

City Council
City of Bandon
March 22nd, 2021

Additional comments for the Public Hearing on Appeal of the Final Decision on February 22nd, 2021 of the Plan Review on Bandon Beach Hotel, 20-078 located at 1090 Portland Avenue SW in Bandon OR (Map Number 28S-15W-25CC/ taxlots 1600, 4100, 4900 and 4800).

In addition to the appeal letter I submitted on March 4th, the following Applicable Criteria List items (Bandon Municipal Code) also have failed to have been met in regards to the parking lot fencing that is located on taxlots 4100, 4900 and 4800.

First BMC Title 17.94 Commercial Design Standards states the following:

17.94.060 Landscaping

B. Screening

- 3. Where property abuts a residential zone, a fence, a minimum of six feet in height shall be installed on the property line to minimize adverse effects of the development on neighboring residences.**

As I mentioned previously in my appeal letter fencing is proposed along the parking lot south of taxlots 4100 and 4800 where it abuts a residential zone and west of taxlots 4800 and 4900 where it abuts an alley next to a residential zone. But no fencing is included on the parking lot east of taxlots 4800 and 4900 or north of taxlots 4100 and 4900 where residential zones are to the east and north of the development so the above applicable criteria hasn't been met.

Second BMC Title 17.96 Off-street Parking and Loading states the following:

17.96.050 Design requirements for parking lots

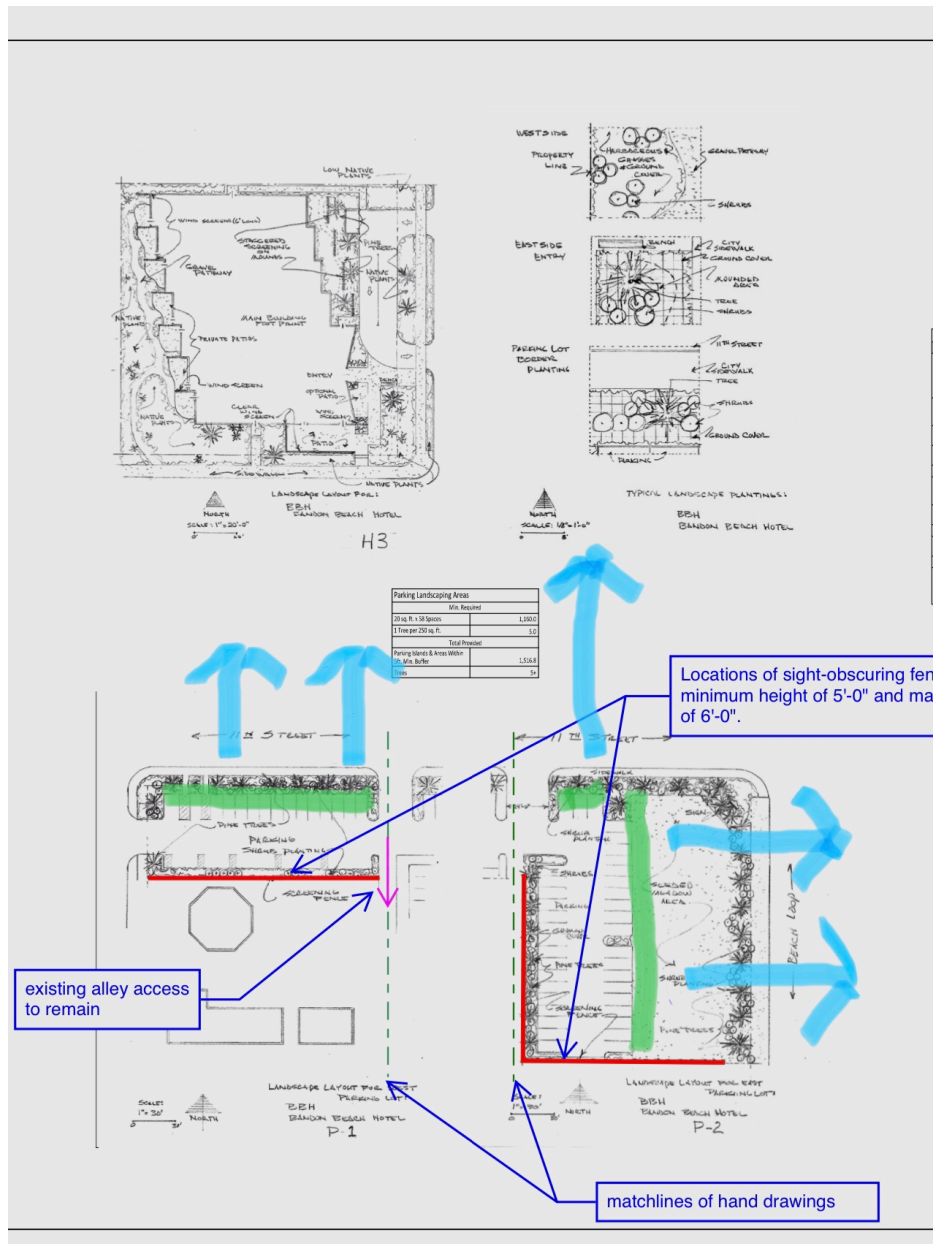
- B. Except for parking in connection with dwellings, parking and loading areas adjacent to or within residential zones or adjacent to dwellings shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than five nor more than six feet in height, except where vision clearance is required.**

Again as I mentioned previously in my appeal letter fencing is proposed along the parking lot south of taxlots 4100 and 4800 where it is adjacent to a residential zone or adjacent to dwellings and west of taxlots 4800 and 4900 where it abuts an alley next to a residential zone or adjacent to dwellings. But no fencing is included on the parking lot east of taxlots 4800 and 4900 or north of taxlots 4100 and 4900 where it is adjacent to a residential zone or adjacent to dwellings are to the east and north of the development so the above applicable criteria hasn't been met.

From applicant's submitted plans for parking lot fencing and landscaping.

Red lines show where applicant is proposing fencing to block headlights from shining on adjacent residential properties (south of taxlot 4100, west of taxlots 4900 and 4800 across alley and south of taxlot 4800).

Green lines show areas of parking lot without fencing with light blue arrow lines showing direction that headlights would be shining onto adjacent residential properties across Beach Loop Drive to the east and 11th Street to the north ending up causing a disturbance or adverse effect on the neighboring residences from the parking lot development.



Sincerely,

Bob Schroeter
345 Laurelwood Drive
Jacksonville, OR 97530