

To: Hearings Officer  
From: Robert Jones, 966 Beach Loop Drive  
Date: February 10, 2021  
Subject: Bandon Beach Hotel Proposal

There is a serious error on page 8 of the Bandon Beach Hotel Site Plan Review, dated Feb 11 2021. In “17.20.090 Height of Buildings and Structures,” the review correctly cites 16.42.010, Definitions:

"Height of building or structure" means the vertical distance from the native grade to the highest point of the roof. On slopes, the height of the structure shall be determined by taking the height of each side of the building measured from grade at the center of the wall to the highest point of the roof and divided by the number of measured sides.

However, the plans violate this definition. They measure the height from the highest point on the lot, on the east boundary, ignoring the fact that the lot slopes down to the west. By the definition, all sides contribute to the calculation of height, but the plan measures only from the grade of the highest side.

This attempt to exceed the height limitation is particularly inappropriate because the stated purpose of this part of the Bandon Municipal Code is “to maximize the ocean view potential of lots in the CD-1 zone.” The proposed hotel has no structures blocking its ocean view, but it seeks to block the view of its neighbors even more than allowed by the code.

When we built our house nearby, the City did not allow us to pick the high point on our lot as native grade, or otherwise manipulate the plain definition. Like everyone, we sought to maximize our view, but we followed the code, measured the four sides, and modified our plans to stay within the height limitation. Every structure, residential or commercial, must do the same, or the planning codes are meaningless.

Thank you for your consideration.