

Planning Department/Hearings Officer  
City of Bandon  
February 9th, 2021

**RE: Hearing on application 20-078 - Plan Review on Bandon Beach Hotel property in Bandon at 1090 Portland Avenue.**

I'm writing in regards to some of the concerns I have with the proposed Bandon Beach Hotel parking lot as submitted and the effects of lighting, on and off street parking, sidewalks, drainage and signage it will have on my properties that I own that are adjacent to the proposed development. I'm also concerned that some of the Conditional Use Permit Conditions of Approval that the City Council specified haven't been met on the applicant's submitted plans.

First specifically in regards to the parking lot lighting and Condition 6 of the Conditional Use Permit Conditions of Approval, it states that the parking lot will utilize shielded lighting so it shall not directly illuminate adjacent residential properties. While the plan incorporates this for the parking lot lighting and pedestrian lighting, the plan doesn't address the effect of the vehicle headlights in the parking lot shining on the adjacent residential properties. Condition 6 of the Conditional Use Permit Conditions of Approval also states that "the parking lots shall be fenced along adjacent residential properties in accordance with the requirements of Chapter 17.104.025 Fence and Wall Standards".

When vehicles enter the parking lot off Portland Avenue their headlights will be shining across tax lot parcels 4100 and 4900 directly at my property/house/bedroom window on the corner of Beach Loop and 11th street. While the landscape plan shows planting of shrubs along Beach Loop Drive for screening they will need to be 8 to 9 feet tall at a minimum immediately on the northern half of tax lot parcel 4900 in order to block the headlights shining at my house/window/property. This situation will also occur with the designated parallel parking spots along the south edge of the parking lot on tax lot parcel 4100.

Likewise with the the portion of the parking lot on tax lot parcels 4900 (southern half) and 4800 due to the parking lot sloping west to the center of the parking lot for the drainage system, when vehicles pull into the parking spots head first their headlights will be pointing upwards and shining towards my residential properties on Beach Loop Drive due to the sloping of the parking lot. Again while the landscape plan shows planting of shrubs along Beach Loop Drive for screening they will need to be 6 feet tall at a minimum immediately in order to block the headlights shining at my residential properties along Beach Loop Drive.

The Hotel plans lack a designated employee break room or outdoor smoking area so one can only assume that employees who will be parking in the parking lot will be

parking in the parking lot portion of tax lot parcels 4900 and 4800 (as specified in the applicants parking plan for employees and patrons) and will take smoke breaks in their vehicles likely with the vehicles running and headlights on again facing east towards properties along Beach Loop Drive.

The best solution likely is to require solid wood fencing in front of the parking spots in the parking lot so the headlights of the vehicles are not shining onto the adjacent residential properties as this what Condition 6 of the Conditional Use Permit Conditions of Approval dictates. The current old Bandon Beach motel has that headlight screening feature incorporated into its existing parking lot with fencing along the western edge of the parking lot to block the headlights of vehicles pulling into the motel parking lot from Portland Avenue so their headlights don't shine into the adjacent wildlife refuge. Five foot height fencing would likely work for the parking lot on tax parcels 4900 (the southern half) and 4800. Six foot height fencing would likely work on those areas on tax parcel 4900 (the northern half) that lines up with the Portland Avenue parking lot entry and parallel parking spots on the south half of tax lot parcel 4100 that point directly at my property/house/window on the corner of Beach Loop Drive and 11th St. Doing fencing in this manner will better ensure (and do a better job in an immediate manner rather than waiting for vegetation to grow to the desired height) that lighting from the parking lot isn't directly illuminating adjacent residential properties. The Supplemental Staff report from February 9th, 2021 mentions these height requirements regarding fencing to screen the parking lot from adjacent residential properties to the south of the parking lots but not to the east or north so the criteria hasn't been met in the submitted plans for Condition 2 or Condition 6 (reference 17.96.050 part B)

Secondly regarding on and off street parking and Condition 7 of the Conditional Use Permit Conditions of Approval, the applicant still has areas of on street parking adjacent to their properties along Beach Loop Drive. Currently vehicles, trucks with trailers, RVs park along this portion of Beach Loop Drive along tax parcels 4900 and 4800. The applicant is doing work on the sidewalks along 11th Street and Portland Avenue but is not doing a sidewalk along Beach Loop Drive by their properties according to the submitted plans. The areas along Portland Avenue and 11th Street by the applicant's properties do not have any on street parking. By requiring the applicant to construct a sidewalk along Beach Loop Drive by their properties would help the applicant meet their requirement to ensure their patrons park in their parking lots rather than on the surrounding streets. For example the sidewalk along the west side of Beach Loop Drive north of the junction of 11th Street has no on street parking spots. Installing a sidewalk on the west side of Beach Loop Drive south of the junction with 11th Street (along tax lot parcels 4800 and 4900) would make it such that there would be no on street parking in that location helping the applicant meet their desired goal of encouraging patrons to park in their parking lots and not on the adjacent streets Also the sidewalk would help facilitate a safer walking environment for their patrons walking along Beach Loop Drive.

In conjunction with the sidewalk a storm drain system along with the curb/sidewalk that drains back towards the 11th Street storm drain system would help in the event that private storm drainage system in the parking lot fails/clogs/or overflows and flows to the east and south of the parking lot.

Thirdly regarding the signage that is to be located on tax parcel 4900 near the corner of Beach Loop and 11th Street and Condition 2 of the Conditional Use Permit Conditions of Approval, it appears that the Lead City Staff (Henry O. Hearly) has incorrectly interpreted parts of the Bandon Municipal Code in regards to Chapter 17.

As mentioned under 17.104.025 part A the signage will be attached to a wall- like structure and under part C the signage will be attached to a wall like structure that is 6 feet tall by 10 feet wide.

The sign is also to be located only 10 feet from the property line on 11th Street and also only 10 feet from the property line on Beach Loop Drive.

The Lead City Staff is incorrect in labeling this area as a "side yard" as tax parcel 4900 is a separate parcel so both it's street frontages on 11th Street and Beach Loop Drive cannot be a side yard with no front yard. The applicants plan maps even show there is a 20 front setback requirement from Beach Loop Drive for tax lot parcels 4900 and 4800 showing that Beach Loop Drive is the front yard for both those tax lot parcels. My house also abuts Beach Loop Drive and 11th Street and while my front door, driveway and address are all on 11th Street, the City of Bandon Planning department had already set precedent and had informed me in the past that my front yard is Beach Loop Drive. So when I installed fencing on my property a few years ago the fencing that was 6 feet tall had to be set back 20 feet from my property line along Beach Loop Drive (my front yard) and the fencing within 20 feet of Beach Loop Drive could only be 4 feet tall.

So where the applicant proposes their sign wall structure to be located at the corner of 11th Street and Beach Loop Drive, it can only be a maximum of 4 feet tall. Otherwise if they wish keep it at 6 feet tall it would then need to be located 20 feet from the property line along Beach Loop Drive as that would be considered the front yard of tax parcel 4900 as determined by the City of Bandon planning department precedent.

Sincerely,

Robert Schroeter

345 Laurelwood Drive

Jacksonville, OR 97530

(owner of house and properties at the corner of 11th Street and Beach Loop Drive in Bandon, OR)