditions of approval listed as footnotes on the table, and applicable policies of the comprehensive plan. Plan estuary Policies "A" through "U" are included herein by reference and made a part of this title.

Applicant's Response: Findings to support approval of this application in accordance with Chapter 16.12 are discussed in this application. The subject property is not adjacent to a coastal lake or the Coquille River estuary. Plan estuary polices A through U do not apply to this request.

17.76.040 Correspondence with underlying zone.

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.

Applicant's Response: Residential uses are specifically listed in the underlying (CD-2) zone, as well as the SO and BDO. Stormwater management is not a listed use in the underlying zone or regulated development in the City's planning process, however, "Other development" is specifically listed and described in the BDO zone.

17.76.050 Special provisions.

All uses and activities, whether permitted or conditional, must conform to the standards listed below and the shoreland uses/activities matrix, appearing as Table 17.76.130 in this chapter. These standards are applicable to wetlands shown on the National Wetlands Inventory Map and other inventory maps of the city.

A. Dredged Material Disposal (DMD), Restoration (R), or Mitigation (M) Sites. Uses otherwise permitted by this title but proposed within a designated DMD, R or M site shall be permitted only upon satisfying all of the following criteria:

1. The proposed use must not entail substantial structural or capital improvements, such as roads, permanent structural or capital improvements, such as roads, permanent buildings, or non-temporary water and sewer connections;
2. The proposed use must not require any major alteration of the site that would affect drainage or reduce the usable volume of the site, such as extensive site grading/excavation or elevation from fill;
3. The proposed use must not require site changes that would prevent the expeditious conversion of the site to estuarine habitat.

B. Significant Wildlife Habitat. These sites are limited to uses and activities which are consistent with the protection of natural values. Such uses may include harvesting wild crops and low-intensity recreational and educational activities not requiring developed facilities.

C. Riparian Vegetation. Riparian vegetation shall be protected as per Section 17.104.100, and by requiring a site plan showing (as applicable):

The shoreline;

1. The shorelands plan boundary;
2. The extent of riparian vegetation;
3. The details of proposed construction or access and any proposed vegetation removal;
4. The above shall be shown for an area within fifty (50) feet horizontal distance from the line of non-aquatic vegetation.

D. Areas Especially Suited for Water-Dependent Uses (ESWD). Any use proposed for a site designated as ESWD on the special features map must be found to be consistent with comprehensive plan Policy "L."

E. Historic Structures and Sites. The Breuer Building, the Bandon Lighthouse, the Old Coast Guard Building and the Moore Mill Truck Shop are protected by the historic-cultural overlay zone (HC), and all uses shall be consistent with comprehensive plan Policy 2--Historical and Archaeological Preservation.

Applicant's Response: The subject property is not a dredged material disposal, restoration, or identified mitigation site. The National Wetlands Inventory and 2003 Bandon Local Wetlands Inventory do not identify any wetlands or riparian areas on the subject property. The property has not been identified as a significant wildlife habitat. The property is not identified in the Coquille River Estuary Management Plan, and is therefore not designated ESWD. The property is not an identified Historic Structure or Site. This section of the code is not applicable to the request; special provisions do not apply.

17.76.090 Resource capabilities test.

Certain uses in estuarine areas require findings of consistency with the resource capabilities of the area. For uses and activities requiring the resource capabilities test, a special condition is noted in the applicable subdistrict. Other uses either do not require the test or adequate findings are already included in the comprehensive plan. The provisions of this section apply only to those uses and activities for which the resource capabilities test is required as a special condition.

A. A determination of consistency with resource capabilities shall be based on:

1. Identification of resources existing at the site, including environmental (e.g., aquatic life and habitat present, benthic populations, migration routes) and social and economic factors (navigation channels, public access facilities, areas especially suited for water-dependent use);

2. Evaluation of impacts on those resources by the proposed use;

3. Determination of whether the resources can continue to achieve the purpose of the management unit if the use is approved.

B. In determining consistency of a proposed use with the resource capabilities of the area, the city shall rely on federal or state resource agencies for regulated activities in estuarine areas. Findings must show that the proposed use is consistent with the permits approved for that area. The city may submit proposed findings to the permit-issuing agency as a part of the local review and comment process. (Amended during 2000 codification)

Applicant's Response: The subject property is not located within an estuarine area and has no special conditions noted in its applicable sub-district. The South Jetty is largely developed with a mixture of residential uses identical in nature to this request, and other compatible commercial uses. Approval of this application would be consistent with the existing development in the area. However, this section of the code does not apply to the request.

17.76.100 Dredge, fill, or other significant reductions or degradations.

Uses and activities which involve dredge, fill or other significant reductions or degradations of natural estuarine values are allowed in the respective management units only if such actions are found to be consistent with comprehensive plan Policy "E." For the purpose of this requirement, "significant" shall be determined by:

A. The U.S. Army Corps of Engineers through its Section 10 and 404 permit processes; or

B. The Department of Environmental Quality for approvals of new aquatic log storage areas only; or

C. The Department of Fish and Wildlife for new aquaculture proposals only. (Amended during 2000 codification)

Applicant's Response: The requested use and activities do not involve dredge, fill or other significant reductions or degradations of natural estuarine values. This section of the code does not apply to the request.

17.76.110 Impact assessment.

Findings for uses in Sections 17.76.090 and 17.76.100 shall be made according to comprehensive plan Policy "E." Findings need not be lengthy or complex, but it shall provide a clear understanding of the impacts to be expected.

Applicant's Response: Because no special provisions (BMC 17.76.050) apply to the subject property, Section 17.76.090, 17.76.100 and Policy "E" do not apply. This section of the code does not apply to the request.

17.76.120 Coordination with Division of State Lands (DSL) state/federal waterway permit reviews.

If the city is notified by DSL that a state or federal permit has been requested for a use or activity which is permitted outright or permitted with standards, the following provisions shall apply:

A. No application to the city is necessary for uses or activities which do not require local approval. Local input shall be provided to permit granting agencies in response to public notice provisions of their application procedures.

B. The fact that a use or activity is permitted, permitted conditionally or not permitted shall be reported to the permit granting agency within three working days of a public notice or other request for such information. The report shall contain a statement of what, if any, standards and conditions must be applied if the permit is granted, and the need, if any, for other local permits for uses associated with the regulated activities. Also, the city may submit proposed findings to the permit agency as a part of the local review and comment process.

Applicant’s Response: No application for a State or Federal permit has been requested by the applicant. No state/federal waterways are impacted by this request, which is proposed to occur entirely on private property, coordination with DSL and/or the U.S. Army Corps of Engineers does not apply to this request.

Shorelands Mgmt Unit No.	1	2	3A	3E	4	5	6	7	8	9	10	11	12
Plan Designation	PF	CD	MC	ESWD	PF	UR	OTC	OS	CD	PF	NR	NR	CD
Residential Uses	NP	CU	P	NP	NP	P	P	NP	P	NP	NP	NP	CU
Mitigation	NP	P	NP	NP	NP	NP	NP	NP	P	NP	P	P	CU

P Permitted
 CD Controlled Development
 CU Conditional Use
 NP Not Permitted

Applicant’s Response: The subject property is located in the Shoreland Overlay Zone, “Shorelands Management Unit No. 2”. Residential Uses are conditional uses in the Shoreland Management Unit Number 2. Stormwater management systems are not a specified use in the Bandon Municipal Code, however, mitigation is permitted outright in the Shorelands Management Unit Number 2. With no public infrastructure to connect into, the proposed stormwater system acts as on-site mitigation for existing and development related site drainage. This application requests conditional use approval for a single-family dwelling to be built on Lot 2 with a permitted drainage system constructed on Lot 3.

E. BMC 17.77 BEACHES AND DUNES (BDO) ZONE

17.77.010 Purpose.

The purpose of the Beaches and Dunes Overlay (BDO) Zone is to implement the provisions of the Beaches and Dunes Section of the Coastal Resources Chapter of the City of Bandon Comprehensive Plan and Statewide Planning Goal 18 (Beaches and Dunes). The BDO boundary is identified by the City of Bandon utilizing preliminary ocean flood analysis maps developed by the Oregon Department of Geology and Mineral Industries (DOGAMI) in 2010 on behalf of FEMA for the purposes of identifying the 1% flood zone and the most landward extent of potential ocean flooding associated with the 1% storm. The purpose of the Beaches and Dune Overlay is to identify areas subject to ocean overtopping

and wave undercutting that would be subject to Statewide Planning Goal 18 development restrictions.

Applicant's Response: The subject property is located in the BDO and with the exception of Lot 2, is subject to the development restrictions of Goal 18. No residential development, or commercial or industrial buildings, are proposed on the portions of the subject property that is regulated by the BDO and Goal 18.

17.77.015 Beaches and Dunes Overlay Zone Boundaries

The Beaches and Dunes Overlay Zone is shown on the City of Bandon zoning map and the more detailed supplemental maps that define the Beaches and Dunes Overlay Zone boundary.

A. The Jetty (Beaches and Dunes Overlay (BDO) Zone Map - South Jetty Area)

B. Johnson Creek Study Area (Beaches and Dunes Overlay (BDO) Zone Map - Johnson Creek Area)

Applicant's Response: The subject property is located in the Jetty neighborhood and is identified in the BDO Zone Map – South Jetty Area. Fig. 6 depicts the approximate location of the property with a star. The red boundary line in Fig. 6 represents the City of Bandon's Jetty Sewer District Boundary. Only Lot 2 participated in the formation of this special district.



(Fig. 6: BDO Zone Map – South Jetty Area, 2024)

17.77.020 Permitted and Prohibited uses and activities.

The Beaches and Dunes Overlay Zone is a limited use overlay zone. All uses and activities authorized by the underlying zone are subject to review and approval as outlined in this Chapter. Residential developments and commercial and industrial buildings are prohibited within the Beaches and Dunes Overlay Zone.

Applicant's Response: This application requests approval to construct a single-family dwelling on Lot 2 of the subject property. This use is permitted outright in the property's underlying zone (CD-2) but is a conditional use (residential) in the SO and would be prohibited by this chapter if Lot 2 did not have an exception to Goal 18. Because Lot 2 has an exception, the regulations of the BDO do not apply to the residential development request, but do apply to the request for approval of 'other development' for a stormwater management system on Lot 3. "Other development" requires conditional use approval in the BDO. This type of development (engineered drainage) is not ordinarily included in the City's land use or planning process, as it falls under the umbrella of the public works department. Findings to support approving the 'other development' request are discussed below.

17.77.030 Conditional uses and activities.

Other development, not restricted in 17.77.020 above, shall only be allowed if the proposed development:

A. Is adequately protected from any geologic hazards, wind erosion, undercutting, ocean flooding and storm waves; or is of minimal value; and

B. Is designed to minimize erosion in beach and dune areas by limiting the destruction of desirable vegetation and the exposure of stable and conditionally stable areas to erosion; and

C. Mitigates any significant adverse environmental effects on the site and adjacent areas; and

D. Is proposed to include:

1. temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation; and

2. for protecting the surrounding area from any adverse effects of the development; and

3. minimizes to insignificant levels, hazards to life, public and private property, and impacts to the natural environment which may be caused by the proposed use.

Applicant's Response: This application requests conditional use approval of 'other development' not restricted by 17.77.020, limited to an engineered drainage system on Lot 3 of the subject property. The proposed system is of minimal value and is reasonably protected from geologic hazards, wind erosion, undercutting, ocean flooding, and storm waves by being built underground and designed/sized conservatively. Additionally, it will have no negative impact to the areas existing native vegetation, foredune, or the adjacent beach with its location proposed significantly east of the statutory vegetation line and no long-term soil disturbance once construction is complete. Existing native beach grasses and plants disturbed by the installation of the proposed system will repopulate when construction is finished. Installation of a private engineered drainage system in this location will mitigate potential development related drainage issues, as well as accommodate existing on-site drainage from adjacent areas that are currently not accommodated by any public infrastructure. Approval of this request will minimize hazards to life, public and private property, and impacts to the natural environment.

17.77.040 Relationship between the Beaches and Dunes Overlay Zone and the underlying zone.

The Beaches and Dunes Overlay (Beaches and Dunes Overlay) Zone is a limited use overlay zone. It identifies the location of existing Statewide Planning Goal 18 development prohibition areas within

beach and dune areas. Uses and activities allowed within the underlying zone are limited as indicated in 17.77.030 above.

Applicant's Response: The uses and activities proposed in this application are permitted outright in the property's underlying zone (CD-2) but are conditional uses in the BDO and other applicable overlay zones. This application requests conditional use approval for the proposed uses and activities subject to the applicable provisions of the Bandon Municipal Code.

F. BMC 17.104 SUPPLEMENTARY PROVISIONS

17.104.060 General exception to yard requirements.

A. Subject to the requirements of subsection B of this section, the following exceptions to the front yard requirement for a dwelling are authorized for a lot in any zone:

1. If there are dwellings on both abutting lots with a front yard of less than the required depth for the zone, the front yard for the lot need not exceed the average front yard of the abutting dwellings.
2. If there is a dwelling on one abutting lot with a front yard of less than the required depth for the zone, the front yard for the lot need not exceed a depth of one-half way between the front yard depth of the abutting lot and the required front yard depth.

B. No yard abutting Beach Loop shall be less than fifteen (15) feet.

Applicant's Response: The required front yard depth (setback) in the CD-2 zone is a minimum of 20 feet. The abutting dwelling (410 Madison Ave.) is built on the front property line and has a zero/lot-line front yard. This application proposes a front yard setback of 10 feet from 4th Street SW, approximately one-half of the neighboring property's front yard and the required front yard depth of the CD-2 zone, pursuant to section 17.104.060(A)(2). The property does not abut Beach Loop.

V. OTHER – COMPLIANCE WITH STATUTES

House Bill 2001 and its implementing law requires local governments to apply only clear and objective standards, conditions, and procedures regulating the development of needed housing. The City of Bandon has defined all housing as needed housing and affirmed its authority to implement state law over local laws found to be noncompliant or inconsistent with HB 2001 (Bandon Res. 21-24). ORS 197.307(4)(b) specifies that a jurisdiction's standards, procedures, and conditions may not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay. This is an application for needed housing. The property owner's request the City apply only those standards, procedures, and conditions that are clear and objective, pursuant to ORS 197.307.

Chapter 17.78 Geologic Hazard Overlay Zone

Bandon's adoption of Ordinance 1636 (2020) amended Titles 16 & 17 of the Bandon Municipal Code to create Chapter 17.78, *Hazard Overlay (HO) Zone*. The overlay zone requires proposed development

activities on properties in the overlay to obtain Geologic Assessment Review (GAR) approval, in addition to the City's ordinary review and approval processes. The applicability of chapter 17.78, the GAR review process, GAR approval criteria and standards, and the authority to impose conditions in the GAR decision-making process is not clear or objective and does not comply with HB 2001 or current ORS.

Statewide Planning Goal 7 requires comprehensive plans to address Oregon's natural hazards. The Bandon Comprehensive Plan's Goal 7 Policy is as follows:

AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS GOAL 7

1991 Plan not Amended

The City shall continue to promote the protection of life and property from natural disasters and hazards through the following activities:

A. Flooding. To reduce flood hazards by implementing the HUD Flood Plain Insurance Program pursuant to Resolution of the Bandon City Council.

B. Coastal Erosion. To ensure that developments on the Bandon Bluff are not endangered by coastal erosion by requiring a review by the city of all development plans on the Bandon Bluff.

C. Extreme Winds. To reduce damage caused by extreme winds, support mobile home tie down requirements established by the State Building Codes Division.

Chapter 4, Section 2 of the Comprehensive Plan further elaborates the City's Goal 7 policies:

CHAPTER 4: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

FLOOD PLAIN

There is relatively little area affected by flooding in the city limits or urban growth area. The primary area of concern is the Coquille River. Settled areas in the flood plain are few. There are some residences and Moore Mill in the Riverside Road area, there is significant development in the Old Town area, there are a few houses in the Ferry Creek area, there is minor development in the south jetty area, and there are a few houses at the mouth of Johnson Creek. An additional area subject to flooding from the ocean is a low elevated beach just to the west of the Beach Loop Road - Seabird Lane Intersection. There is a public beach access and driveway down to the elevated beach area where a house exists. Storms from the winter of 1977-1978 eroded a few feet of the property and driftwood exists in the area of the house. Figure IV-10 shows the flood hazard boundary.

Only three types of natural hazards are identified as affecting the City of Bandon, 1) coastal erosion of headlands, 2) flooding of the low lying areas adjacent to the river, especially in the marsh area in the northern part of the city, and 3) wind. Coastal erosion hazards occur on the ocean front of the City. The headland is composed of heterogeneous, pre-tertiary bedrock. Erosion is directed along the structural weakness such as shear zones, faults, etc.

COASTAL EROSION OF HEADLANDS

Regionally, the rate of erosion is extremely slow, and in some areas there has been little or no change in the last 100 years. In Bandon, for example, many old dwellings perched on steep faces of sea cliffs have remained undamaged. In other places, such as Bandon viewpoint, slides and noticeable erosion of weaker bedrock and overlying terrace material are apparent. Generally, the rate of erosion is very slow--less than one inch per year to almost negligible.

FLOODING OF LOW LYING AREAS

The low lying area near the Coquille River is subject to flooding in periods of exceptionally higher runoff. Such areas are under the HUD Flood Plain Insurance Program. The flood hazard is discussed above.

THE WIND

The wind hazard is not great except for infrequent severe storms, such as the Columbus Day Storm of 1962. During the fall, Winter and Spring, storms blow over the coast and occasionally a strong storm will occur. The problems created by the wind are not so great. There are occasionally power outages for short periods, but there are no cases of houses being blown down or other serious problems.

EXTREME WIND recurrence shown in Figure IV-10a, indicates that hurricane force winds can occur in the Bandon area. The potential force is great enough to overturn mobile homes, automobiles, and snap trees. Combined with the common occurrence of a rainstorm, damage could be substantial. The figure shows that 90 mile per hour winds can be expected to recur every 100 years in the Bandon area. Please note, however, that the above does not mean that 90 m.p.h. wind occurred in 1962, another 90 m.p.h. wind could not occur until 2062. A 90 m.p.h. wind could occur anytime regardless of how long the last 90 m.p.h. event occurred.

STEEP SLOPES

Several localized areas of steep slopes are encountered in the city. These slopes are along the bluff overlooking the beaches and the Jetty, along Riverside Drive, and at the north end of Delaware and Chicago Ave. Developments in steep slope areas are required to have geologic hazard reports to ensure that the development does not become a hazard to itself or others.

No earthquakes have originated in Coos County over the last 100 years, though increasing evidence is available that shows strong earthquakes occur about one time every 500 years.

Vibrations generated by quakes in California and the Puget Sound area have been felt in Southwestern Oregon, but no damage has been reported.

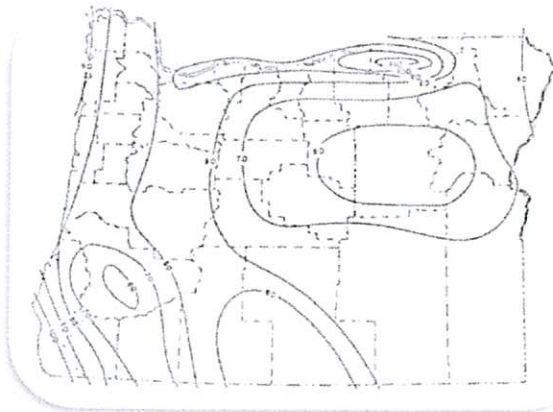


FIGURE 4-10 A

Ordinance 1636 failed to amend the Bandon Comprehensive Plan to incorporate the additional natural hazards defined in Chapter 17.78 (landslides, liquefaction, and lands along the oceanfront) and their regulatory origins (DOGAMI maps). The described implementation of these policies, historically a Limited Land Use Plan Review, was also not amended by Ordinance 1636 for the City's currently Geologic Assessment Review (GAR) process to be implemented.

The current Comprehensive Plan clearly identifies only three regulated natural hazards in Bandon, and prescribes (1) areas subject to flooding are subject to regulation of the HUD Flood Plain Insurance Program (as regulated by FEMA and codified in chapter 15.28, *Floodplain Insurance*); (2) areas subject to coastal erosion, specifically development on the 'Bandon Bluff' are subject to "review by the city of all development plans on the Bandon Bluff"; and (3) areas subject to extremes winds are subject to tie down requirements established by the State Building Codes Division.

A Floodplain Development application has been submitted for review and approval with this application. The subject property is not located on the 'Bandon Bluff', and the proposed development does not include a manufactured or mobile home. Enforcement of Chapter 17.78 of the Zoning Ordinance is not consistent with the City's Comprehensive Plan or supported by State Statute.

VI. SUMMARY

This consolidated application requests approval of a Conditional Use Permit to (1) allow construction of a single-family dwelling on Lot 2 of the subject property located in the CD-2 Zone, Shoreland Overlay Zone, Floodplain, and Beaches and Dunes Overlay Zone through an exception to Statewide Planning Goal 18; and (2) allow construction of an engineered drainage solution ("other development") on Lot 3 of the subject property, located in the CD-2 Zone, Shoreland Overlay Zone, Floodplain, and Beaches and Dunes Overlay Zone. Staff approval of the included Floodplain Development application is also requested.

The property owners propose the following conditions of approval for this Conditional Use request:

- (1) Plans submitted to the City of Bandon for Zoning Compliance will be in substantial conformance with the plans proposed in this application.
- (2) 4th Street SW will be opened and improved by the property owners, upon authorization from the Bandon City Council, prior to issuance of Certificate of Occupancy.
- (3) Lot 2 of the subject property will be connected, by the property owner, into the City's public water and sewer systems upon authorization from the City of Bandon Engineer, prior to issuance of Certificate of Occupancy.
- (4) The property owners will construct an engineered stormwater management system on Lot 3 to accommodate all existing and new development related water run-off on the subject property as described in this request and approved by the City of Bandon Engineer.
- (5) Modification of the proposed stormwater management system on Lot 3 will require review and approval from the City of Bandon Engineer and Planning Director to ensure compliance with this approval.
- (6) No residential development will occur on Lots 3 or 4. No other development is authorized on Lot 4.



FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

Supplemental to Planning Permit Application
Bandon Municipal Code, Chapter 15.28 *Floodplain Development*

City of Bandon

555 Hwy 101
P.O. Box 67
Bandon, OR 97411
Tel 541 347-7922
Fax 541 347-1415

A Floodplain Development permit shall be required before construction or development begins within any area of special flood hazard established in Section 15.28.070. The permit shall be for all non-portable equipment location, structures including manufactured homes as set forth in the definitions of the Bandon Municipal Code, and for all other development including fill and other activities, also set forth in the definitions.

15.28.120 Application for development permit.

Application for a development permit shall be made on forms furnished by the city manager and may include but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- A. Elevation, in relation to mean sea level, of the lowest floor (including basement) of all structures;
- B. Elevation in relation to mean sea level to which any structure has been flood proofed;
- C. Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Section 15.28.170(B);
- D. Description of the extent to which a watercourse will be altered as a result of proposed development
- E. Elevation Certificate Finished Construction, prepared by a registered professional surveyor, shall be submitted and approved by the City of Bandon, prior to the issuance of a Certificate of Occupancy.
- F. Letters of Map Change
 - 1. All documentation (including surveys) for the purpose of obtaining a Letter of Map Amendment (LOMA), Letter of Map Revision (LOMR), or any proposed change to the Bandon Municipal Code, Title 15 Page 47 of 56 FIRM Map, shall be submitted and verified by the City Engineer, at the Applicant's expense, prior to submission to Federal Emergency Management Agency.
 - 2. If a letter of Map Change is issued by the Federal Emergency Management Agency, the property owner shall provide copies of all related documentation prior to any development of the site.

I. Description (Complete for all work; choose from letter A – D for your project's need):

2. Proposed Development Description:

- New Building
 Improvement to Existing Building
 Manufactured Home
 Filling
 Residential
 Non Residential (Business)
 Accessory Building (See Attached Criteria)
 Other: _____

3. Square footage of proposed structure(s) 3,125 (two-story home) 494 (garage); TOTAL: 3,619

4. Size and Location of proposed development (Attach site plan): 28S-15W-25BD/TL 3900

5. Per the proposed floodplain map, what is the zone and Panel Number of the area of the proposed development?

Zone: Zone VE Panel Number: 41011 C0681F
 41011 C0682F
 Other: _____

6. Are other Federal, State, and/or local permits obtained? Yes No Type: Local - CUP

7. Is the proposed development in an identified floodway? Yes No

If yes to #7, attach ANo Rise Certification@ with supporting data.

A. Complete for New Structures and Building Sites:

- Base Flood Elevation at the site: EL 21 feet feet NGVD. [From the Floodplain Map]
- Required lowest floor elevation (including basement): EL 23 feet NAVD88. [For new Residential construction, the lowest habitable floor must be at least one foot above the Base Flood Elevation. For Commercial, Industrial or other non-residential construction, the lowest floor must be at or above the Base Flood Elevation.]
- Elevation to which all attendant utilities, including all heating and electrical equipment will be protected from flood damage: EL 23 feet NAVD88.

B. Complete for Alterations, Additions, or Improvements to Existing Structures:

- What is the estimated Market Value of the existing Structure? (See Page 3) \$ _____
- What is the cost of the proposed construction? \$ _____
- If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then the substantial improvement provisions apply:

"Substantial improvement" means:

1. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:
 - a. Before the improvement or repair is started;
 - b. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.
2. The term does not, however, include either:
 - a. Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or
 - b. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

C. Complete for Non-Residential Flood-proofed Construction:

Nonresidential Construction: New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

- Be flood-proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;

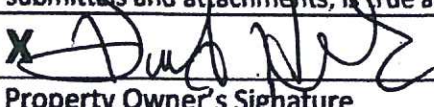

- Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 15.28.140(C)(2);

Type of flood-proofing method: _____

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

D. Complete for Subdivisions and Planned Unit Developments:

- Will the subdivision or other development contain 50 lots or 5 acres? Yes No
- If yes, does the plat or proposal clearly identify base flood elevations? Yes No
- Are the 100 Year Floodplain and the Floodway delineated on the site plan? Yes No

II. Consent	
I understand, acknowledge and agree that the work to be performed is described herein and in attachments hereto. I agree that all such work shall be done in accordance with the requirements of the City of Bandon Floodplain Ordinance and with all other applicable local, State and Federal regulations. This application does not create liability on the part of the City or any officer or employee thereof for any flood damage that results from reliance on this application or any administrative decision made lawfully thereunder. I certify that the information provided in this application, including all submittals and attachments, is true and correct, to the best of my knowledge.	
X 	3/12/2024
Property Owner's Signature	Date
X 	03/08/2024
Applicant's Signature	Date

Determining Market Value: Acceptable estimates of an existing structure can be obtained from:

1. Independent appraisals from a professional appraiser.
2. Market Value (for structure only) as listed on the current Tax Assessor's records used for tax assessment purposes.

Accessory Buildings:

1. Accessory structures shall not be used for habitation.
2. Accessory structures shall not be designed to have low flood damage potential.

3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of flood waters.
4. Accessory structures shall be firmly anchored to prevent floatation which may result in damage to other structures.
5. Service facilities such as electrical and heating equipment shall be elevated or flood proofed.

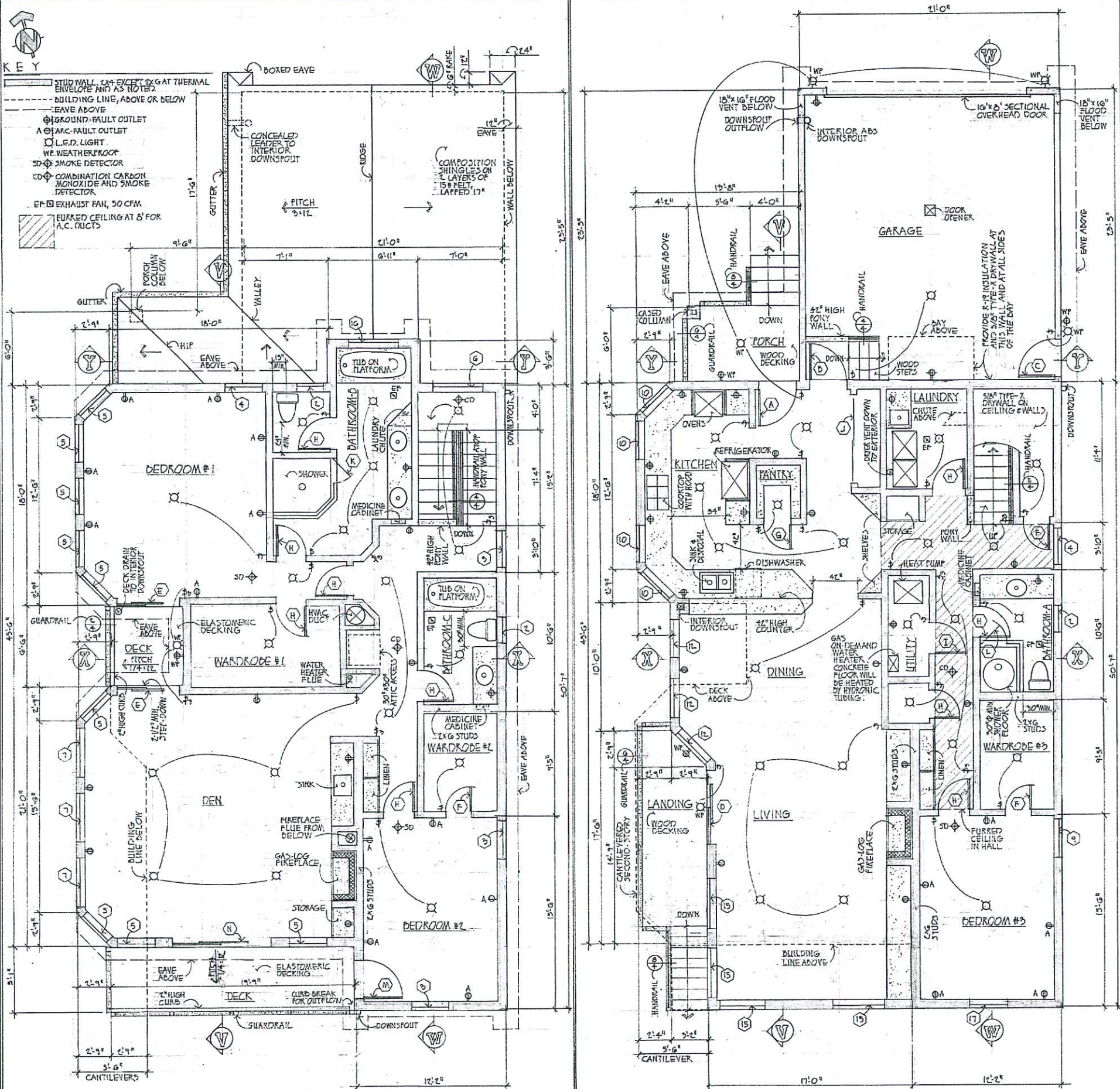
OFFICE USE ONLY

- 1. Permit **approved** Permit **denied** (Statement attached)
- 2. Elevation Certificate attached: Yes No
- 3. As built lowest floor elevation: _____ feet NGVD
- 4. Work inspected by: _____
- 5. Local Administrator Signature: _____ Date: _____
- 6. Conditions Attached: Yes No

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

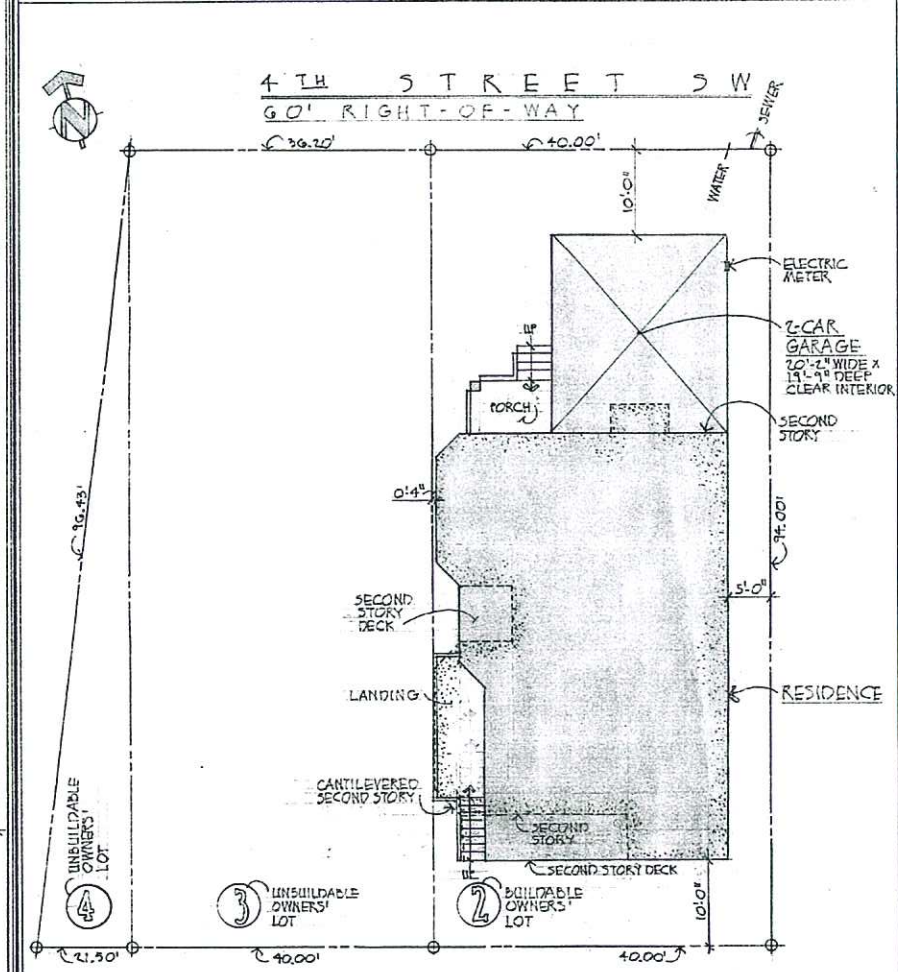
Account # 2448800
Map 28S1525BD 03900
Owner HELLECK/ANDERSON FAMILY TRUST
 HELLECK, DAVID TTEE ET AL
 1500 ANITA LN
 NEWPORT BEACH CA 92660-4801

Name Type	Name	Ownership Type	Own Pct
OWNER	HELLECK/ANDERSON FAMILY TRUST	OWNER	
OWNER	HELLECK, DAVID	OWNER AS CO-TRUSTEE	
OWNER	ANDERSON, GRETCHEN	OWNER AS CO-TRUSTEE	
OWNER	HELLECK/ANDERSON FAMILY TRUST CO-TRUSTEE HELLECK, DAVID ANDERSON, GRETCHEN		



SECOND-STORY FLOOR PLANS
 FIRST-STORY FLOOR PLANS
 SCALE = 1/4" = 1'-0"

PROJECT DATA		
BUILDING AREA	LEGAL DESCRIPTION	DISTRICT
RESIDENCE	MAP 285-15W-25B7	DISTRICT CD-3
DRIFT-STORY 1594.5SF	TAX LOTS 7100 AND 4000	ZONE
SECOND-STORY 1531		
TOTAL 3125.5SF		
GARAGE 494.5SF	FEMA FLOOD HAZARD	
OUTDOOR USE	VELOCITY ZONE VE	
PORCH 545.5SF		
LANDING 8		
SECOND-STORY DECK 18		
TOTAL 2868.5SF		
LOT COVERAGE	PARCEL	OCCUPANCY
RESIDENCE 1574.5SF	LOTS 2, 3 AND 4	RESIDENCE GROUP-R3
GARAGE 494	BLOCK 24	GARAGE GROUP-G3
OUTDOOR USE 101	TRACT-BREAKWATER, ADDITION TO BANNON	
TOTAL FOOTPRINT 2191.5SF		
LOT AREA 8552.5SF		
LOTS 2, 3, 4		
D.L.C. 2197		
8332		
		CONSTRUCTION
		TYPE 2B



PLOT PLAN
 SCALE = 1" = 10'

DAVID HELLECK ARCHITECTS
 1441 N. 19th Street, Suite 100
 Bannockburn, IL 60015
 (847) 222-7000
 david@hellock.com

REGISTERED ARCHITECT
 STATE OF ILLINOIS
 No. 0451
 DAVID HELLECK

DAVID HELLECK ARCHITECTS
 1277 4TH STREET SW, BANNON, O.R. 97411

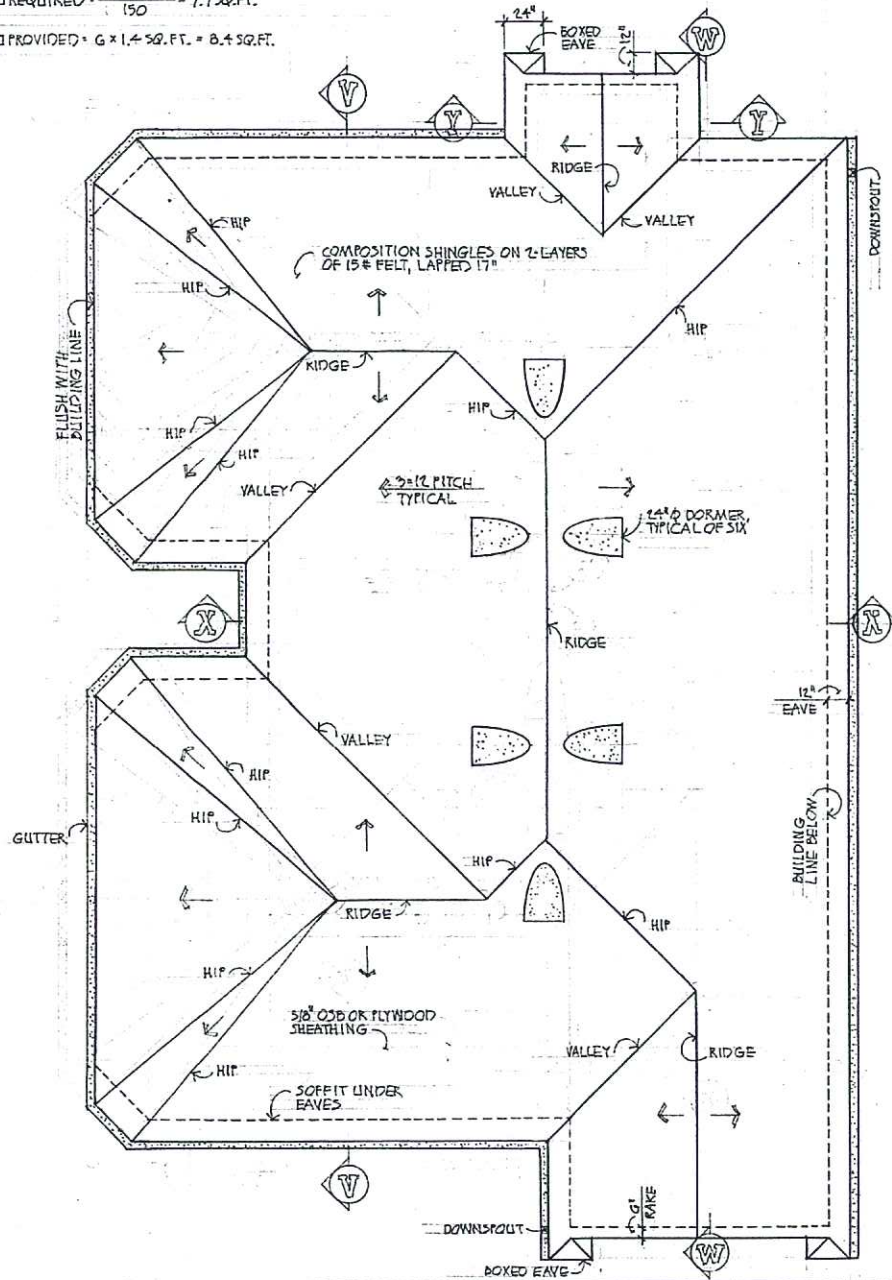
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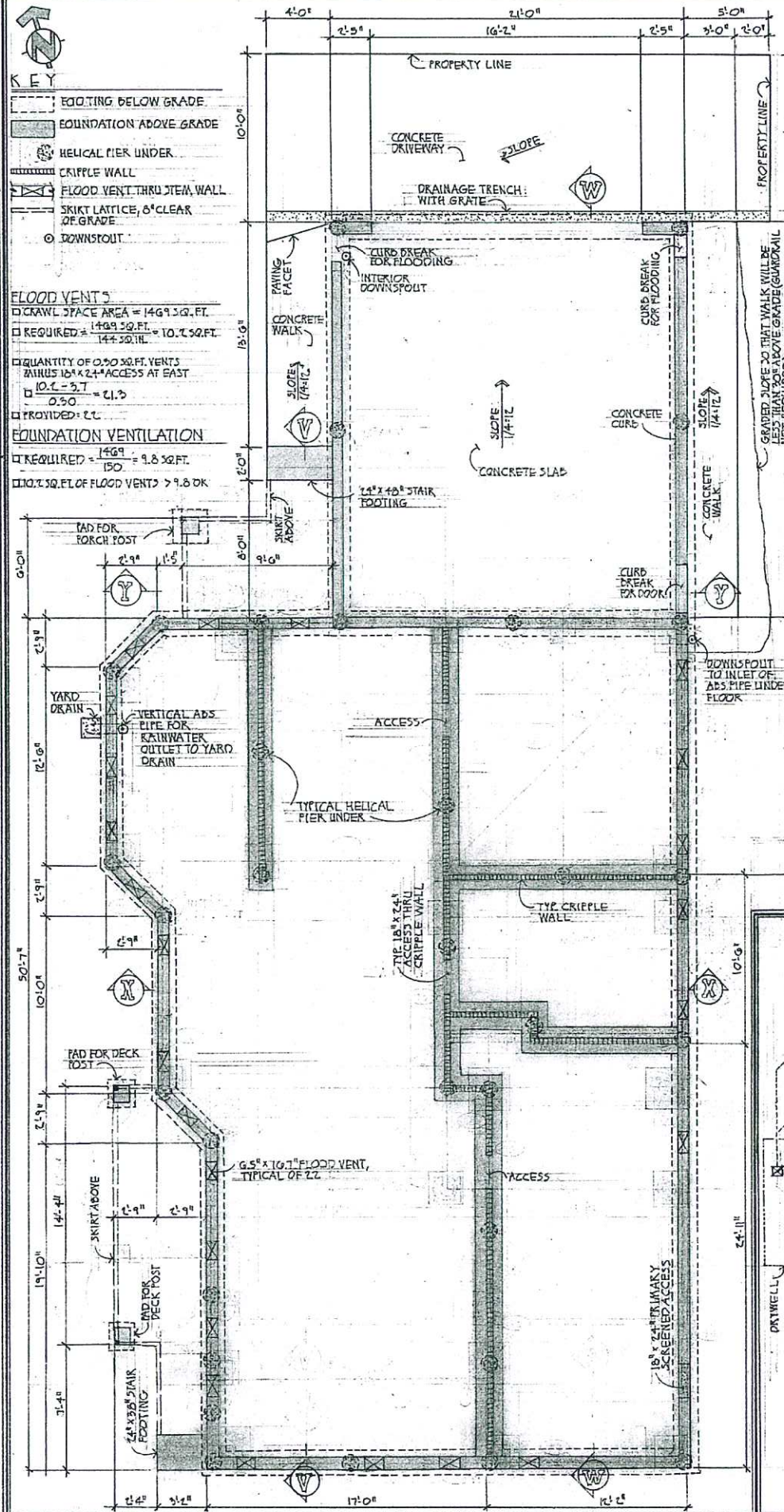
SHEET
 1
 OF 5

ATTIC VENTILATION

□ REQUIRED: $\frac{1150 \text{ SQ. FT.}}{150} = 7.7 \text{ SQ. FT.}$
 □ PROVIDED: $6 \times 1.4 \text{ SQ. FT.} = 8.4 \text{ SQ. FT.}$



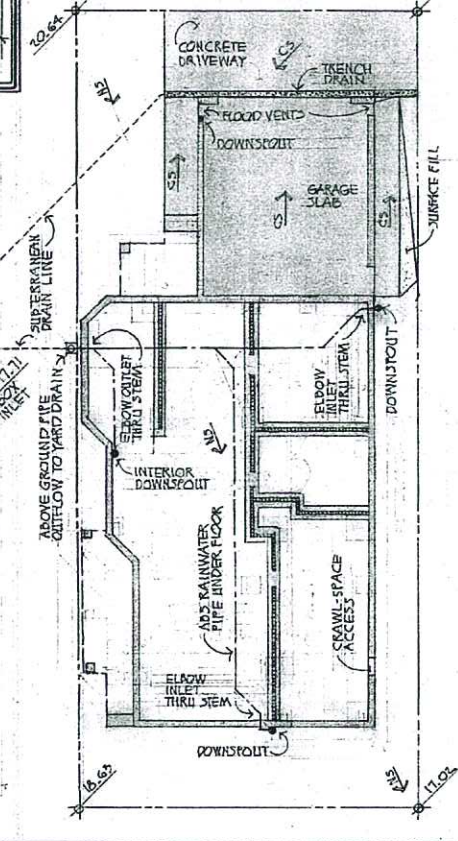
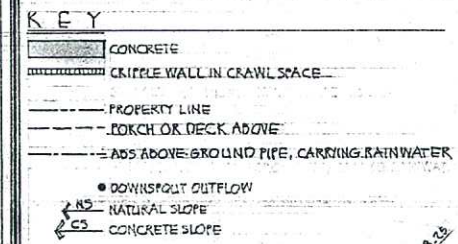
H I G H - R O O F P L A N
 SCALE = 1/4" = 1'-0"



F O U N D A T I O N P L A N
 SCALE = 1/4" = 1'-0"

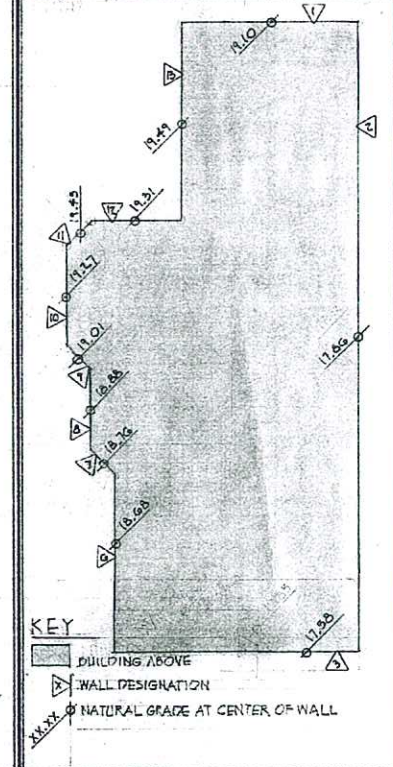
GENERAL NOTES

- ENGINEERING**
- Structural Plans by CIOTA ENGINEERS are a part of these Plans.
- PLUMBING**
- Plumbing fixtures, faucets, and showerheads shall be water-conserving per "Energy Efficiency General Notes" (sheet 5).
- ELECTRICAL**
- All branch circuits that supply 125 volt, single phase, 15 and 20 amp outlets shall be protected by an arc-fault circuit interrupter(s). This requirement is for the entire circuit, not just the outlets.
 - Carbon monoxide and smoke detectors shall receive their primary power from the building wiring and shall be equipped with battery backup. All detectors shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms.
 - All lighting shall be LED per "Energy Efficiency General Notes" (sheet 5).
 - Lighting in bedrooms, garage, laundry room and utility room shall be controlled by a vacancy sensor.
 - Recessed lighting at ceilings of the thermal envelope shall be UL listed for direct contact with insulation.
 - Provide a minimum of two 20 amp small appliance circuits in the Kitchen.
 - Provide at least one 20 amp branch circuit for bathroom outlets. Such circuits shall have no other outlets.
 - At least one 20 amp branch circuit shall supply laundry receptacle outlets. Such circuits shall have no other outlets.
 - Provide a 120v outlet within 5' of the water heater and accessible to the water heater with no obstructions.
- MECHANICAL**
- Exhaust fans in bathrooms shall have humidity control sensors.
 - Fan systems exhausting air from the thermal envelope shall have backdraft dampers.
- OPENINGS**
- All windows and exterior doors shall conform to "Energy Efficiency General Notes" (sheet 5).
 - Full-size doors and shower enclosures shall have tempered glass.
- ENERGY EFFICIENCY**
- See sheet 5 for Oregon "Residential Energy Additional Measure Selection".
- INSULATION**
- See "Energy Efficiency General Notes" (sheet 5).
- FINISHES**
- Shower walls shall be tiled to a height of 7' minimum.



D R A I N A G E P L A N
 SCALE = 1" = 10'-0"

SYM	MAX.	MINUS GRADE	EQUALS HEIGHT
▲	19.79	19.10	27.67'
▲	17.86		28.06'
▲	17.58		29.14'
▲	17.85		28.87'
▲	18.19		28.69'
▲	18.68		28.04'
▲	18.74		27.16'
▲	18.88		27.84'
▲	19.01		27.71'
▲	19.27		27.45'
▲	19.45		27.27'
▲	19.71		27.41'
▲	19.44		27.23'
149.47+19+18.73			369.89 ÷ 13 = 27.99'
TOTAL AVERAGE GRADE			TOTAL AVERAGE HEIGHT



H E I G H T - B A S E P L A N
 SCALE = 1" = 10'-0"

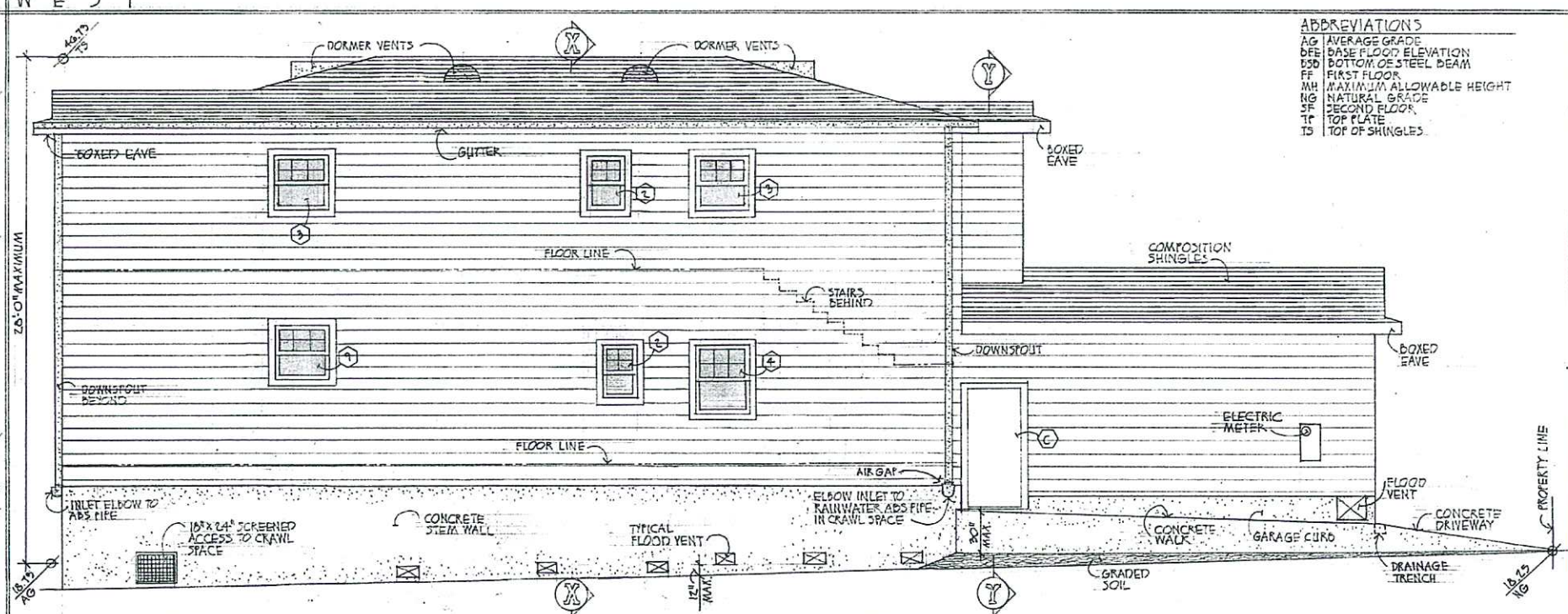
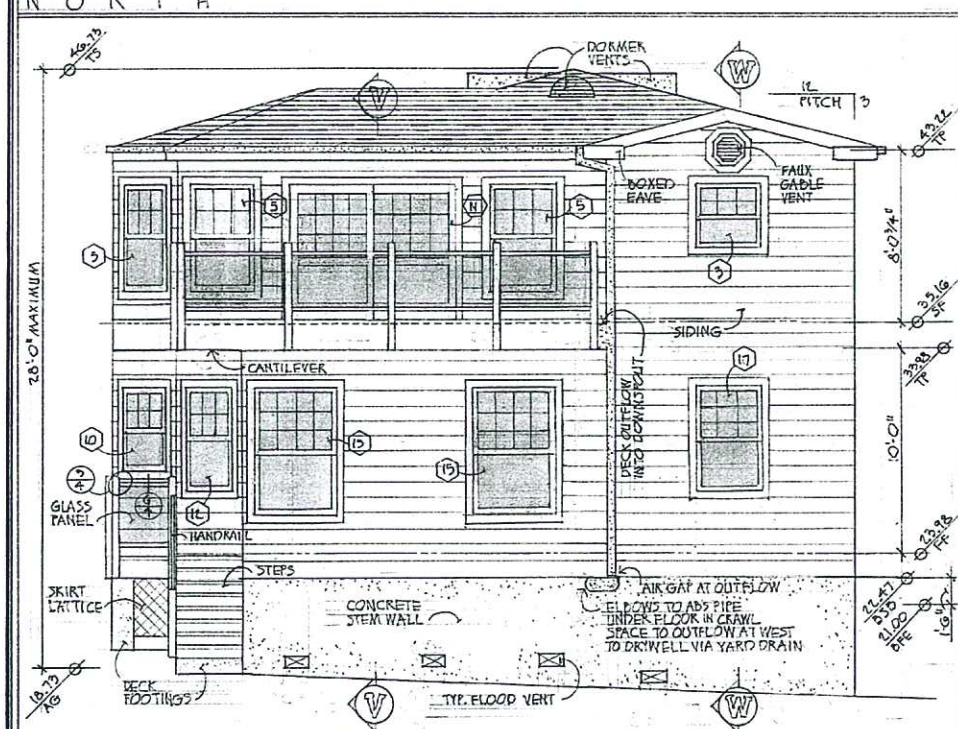
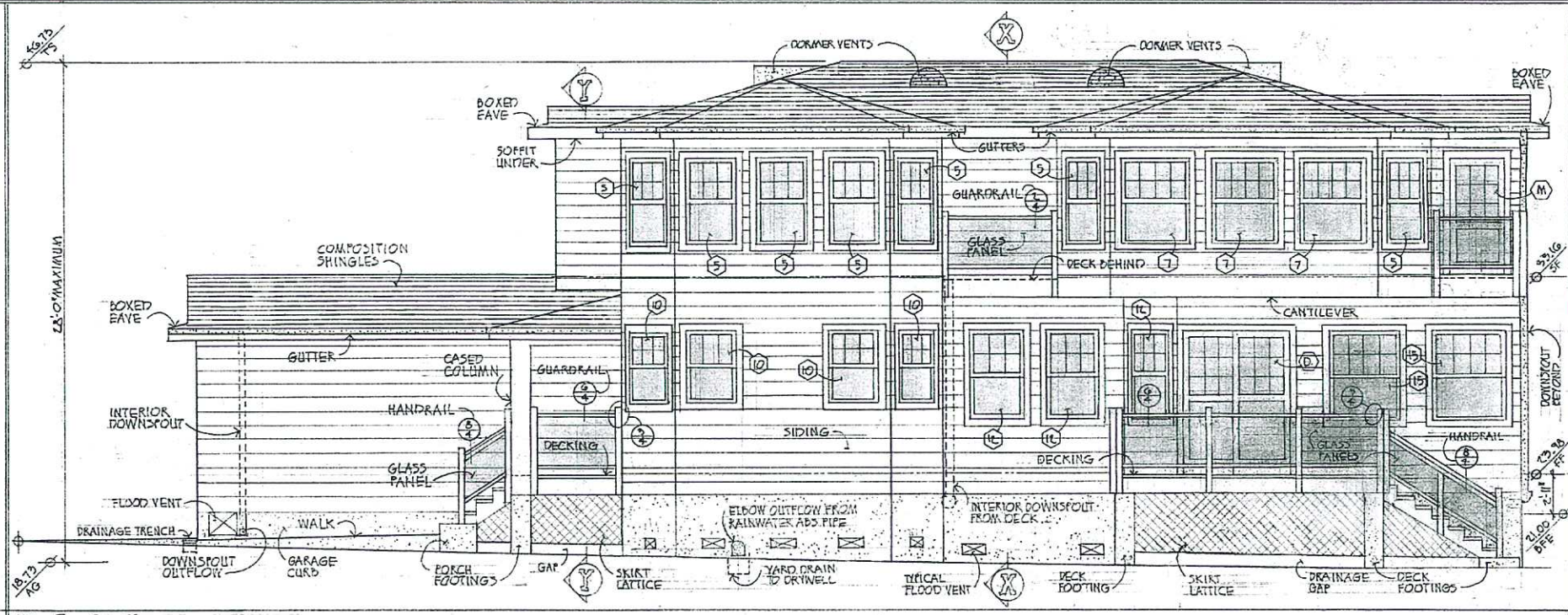
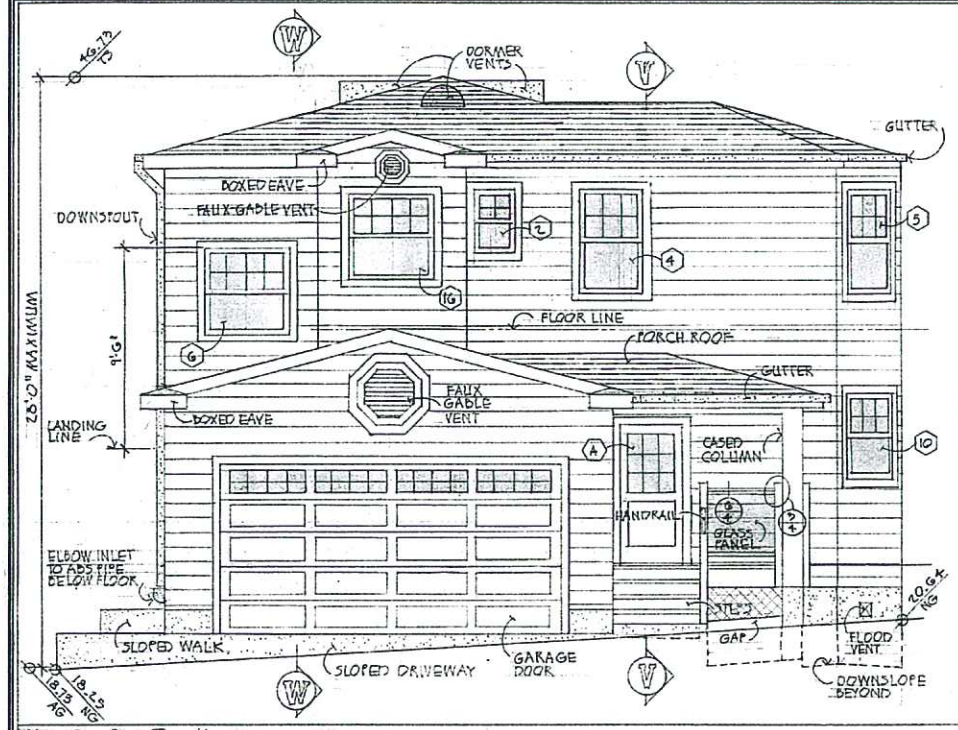
DAVID HELLECK & GRETCHEN ANDERSON-HELLECK
 ARCHITECTS
 277 4TH STREET SW, DANDON, OR. 97141
 PHONE: 503.338.1111
 FAX: 503.338.1112
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 10 OCTOBER 2018
 2 FEBRUARY 2024

SHEET
2 OF 5

D O O R S C H E D U L E				W I N D O W S C H E D U L E			
SYMBOL	TYPE	WIDTH	QTY. REMARKS	SYMBOL	TYPE	WIDTH	QTY. REMARKS
A	HALF-LITE	3'-0"	1	L	SHOWER	2'-0"	1 WITH 2 ENCLOSURE PANELS
B	20-MINUTE	3'-0"	1 WITH CLOSER AND WEATHERSTRIPPING	M	FULL-LITE	3'-0"	1
C	SOLID-CORE	3'-0"	1	N	PATIO SLIDER	8'-0"	1
D	PATIO SLIDER	6'-0"	1 8' TALL.				
E	HOLLOW-CORE	2'-0"	3				
F		2'-0"	1 8' TALL.				
G		2'-6"	10				
H	LOWEDED	2'-6"	1				
J	WARDROBE SLIDERS	1'-0"	1 8' TALL				
K	SHOWER	2'-0"	1 WITH 3 ENCLOSURE PANELS				

W I N D O W S C H E D U L E				W I N D O W S C H E D U L E								
SYMBOL	TYPE	WIDTH	HEIGHT	TW	QTY. REMARKS	SYMBOL	TYPE	WIDTH	HEIGHT	TW	QTY. REMARKS	
1	DOUBLE-HUNG	2'-0"	3'-0"	6'-8"	3	15	DOUBLE-HUNG	4'-0"	6'-0"	8'-0"	4	
2		3'-0"	3'-0"		3	ESCAPE/RESCUE COMPLIANT	16		4'-0"	4'-0"	6'-8"	1
3		3'-0"	3'-0"		3	ESCAPE/RESCUE COMPLIANT	17		3'-0"	5'-0"	8'-0"	1
4		4'-0"	4'-0"	9'-6" LANDING	1							
5		4'-0"	5'-0"	6'-8"	3							
6		3'-0"	3'-0"		1							
7		3'-0"	3'-0"		1							
8		3'-0"	3'-0"		1							
9		3'-0"	3'-0"		1							
10		3'-0"	3'-0"		1							
11	DOUBLE-HUNG	3'-0"	3'-0"	8'-0"	1							
12		3'-0"	4'-0"		13							
13		3'-0"	5'-0"		3							
14		4'-0"	5'-0"									



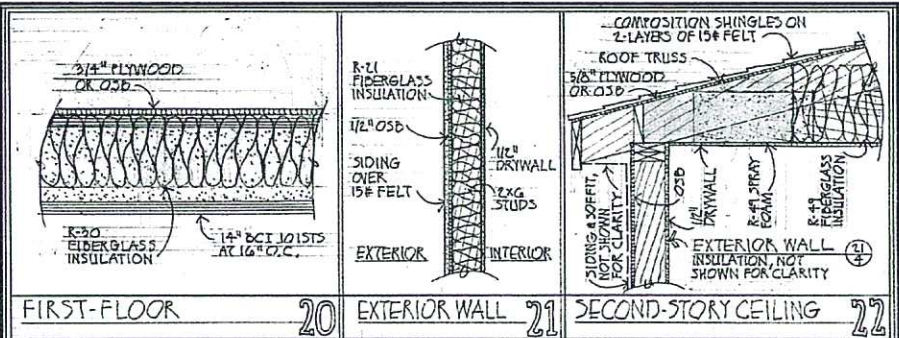
- ABBREVIATIONS
- AG AVERAGE GRADE
 - D/E BASE FLOOD ELEVATION
 - DD BOTTOM OF STEEL DEAM
 - FF FIRST FLOOR
 - FFH MAXIMUM ALLOWABLE HEIGHT
 - NG NATURAL GRADE
 - SF SECOND FLOOR
 - TP TOP PLATE
 - TS TOP OF SHINGLES

SOUTH ELEVATIONS
SCALE = 1/4" = 1'-0"

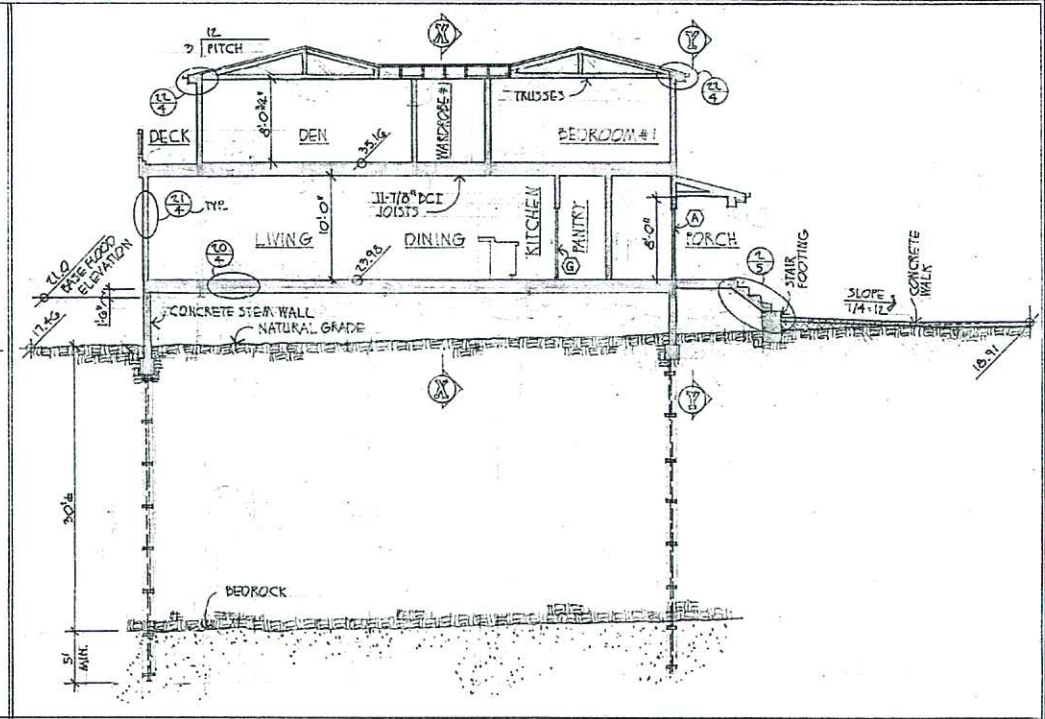
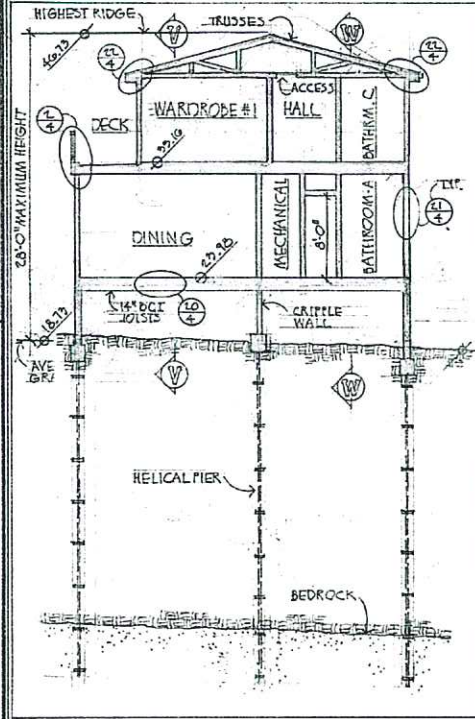
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 15 SEPTEMBER 2015
 2 FEBRUARY 2014

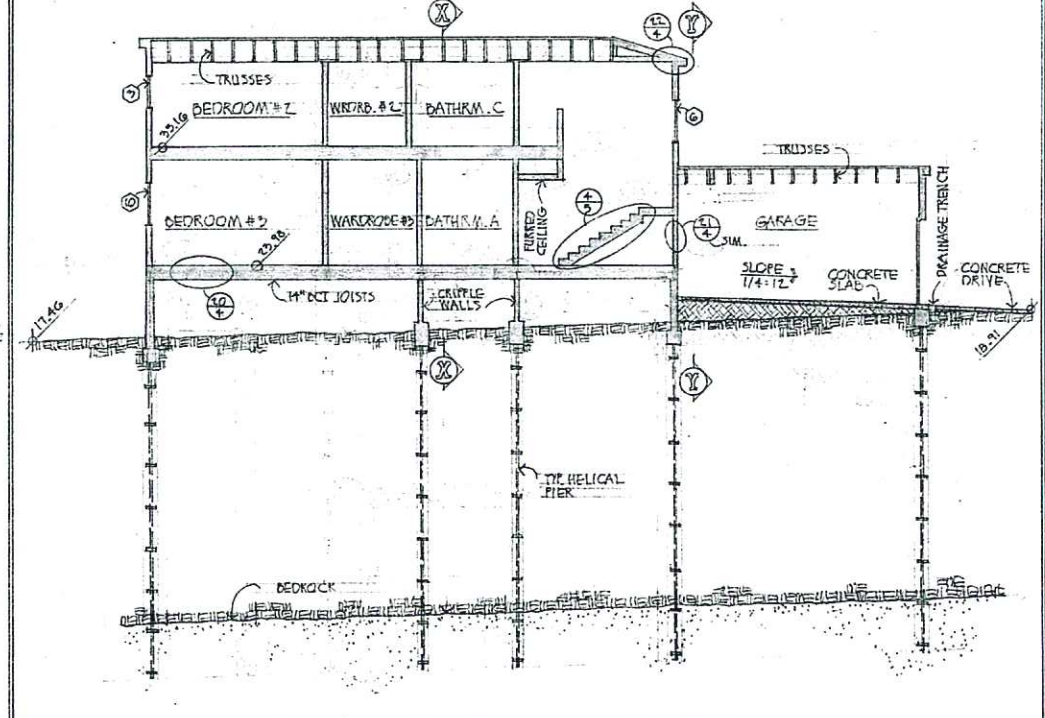
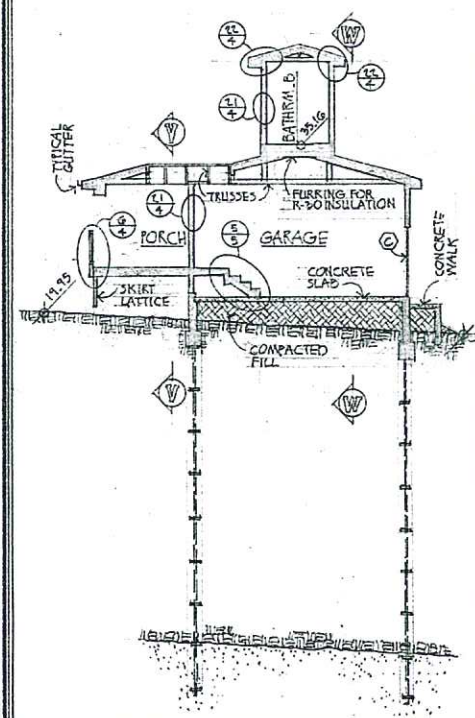
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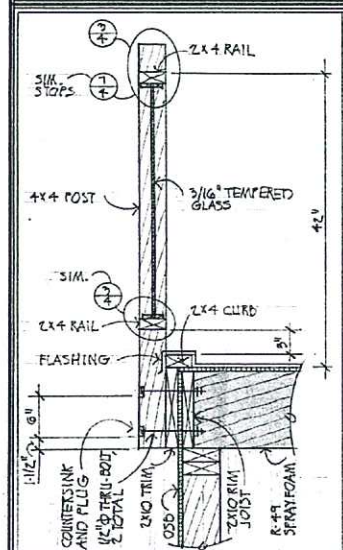
INSULATION DETAILS
SCALE = 3/4" = 1'-0"



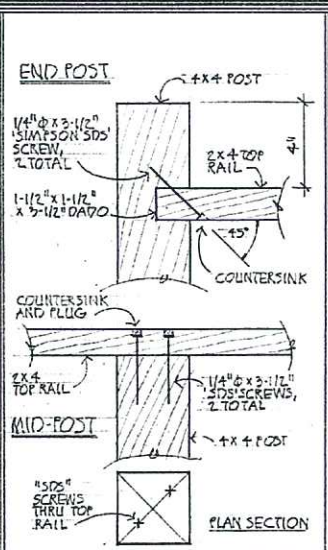
SECTION X-X SECTION V-V



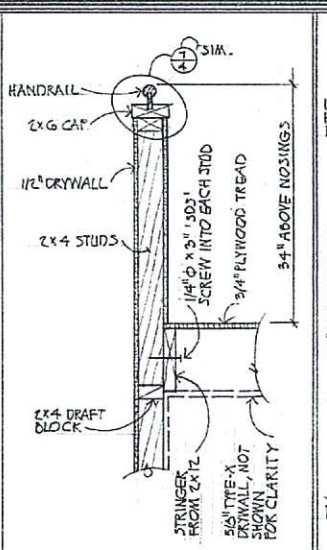
SECTION Y-Y SECTION W-W
CROSS-SECTIONS
SCALE = 1/8" = 1'-0"



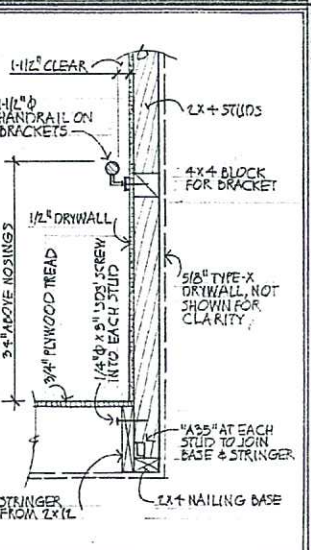
DECK GUARDRAIL SECOND-STORY



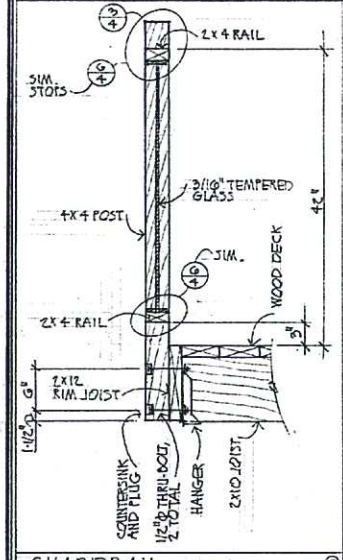
RAIL TO POST SCALE = 3/4" = 1'-0"



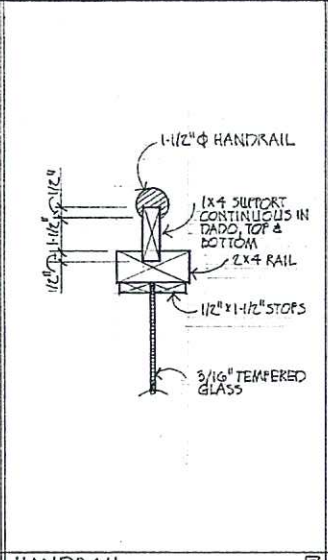
HANDRAIL AT TOP PORCH WALL



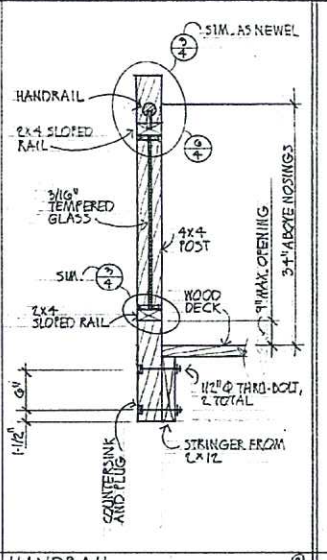
HANDRAIL ASIDE PORCH WALL



GUARDRAIL AT PORCH & LANDING



HANDRAIL AT PORCH & LANDING



HANDRAIL AT PORCH & LANDING

RAIL DETAILS
SCALE = 1" = 1'-0" EXCEPT AS NOTED

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INC
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TAMPA, FL 33616
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FAX: 813-992-7167
alanskimoto@gmail.com



DAVID HELLECK & GRETCHEN ANDERSON-HELLECK
ARCHITECTS
12774 4TH STREET SW, DANDON, OR 97141

JOB NUMBER
414

DATE PRINTED
26 SEPTEMBER 2018
10 SEPTEMBER 2015
30 JANUARY 2014
2 FEBRUARY 2014

SHEET
4
OF 5

RESIDENTIAL INFORMATION
 Date: 2/1/24 Building permit number:
 Owner's name: DAVID HELLECK & GRETCHEN ANDERSON-HELLECK
 Job address: 1277 4TH STREET SW
 City: DANDON State: OREGON ZIP: 97111

New construction. All conditioned spaces within residential buildings shall comply with Table N1101.1(1) and one additional measure from Table N1101.1(2).

TABLE N1101.1(2) - ADDITIONAL MEASURES

<input type="checkbox"/>	HIGH-EFFICIENCY HVAC SYSTEM*
<input type="checkbox"/>	a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air-source heat pump (HSFP) 18.0:1 ODSER cooling, or c. Ground-source heat pump (GSHP) 3.5 or Energy Star rated.
<input type="checkbox"/>	HIGH-EFFICIENCY WATER HEATING SYSTEM
<input type="checkbox"/>	a. Natural gas propane water heater with minimum UEF 0.91, or b. Electric tankless water heater with minimum 2.0 COP, or c. Natural gas propane tankless instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on maximum of one shower/tub-shower.
<input type="checkbox"/>	WALL INSULATION UPGRADE
<input type="checkbox"/>	Exterior walls—U-0.045 (R-21) conventional framing with R-5.0 continuous insulation.
<input type="checkbox"/>	ADVANCED ENVELOPE
<input type="checkbox"/>	Windows—U-0.21 (Area weighted average), and Framed ceiling—U-0.075 (R-40), and Framed floor—U-0.026 (R-38) or slab edge insulation to R-4.0 or less (R-10 for 4" x 12 for 3" or R-3 fully insulated slab).
<input type="checkbox"/>	DUCTLESS HEAT PUMP
<input type="checkbox"/>	For dwelling units with all-electric heat, provide Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and programmable thermostat for all heaters in bedrooms.
<input type="checkbox"/>	HIGH EFFICIENCY THERMAL ENVELOPE UA*
<input type="checkbox"/>	Proposed UA is 8 percent lower than the code UA.
<input type="checkbox"/>	GLAZING AREA
<input type="checkbox"/>	Glazing area, measured as the total of glazed openings is less than 12 percent of conditioned floor area.
<input type="checkbox"/>	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION
<input type="checkbox"/>	Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.

ENERGY EFFICIENCY GENERAL NOTES
2021 OREGON RESIDENTIAL SPECIALTY CODE
 TABLE N1101.1 PRESCRIPTIVE ENVELOPE REQUIREMENTS

REVISION COMPONENT **STANDARD BASE CASE**

WALL INSULATION ABOVE GRADE	R-21 INTERMEDIATE
WALL INSULATION BELOW GRADE	R-10 (R-21)
FLAT CEILING	R-4
VAULTED CEILING	R-30 RAFTER
CEILING	R-30
UNDERFLOORS	R-15
SLAB EDGE PERIMETER	R-10
HEATED FLOOR INTERIOR	R-10
WINDOWS	U-0.27
BOLTS	U-0.30
EXTERIOR DOORS	U-0.30
EXTERIOR DOORS W/ 25% GLAZING	U-0.40

N1101.8 AIR LEAKAGE
 THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. REFER TO SECTION 4.16 N1101.8.

SECTION N1101.10 LIGHTING
N1101.10.2 HIGH EFFICIENCY INTERIOR LIGHTING
 ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LIGHT SOURCES.

EXCEPTION: TWO PERMANENTLY INSTALLED LIGHTING FIXTURES ARE NOT REQUIRED TO BE HIGH EFFICIENCY LIGHT SOURCES WHEN CONTROLLED BY A DIMMER OR AUTOMATIC CONTROL.

N1101.10.3 HIGH EFFICIENCY EXTERIOR LIGHTING
 ALL EXTERIOR LIGHTING FIXTURES APPLIED TO THE EXTERIOR OF THE BUILDING SHALL BE HIGH EFFICIENCY LIGHT SOURCES.

EXCEPTION: TWO PERMANENTLY INSTALLED LIGHTING FIXTURES ARE NOT REQUIRED TO BE HIGH EFFICIENCY LIGHT SOURCES WHEN CONTROLLED BY AUTOMATIC CONTROL.

N1101.8.4 SOLAR INTERCONNECTION PATHWAY
 A SQUARE METAL ANCHOR BOX NOT LESS THAN 4" x 4" WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 2" HORIZONTALLY ON THE ULTIMATELY OF THE MAIN ELECTRICAL PANEL, A HANGING BY APPROVED MEANS. THE HANGING SHALL EXTEND FROM THE ANCHOR BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 2".

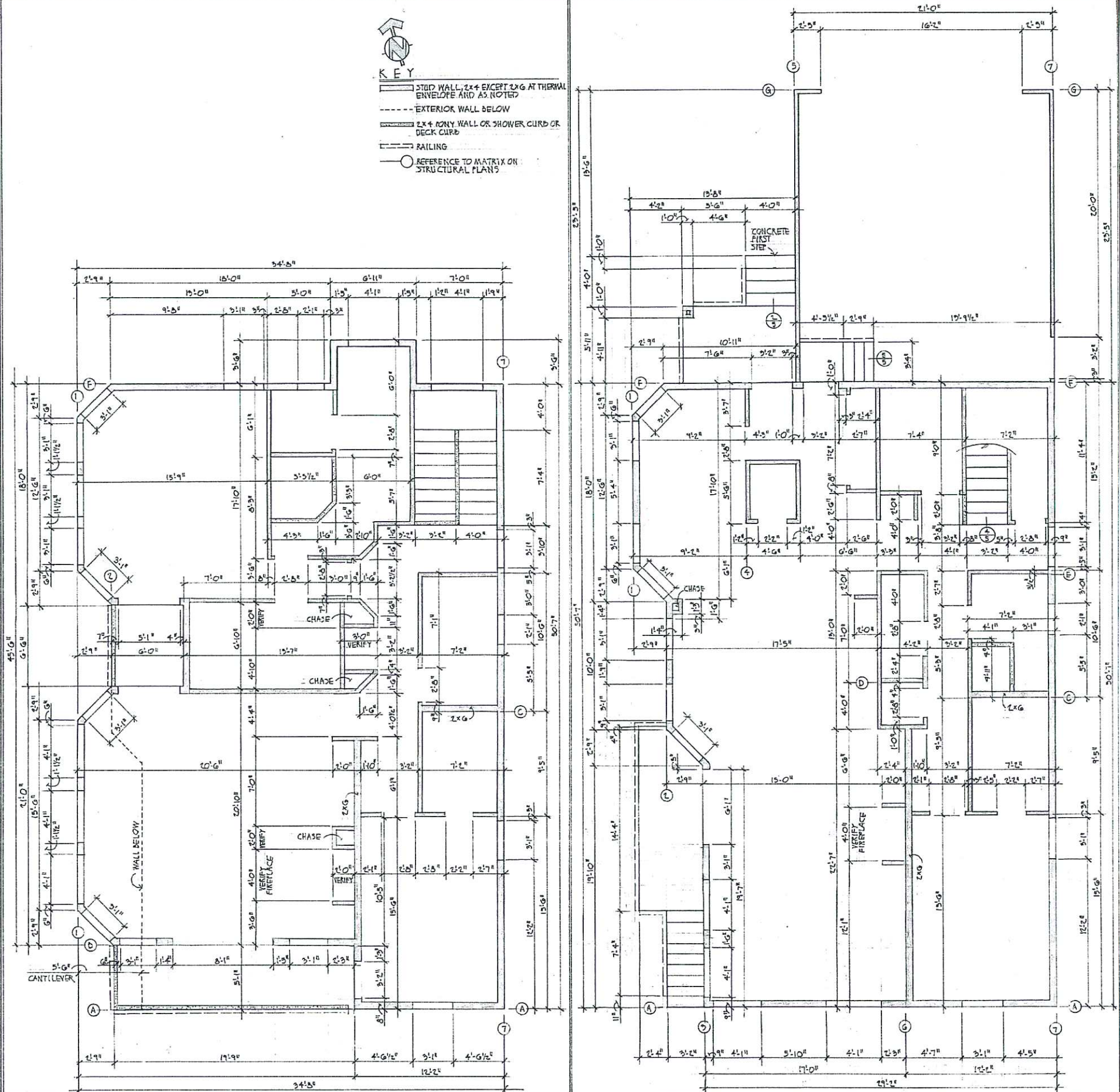
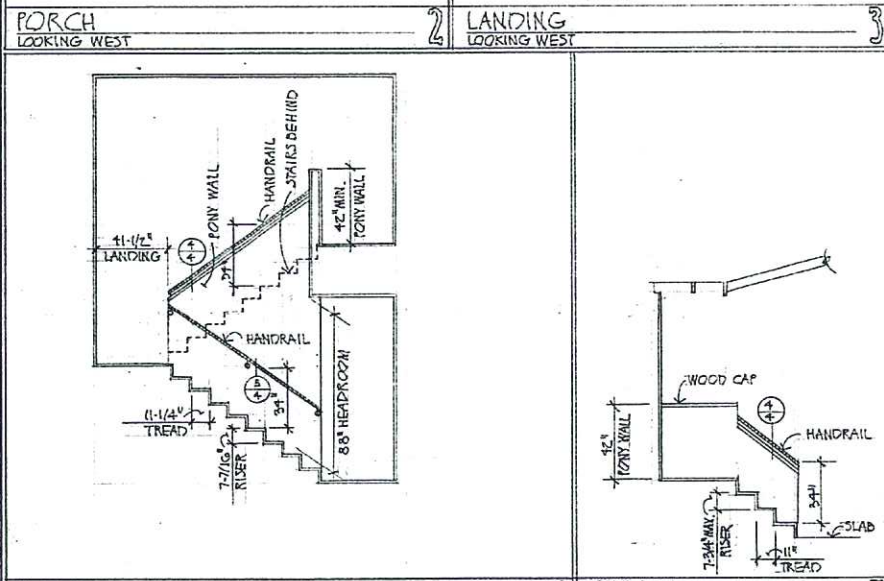
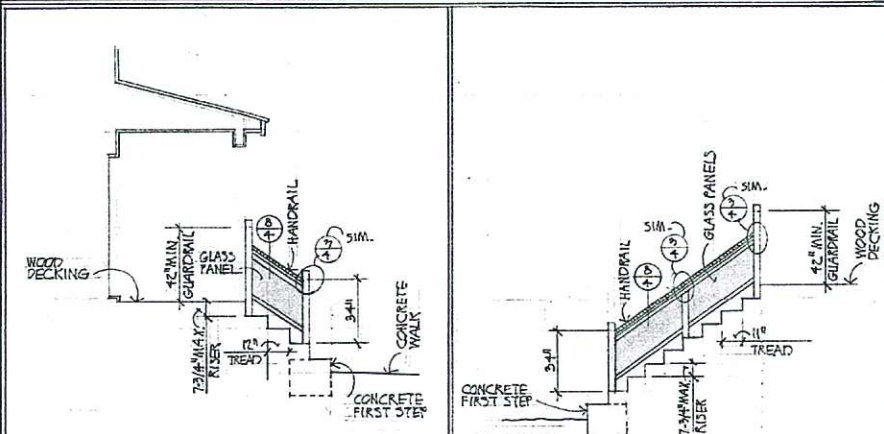
WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 4" ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS REQUIRED FOR SOLAR.

EXCEPTION: IN LEVEL OF 3" HORIZONTAL RACEWAY, A MINIMUM NO. 10 COPPER 3-WIRE MC CABLE INSTALLED FROM THE ANCHOR BOX TO THE TERMINATION POINT INCLUDING IF ADDITIONAL WIRE IS PERMITTED.

2021 OREGON PLUMBING SPECIALTY CODE
 TABLE 401.2 MAXIMUM FIXTURE & FIXTURE FITTINGS FLOW RATES

FIXTURE TYPE	FLOW RATE
SHOWER HEADS	2.0 GPM @ 80 PSI
KITCHEN FAUCETS RESIDENTIAL	1.5 GPM @ 80 PSI
LAVATORY FAUCETS RESIDENTIAL	1.0 GPM @ 80 PSI
WATER CLOSETS (NON-RESIDENTIAL)	1.28 GALS/FLUSH

ADDITIONAL ENERGY MEASURES
TABLE N1101.1(2)
 ADDITIONAL MEASURES
 DUCTLESS HEAT PUMP FOR DWELLING UNITS WITH ALL-ELECTRIC HEAT PROVIDE ELECTRIC HEAT PUMPS AND PROGRAMMABLE THERMOSTAT FOR ALL WATER HEATING ZONES. DUCTLESS HEAT PUMP OF MINIMUM HSPF 10 IN PRIMARY ZONE REPLACES ZONE.



SECOND-FLOOR DIMENSION PLANS
FIRST-FLOOR DIMENSION PLANS
 SCALE = 1/4" = 1'-0"

SHAWNO
RESIDENTIAL ARCHITECT
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 PHONE: 503-373-7100
 EMAIL: shawnoarchitect@gmail.com


RESIDENTIAL ARCHITECT
 DAVID HELLECK & GRETCHEN ANDERSON-HELLECK
 1277 4TH STREET SW, DANDON, OR 97111

DAVID HELLECK & GRETCHEN ANDERSON-HELLECK
 ARCHITECTS
 1277 4TH STREET SW, DANDON, OR 97111

JOB NUMBER
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DATE PRINTED
 28 SEPTEMBER 2025
 19 SEPTEMBER 2025
 2 FEBRUARY 2024

SHEET
 5
 OF 5



**MORTIER ANG
ENGINEERS**

CIVIL | STRUCTURAL | FIRE

Structural Calculations

**HELLECK RESIDENCE
1277 SW 4TH ST, BANDON, OR**

Prepared For: DAVID & GRETCHEN HELLECK
Work Order: 21110
Date: 6 July 2017

Project Abstract:

DRYWELL FOR NEW SINGLE FAMILY DWELLING IN BANDON, OR

Table of Contents

Structural Calculations

HELLECK RESIDENCE 1277 SW 4TH ST, BANDON, OR

Prepared For: DAVID & GRETCHEN HELLECK
Work Order: 21110
Date: 6 July 2017



Subject	Page
<i>General Project Information</i>	
Rain Fall Zone and Curves	1 to 3
USDA Soil Data	4 to 7
<i>Drywell System</i>	
Design	8
Detail	9

**APPENDIX A - RAINFALL
INTENSITY - DURATION - RECURRENCE INTERVAL CURVES**

1.0 Derivation of Curves

The Rainfall Intensity - Duration - Recurrence Interval (I-D-R) curves were computed in accordance with the method described in the 1973 NOAA Atlas 2 titled "Precipitation-Frequency Atlas of the Western United States, Volume X-Oregon." A regional rainfall analysis was made by comparing rainfall data for 136 cities and areas, and thirteen zones were established that have similar rainfall intensities. A set of I-D-R curves were calculated for each zone and the curves represent average values for that zone.

2.0 Use of Curves

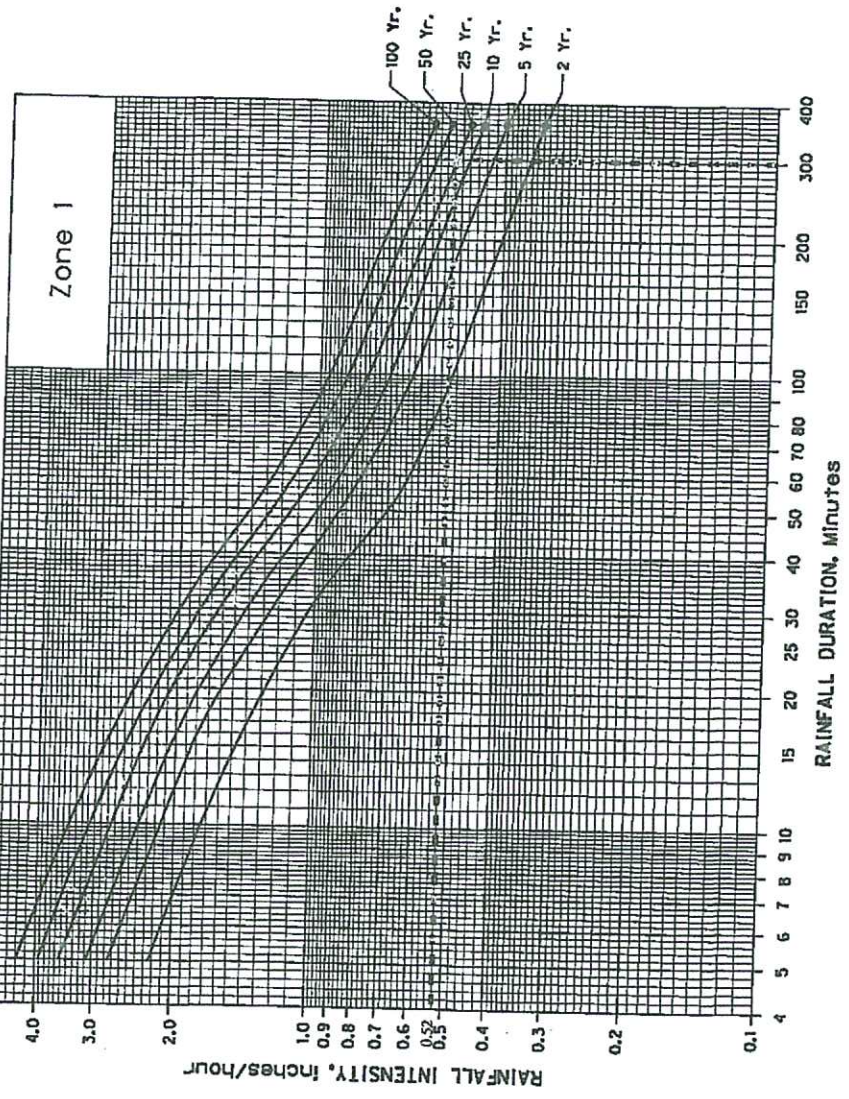
The first step is to determine the zone in which the project is located. This can be accomplished by either using the enclosed map that shows the various zones or the alphabetical listing of cities and their corresponding zones. When the proper zone is located, the I-D-R curves for that zone will provide the needed rainfall intensities. The designer must use engineering judgement in selecting the proper zone if the proposed project lies within two zones or is on or near a dividing line. The zone with larger intensity should be used if no personal knowledge of the area is available, as this gives the most conservative design.

Note: Rainfall Zone Map and Rainfall Zone Map with Highway Milepoints are in pdf formats.

TABLE 1: INDEX TO RAINFALL INTENSITY-DURATION-RECURRENCE INTERVAL CURVES

City	Zone	City	Zone	City	Zone
-A-					
Albany	7	Chemult	10	Fox	12
Alsea	4	Chiloquin	10	Frenchglen	13
Amity	8	Condon	13		
Andrews	10	Coos Bay	3		
Arlington	11	Coquille	4		
Ashland	5	Corvallis	8		
Astoria	1	Cottage Grove	8		
Austin	9				
-B-					
Bandon	1				
Baker	13				
Beatty	13				
Beaverton	7				
Bend	10				
Blue River	5				
Boardman	13				
Boring	8				
Brookings	1				
Brownsville	8				
Burns	13				
Burnt Woods	5				
-C-					
Canby	8				
Canyonville	5				
Cascade Locks	4				
Cave Junction	5				
-D-					
		Dallas	8		
		Dayton	7		
		Detroit	5		
		Drain	5		
-E-					
		Elgin	12		
		Elkton	4		
		Enterprise	10		
		Estacada	5		
		Eugene	7		
-F-					
		Florence	3		
		Forest Grove	8		
		Fort Klamath	9		
		Fossil	13		
-G-					
				Gladstone	8
				Glendale	5
				Gold Beach	1
				Grants Pass	5
				Gresham	8
-H-					
				Haines	10
				Hebo	2
				Helix	13
				Heppner	13
				Hermiston	13
				Hillsboro	8
				Hood River	5
				Huntington	13
-I-					
				Imnaha	10
				Independence	8

RAINFALL INTENSITY - DURATION - RECURRENCE INTERVAL CURVES





A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Coos County, Oregon



Custom Soil Resource Report Soil Map



Map Scale: 1:672 if printed on A portrait (8.5" x 11") sheet.

0 5 10 20 30 Meters

0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Custom Soil Resource Report

Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

59D—Waldport fine sand, 0 to 30 percent slopes

Map Unit Setting

National map unit symbol: 21q8
Elevation: 0 to 120 feet
Mean annual precipitation: 50 to 70 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Waldport and similar soils: 75 percent
Minor components: 9 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waldport

Setting

Landform: Dunes
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian sands

Typical profile

H1 - 0 to 7 inches: fine sand
H2 - 7 to 60 inches: fine sand

Properties and qualities

Slope: 0 to 30 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Heceta

Percent of map unit: 9 percent

Custom Soil Resource Report

Landform: Deflation basins on dunes

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Poorly Drained (G004AY018OR)

Hydric soil rating: Yes

WORK ORDER: 21110

PROJECT: HELLECK RESIDENCE - DRYWELL

ENGR: RM

DATE: 06/30/17

DRYWELL CALCULATIONS

- DESIGN CRITERIA

* DESIGN IS FOR TWENTY-FIVE YEAR STORM

* SOIL INFORMATION IS FROM:

"USDA: CUSTOM SOIL RESOURCE REPORT FOR; COOS COUNTY, OR"

Drywell Calculations Based on SCS Rational Method

Soil Type:	59D SAND
Area Drained: (HOUSE AND GARAGE ROOFS)	2155 ft ²
Storm Intensity:	0.52 in/hr
Storm Duration:	5 hrs
Drainline Diameter:	3 in
Drainline Length:	12 ft
Rational Runoff Coefficient:	0.99
Soil Permeability:	19.98 in/hr
Rock Void Factor:	0.35
Volume of Water Deposited, V	
(Area*Intensity*Duration*Runoff Coefficient):	462.2 ft ³
Storage Capacity of Drainline, V _s	
(Area of Pipe*Length of Pipe):	0.6 ft ³
Water Lost Out of Bottom of Drywell Per Unit Length, V _l	
(Permeability*Width*Duration):	33.3 ft ³ /ft
Required Capacity Per Unit Length, V _r	
(Depth*Width*Void Ratio):	5.6 ft ³ /ft
Width of Drywell:	4 ft
Depth of Rock:	4 ft
Required Length of Drywell:	
(V-V _s)/(V _l +V _r)	12 ft

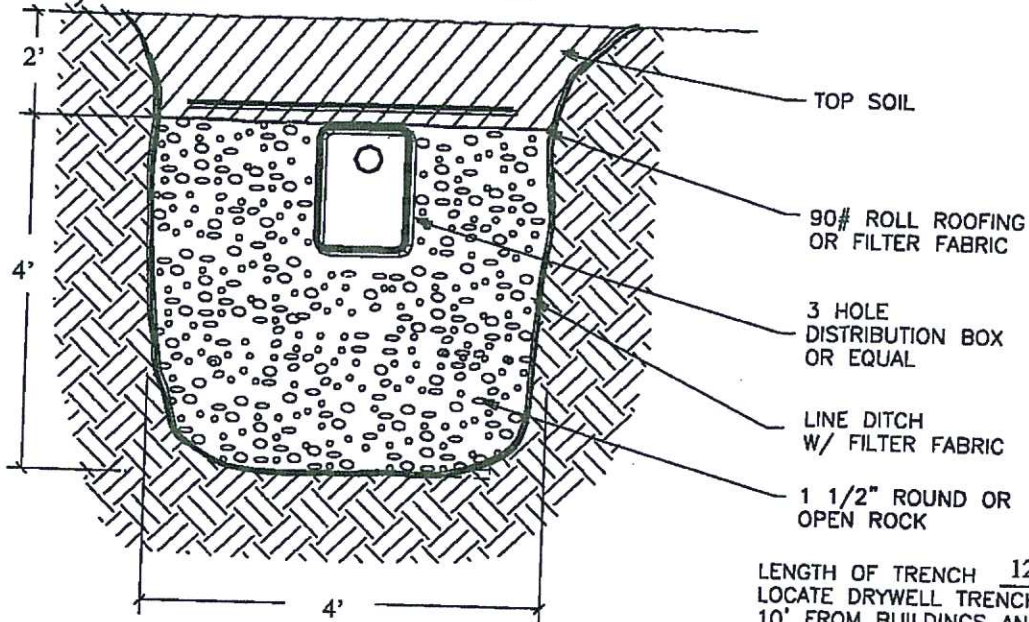
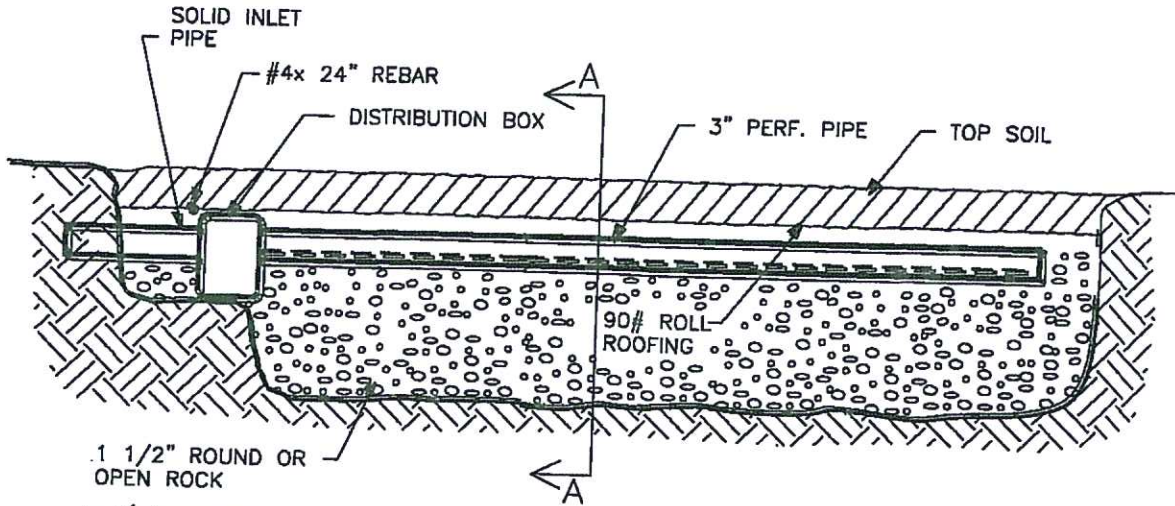
WORK ORDER: 21110

PROJECT: HELLECK RESIDENCE - DRYWELL

ENGR: RM

DATE: 06/30/17

DRYWELL DETAIL



LENGTH OF TRENCH $\frac{12'}{12}$ FT
LOCATE DRYWELL TRENCH
10' FROM BUILDINGS AND
5' FROM PROPERTY LINES.

SECTION A-A

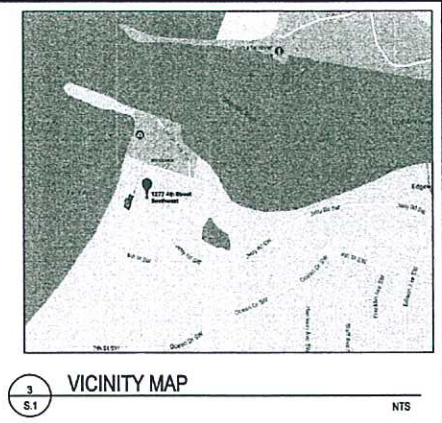
DRYWELL TRENCH

N.T.S.



MORTIER ANG ENGINEERS
 1355 Oak Street, Suite 200
 Eugene, Oregon 97401
 ph: 541.484.5050
 www.MortierAng.com

STAMP:



THESE DRAWINGS ARE THE PROPERTY OF MORTIER ANG ENGINEERS AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER EXCEPT WITH THE PROPER WRITTEN PERMISSION OF MORTIER ANG ENGINEERS

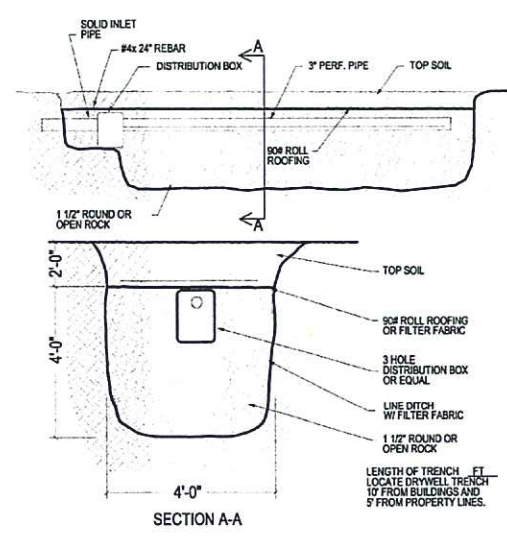
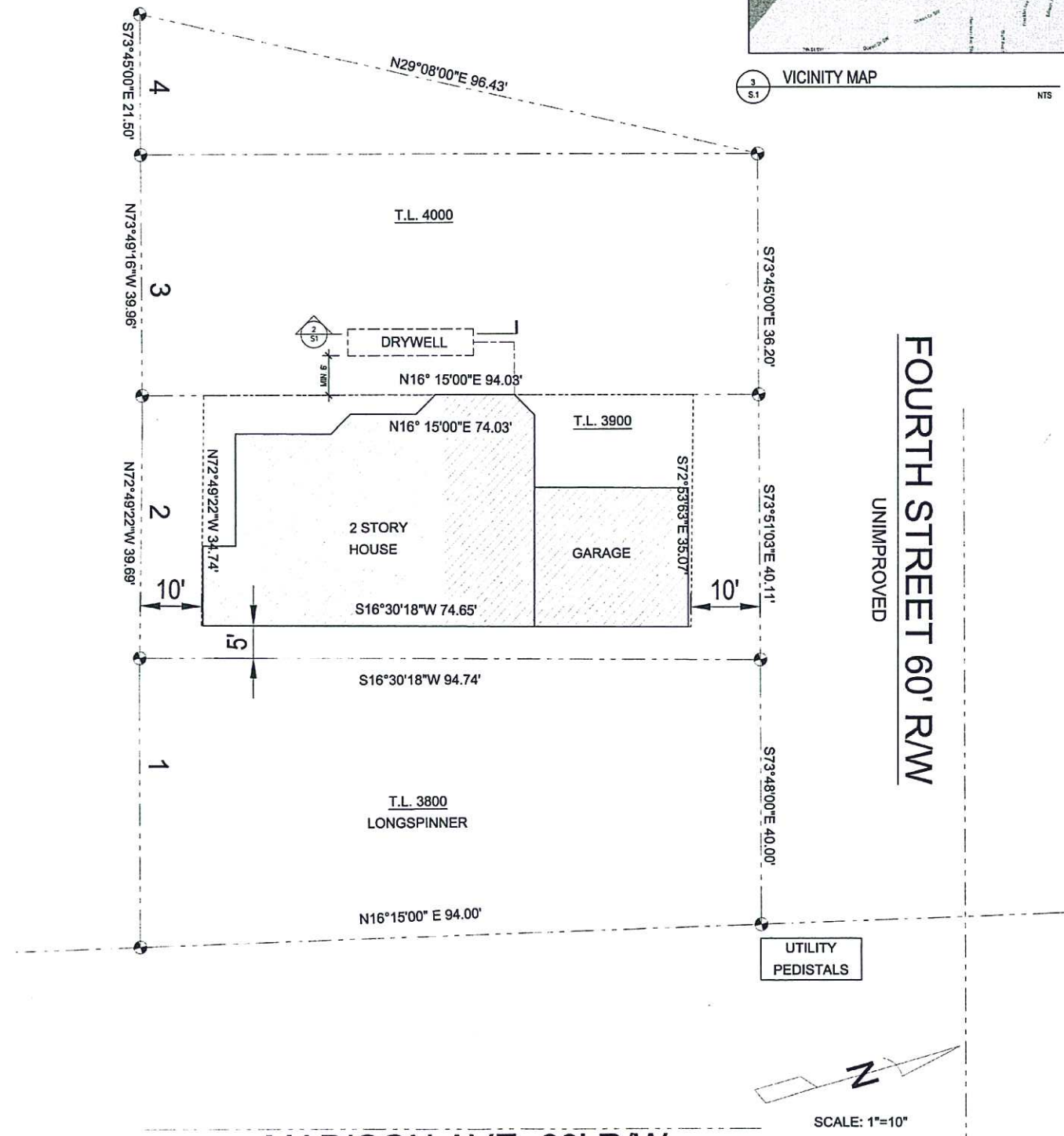
SITE PLAN

STRUCTURAL DESIGN
 1277 SW 4TH ST
 BANDON, OREGON 97411

REVISIONS:

DIMENSIONING NOTATION
 TAKES PRIORITY OVER SCALE
 DO NOT SCALE DRAWINGS.
 DATE: 07/10/2017
 FILE NAME: 21110
 DRAWN BY: MSJ
 CK'D BY:
 WORK ORDER NO.
 21110

SHEET:
S1



2 S.1 DRYWELL DETAIL
NTS

1 S.1 SITE PLAN
NTS

NUMBERED DOCUMENT PROJECTS: 2000-2009: 21110 - 1277 SW 4TH ST, BANDON, OREGON; 2010-2019: 21110 - 1277 SW 4TH ST, BANDON, OREGON; 2020-2024: 21110 - 1277 SW 4TH ST, BANDON, OREGON; 2025-PRESENT: 21110 - 1277 SW 4TH ST, BANDON, OREGON
 DRAWN: MSJ
 DATE: 07/10/2017 12:33 PM
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3-308

Planning Fee Assessment Form

Address:	1277 4th St SW
Last Name:	Helleck

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

Check for new service

APPLICATION TYPE	DEPOSIT OR BASE FEE	FEE ASSESSED
General		
<input type="checkbox"/> Records Request	Hourly Rate + Cost of materials	
<input type="checkbox"/> Research Request (greater than 5 minutes)	Hourly Rate + Cost of materials	
<input type="checkbox"/> Pre-Application Meeting	\$250	
<input type="checkbox"/> GIS Maps	\$25	
<input type="checkbox"/> Public Hearing Notices and Publication	Actual Cost	
<input type="checkbox"/> Third Party Review (Engineering, geotechnical or soils report, etc.)	Actual Cost	
<input type="checkbox"/> Permit Extension (Administrative Approval)	\$200	
<input type="checkbox"/> Permit Extension (Planning Commission Approval)	Actual Coast	
<input type="checkbox"/> Re-Submittal Review Fee	30% of original application fee	
<input type="checkbox"/> Re-inspection Fee	\$50	
<input type="checkbox"/> Missed Inspection Fee	\$250	
<input type="checkbox"/> After-the-fact Permit	\$500	
<input type="checkbox"/> Outside City Water Service Request	\$95	
<input type="checkbox"/> Vacation*	\$500	
<input type="checkbox"/> Street Opening*	\$500	
<input type="checkbox"/> LUCS/No Permit Needed Review	\$95	
<input type="checkbox"/> New or Change of Address	\$47	
<input type="checkbox"/> Code Interpretation	\$200	
TYPE I		
Residential Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$50	
<input type="checkbox"/> Minor Decision -Type I	\$200	
<input type="checkbox"/> Residential Structure Under 1500 square feet	\$500	
<input type="checkbox"/> Residential Structure 1501 - 2500 square feet	\$750	
<input type="checkbox"/> Residential Structure 2501 - 3499	\$1,250	\$1,250
<input type="checkbox"/> Residential Structure 3500 square feet and up	\$2,500	
Commercial Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$75	
<input type="checkbox"/> Accessory Structure/Remodel Under 200 square feet	\$300	
<input type="checkbox"/> Accessory Structure/Remodel Over 200 square feet – or new connections	\$500	
<input type="checkbox"/> Commercial Structure Up to 3500 square feet	\$2,000	
<input type="checkbox"/> Commercial Structure 3501 – 10,000 square feet	\$2,500	
<input type="checkbox"/> Commercial Structure 10,001 or more	\$3,000	
<input type="checkbox"/> Home Occupation Permit	\$300	
<input type="checkbox"/> Mobile Food Unit Type I	\$125	
<input type="checkbox"/> Mobile Food Unit Type II	Actual Cost (\$500 Base Fee)	
<input type="checkbox"/> Sign Permit	\$100	
<input type="checkbox"/> Certificate of Appropriateness	\$100	
<input type="checkbox"/> Property Line Adjustment*	\$350 per adjustment	
<input type="checkbox"/> Final Plat Review	Actual Cost	

TYPE II		
Plan Review		
<input type="checkbox"/> Residential	Actual Cost (\$500 Base Fee)	
<input type="checkbox"/> Commercial	Actual Cost (\$1,000 Base Fee)	
<input type="checkbox"/> Subdivision Tentative Plan*	Actual Cost (\$1,600 and \$200/lot Base Fee)	
<input type="checkbox"/> Partition*	Actual Cost (\$1,000 and \$100/lot Base Fee)	
<input type="checkbox"/> Adjustment	Actual Cost (\$250 Base Fee)	
<input type="checkbox"/> Appeal of a Type II Decision	\$250	
TYPE III		
<input type="checkbox"/> Planned Unit Development (PUD)	Actual Cost (\$2,750 and \$200/unit Base Fee)	
<input type="checkbox"/> Variance	Actual Cost (\$500 Base Fee)	
<input checked="" type="checkbox"/> Conditional Use Permit*	Actual Cost (\$750 Base Fee)	\$750
<input type="checkbox"/> RV/Manufactured Dwelling Park	Actual Cost (\$500 and \$100/unit Base Fee)	
<input type="checkbox"/> Appeals	Actual Cost + \$250 or half of original fee, up to \$1,000 Deposit	
TYPE IV		
<input type="checkbox"/> Annexation*	\$3,750	
<input type="checkbox"/> Zoning Code Amendment (text/map)*	\$3,000	
<input type="checkbox"/> Comprehensive Plan Amendment*	\$3,500	
<input type="checkbox"/> Combined Map/Plan Amendment*	\$3,700	

* The 2023-2024 FY hourly rate is: \$ 125.00

Planning Staff Contact:  Date Assessed: 4/3/24

Finance Staff Contact: Linda Eckhoff Date Paid: 4-25-24

Receipt Number: 9.159721

CITY OF BANDON
PO BOX 67
555 HIGHWAY 101
BANDON OR 97411

541-347-2437

Receipt No: 9.159721

Apr 25, 2024

1277 4TH ST SW - HELLECK

Previous Balance:	.00
LICENSES AND PERMITS	1,250.00
ZC	
100-413-09	
PLANNING PERMIT FEES	
LICENSES AND PERMITS	750.00
CONDITIONAL USE	
100-413-09	
PLANNING PERMIT FEES	
Total:	<u>2,000.00</u>
CHECK	
Check No: 1416	2,000.00
Payor:	
WAYWARD R STUDIO	
Total Applied:	<u>2,000.00</u>
Change Tendered:	<u>.00</u>

04/25/2024 11:37 AM