



Zoning Compliance Application

Temporary Storage Sheds, Alternative Energy & Simple Additions (under 200 Sq. Feet)

CITY OF BANDON PLANNING
P.O. BOX 67
555 HWY 101
BANDON, OR 97411
P:(541) 347-7922
F:(541)347-1415

Oregon Law allows the City up to 30 days to review an application to determine whether or not the application is "complete" or "incomplete." Planning staff strives to be responsive and minimize this review period. However, careful and thorough reviews lay a foundation for smoother and quicker subsequent review processes. Please visit the City's website for submittal requirements <http://www.cityofbandon.org/general/page/welcome-planning-department>.

SUBMITTAL DATE: _____

Application # _____ - _____

I. PROJECT LOCATION:			
Street Address: 2770 Whale Watch Way, Bandon OR	HAVE PERMITS BEEN OBTAINED FOR OTHER WORK RELATED TO THIS PROJECT? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Required		
	Please describe: Permit to repair dry rot and enclose existing covered patio		
Map Number / Tax Lot(s): <u>28S15W36CB/ 606</u>	Zone: CD-1	Floodplain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Lot Size: 0.34 acres

II. APPLICANT'S INFORMATION (if applicant is not the property owner)	
Applicant's Name: Linda Cameron, Moore Architecture + Design, LLC	Phone: 503.784.5070 E-Mail: Linda@moorearchdesign.com
Applicant's Mailing Address: 2327 SW Market Street Dr, Portland, OR	



III. PROPERTY OWNER'S INFORMATION	
Property Owner's Name: Central Point Properties, LLC	Phone: 307.733.7644 E-mail: dwelch@weimail.com
Mailing Address: PO Box 3000, Jackson, WY 83002	



III. PROJECT DESCRIPTION:	
(Please check all that apply) <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Other:	Additions to Building: <input checked="" type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard
Present Use: Landscape area	
Proposed Use (Please describe, include a drawing with exact dimensions, attach sheets of paper as needed): New 158 sf addition to house Sauna and small entry / shower room. New structure to be 8'-6" wide by 18'-6" long.	

IV. SITE PLAN: Plans may be submitted electronically; printed copies submitted on paper larger than ledger size (11x17) will not be accepted. Include ALL relevant information pertaining to your proposed project. Please see our "How to Create a Site Plan" document for tips on how to create your site plan.
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V. INSPECTION SCHEDULE: All city inspections must be requested at least 2 business days in advance. Failure to schedule or complete required inspections may delay the final approval of your project.

Inspection #1: Compliance with the approved site plan. Inspection required before setting posts or pouring any concrete. (Please mark all post or form positions)	Inspection #2: Compliance with approved plans for drainage, height, utility service, off-street parking, any required street improvements, and authorized land use. (Required upon completion of installation)
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VI. CONTACT SIGNATURE/AUTHORIZATION:	
<p>I have read the application and the attached documentation and I understand that my application may be delayed or deemed incomplete if I have provided insufficient information and documentation to allow for approval. I certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge. I understand and agree that all required inspections will be requested 2 business days in advance, and it is the applicant's responsibility to ensure required inspections have been requested, completed, and approved. I authorize the City of Bandon or its acting agent, to enter onto the subject property, as described in section "I. Project location". I authorize the following party(s) to act as applicant in regard to the attached application for the subject property described above.</p>	
X Property Owner's Signature: 	Date: Oct 4, 2021
X Applicant's Signature: 	Date: 10.1.2021

VII. DISCLOSURE:	
<p>The City of Bandon is legally obligated to report all ground disturbances within the City of Bandon to the Coquille Indian Tribe. Property owners and applicants must adhere to all conditions and requirements set out by the Coquille Indian Tribe, State Historic Preservation Office (SHPO) or both if required. Please be aware that state statutes and federal law govern how archaeological sites are to be managed. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or private lands.</p> <p>It is the property owner/applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Oregon State Building Codes, Oregon State Department of Environmental Quality, FEMA, Oregon State Fish and Wildlife and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.</p> <p>It is the property owner/applicant's responsibility to provide the City of Bandon all necessary legal documentation related to the property, including but not limited to: receipts, deed restrictions, vacation records, easement records, etc.</p>	
<p>I acknowledge, understand, and agree, that all relevant documentation will be provided to the City of Bandon, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.</p>	
X 	Oct 4, 2021
Property Owner	Date
X 	10.1.2021
Applicant's Signature	Date

AN ELECTRONIC COPY OF THIS FORM IS ACCEPTABLE FOR THE PURPOSE OF FILING AN APPLICATION. HOWEVER, THE ORIGINAL WILL BE REQUIRED PRIOR TO FINAL APPROVAL.

Staff's Signature of Intake: _____ Date: _____

Staff's Signature of Approval: _____ Date: _____

Submittal Requirements:

1. Completed Pre-Application with summary notes from the Planning Department (if applicable)
2. Complete Planning Permit application (including fees and applicable property records)
3. Signed Development Disclosure
4. Completed Submittal Requirement sheet

Site Plan Requirements (please check that you have completed each of the following)

- Setbacks on all sides of the property (must be marked from the closest structure to the property line)
- Property line must be clearly marked on all sides - if property corners cannot be determined a survey will be required.
- Location of all buildings and proposed building or addition
- Location of all mechanical equipment and proposed equipment (HVAC, propane tanks and enclosures - these cannot be located in the setback area)
- Fences, patios, sidewalks, (if being built along with the construction of a building)
- Decks, steps, porches (these cannot be located in the setback)
- All off-street parking
- Location of the front entrance and all exterior doorways
- Location & material of the driveway
- Direction of roof drainage
- NA Drywell, if required (must be engineered)
- Location of electric meter base (on the front or no farther than 5 feet down the side)
- NA Proposed water and sewer line location
- NA Water shut off valve must be located beside the water meter box; 6" sewer clean out must be at the property line
- Square footage of the lot, structures including garage (1st & 2nd floors noted separately), and percentage of impermeable surface impermeable surfaces written on the plot plan

Design Feature Requirements (Please check your selections)

Homes in the R-1 and R-2 zones require a minimum of 6 (at least 3 on the face of the home)

Homes in the CD zones require a minimum of 8 (at least 4 on the face of the home)

- | | |
|---|---|
| <input type="checkbox"/> Roof pitch at or greater than 3/12 | <input type="checkbox"/> Bay windows |
| <input type="checkbox"/> Covered porch - (minimum of 25 square feet) | <input type="checkbox"/> Cupolas |
| <input type="checkbox"/> Tile or Architectural grade shingles (not composition shingle) | <input type="checkbox"/> Hip roof |
| <input type="checkbox"/> Off set of the building face or roof (at least one foot, minimum of 2 feet in cd-1 & cd-2 zones) | <input type="checkbox"/> Pillars or posts |
| <input type="checkbox"/> Eaves with a minimum projection of six (6) inches | <input type="checkbox"/> Mullioned windows |
| <input type="checkbox"/> Horizontal lap siding, cedar shake or shingle on 100% of the exterior | <input type="checkbox"/> Window shutters |
| <input type="checkbox"/> Recessed entry area (minimum depth of three feet) | <input type="checkbox"/> Clerestory windows |
| <input type="checkbox"/> Garage (constructed with exterior finish materials matching the residence) | <input type="checkbox"/> Dormers |
| <input type="checkbox"/> Combination of cedar shake and shingle siding or lap siding with stone | <input type="checkbox"/> Gables |

Additional Required Plans

- Floor plan - Including garage (before and after drawings must be included for remodel/additions)
- Elevation of all structures - All sides must show direction, dimensions, height, design features and depth of eaves/gutters.
- Grade of property and/or grading plan - (if applicable)
- Foundation plan for all construction - (for a manufactured home the slab & runner system)
- DEQ septic system permit & plan drawings - (if applicable)
- Geotechnical report - (if applicable)
- Drainage plan with engineered drawings - (if applicable)
- Engineered foundation - (if applicable)

YOUR APPLICATION WILL BE DEEMED INCOMPLETE IF YOUR SITE PLAN FAILS TO LIST ALL REQUIRED INFORMATION, INCLUDING DESIGN FEATURE REQUIREMENTS WHICH MUST ALSO BE SHOWN IN YOUR SUBMITTED ELEVATION PLANS.

September 30, 2021

Project: 21054

Central Point Properties, LLC
P. O. Box 3000
Jackson, WY 83022

Subject: Geotechnical Site Evaluation
Sauna Addition
2770 Whale Watch Way, Bandon, Oregon

PURPOSE AND SCOPE

Our understanding is that you are currently considering the addition of a small sauna structure to be located at the south perimeter foundation of the existing residence at the subject project site.

The City of Bandon is requiring a geotechnical assessment of the site prior to permitting. We assume this is to identify any possible geologic hazards that may affect or be affected by the project.

The scope of our services for this project included a site inspection, researching published geology and geologic hazards for the area, and this written report.

SITE EVALUATION

SITE CONDITIONS

The project site is located south of Bandon at the end of a small, paved street (Whale Watch Way) on a level bench that has an elevation approximately 50-feet above the beach. The site descends from the bench with a uniform west-facing slope having an overall gradient of approximately 2.6 H : 1 V (21-deg). Several low retaining walls are located at the top of the slope bordering paths providing beach access. East of the site the grade ascends gradually to another bench.

Except for the building pad and paved patio and walkways, the ground surface has a dense grass cover. The slopes are uniform and regular, showing no indications of slope movement or surface erosion such as cracks, steep scarps, depositional areas, or rills or gullies.

Our examination of aerial photography of the general locality indicates areas of shallow sloughing and slope instability further north of the project site where the bluffs descending to the beach are much steeper and abrupt and dissected with small intermittent drainages. However, these surface conditions do not exist at the project site.

See the Vicinity Map and Project Site Plan and Geologic Section attached to this report.

LOCAL GEOLOGY

We observed exposed weathered bedrock outcrops north and south of the project site. Bedrock appears to be a gray, soft, sedimentary rock with the appearance of a siltstone or mudstone conglomerate. Local bedrock geology is mapped as “Melange of Sixes River” (Tertiary) – a mix of sandstones, volcanics, conglomerates, and siltstones.¹

Our observations confirm mapped geology for the area.

MAPPED GEOLOGIC HAZARDS

We reviewed geologic hazard mapping of the area published by the Oregon Department of Geology and Minerals Industries (DOGAMI). Hazards mapped at the site include:

- **Earthquake Ground Motion:** Severe. This is due to proximity to the Cascadia subduction zone.
- **Liquefaction:** Moderate.
- **Landslide Hazard:** Low to Moderate (moderate on the ascending east slope).

DOGAMI has mapped one zone of landslide deposits north of the project site – the same area of over-steepened sloughing bluffs that we identified located approximately 500-feet north of the project site.

The Coquille Anticline is located approximately 1.5-miles northeast of the site. This quaternary fault is approximately 27-km long with a strike of N 30-deg W. This reverse fault is mapped as “active” with an estimated slip rate between 0.2 and 1.0-mm/yr. No known historic earthquakes are associated with this fault. Since this fault is not known to be associated with any earthquake activity and the slip rate is less than 1-mm/yr, the site is not considered “near-fault.”² Ground surface rupture due to faulting is not likely at the project site.

RECOMMENDATIONS

GEOLOGIC HAZARD MITIGATION

Landslide Hazard

Overall, we found that hazards due to slope movement at the site are low to moderate. This determination is based on the following:

- Modest west descending slope gradient due to the modest slopes and the fact that the foundation for the existing house and the proposed addition is likely either on or very close to

¹ Wiley, McClaghry, Ma, Lina, Mickelson, Niewendorp, Stimely, Herinckx, and Jonathan; Geologic Map of the Southern Oregon Coast between Port Orford and Bandon, Curry and Coos Counties, Oregon. Open-File Report O-2014-01. Oregon Department of Geology and Mineral Industries. 2014.

² ASCE 7-16 Section 11.4.1

bedrock. It is unlikely that the descending south slope experience slope movement with the high peak ground accelerations that the design earthquake would present because of the low slope gradient. The east ascending slope likely includes some loose sand which may experience minor sloughing during earthquake loading. However, the distance of the addition and existing house from the toe of the ascending slope provides a good buffer against any debris that may fall from this slope in the event of minor sloughing.

No mitigation is recommended for slope movement hazard at this site.

Severe Earthquake Motion

Large peak ground accelerations are expected on the entire Oregon coast. This hazard should be addressed by incorporating the appropriate horizontal response spectral parameters into the structure's lateral bracing system. Assuming, conservatively, that the site is a site class C (soft rock), we recommend seismic design criteria for the project area as summarized in Table 1. Design to this standard will reasonably address severe ground motion for earthquake ground motion.

Table 1 - Seismic Design Criteria

Parameter	Design Values	
	0.2-Second	1-Second
MCE _R Ground Motion	S _S = 2.039 g	S ₁ = 0.973 g
Site Class	C	
Site Coefficient	F _a = 1.200	F _v = 1.400
Site Modified Spectral Response Acceleration	S _{MS} = 2.477 g	S _{M1} = 1.362 g
0.2-second Design Value	S _{DS} = 1.631 g	S _{D1} = 0.908 g
PGA _M (Site Modified Peak Ground Acceleration)	1.218 g	

Liquefaction and Lateral Spreading

Due to the shallow nature of bedrock and the lack of saturated loose sands at the project site, there is not a local hazard of earthquake-induced liquefaction of lateral spreading. No mitigation is recommended for liquefaction and lateral spreading.

Coastal Erosion

This section of the Oregon coastline is not mapped for beach regression. However, there is a significant distance between the toe of the west descending slope and the beach (over approximately 200-feet) which is broken up with undulating foredune deposits which are heavily vegetated. Due to the vegetated buffer we recommend that there is not a significant hazard of beach slope regression which would affect stability of the project site.

No mitigation is required for mitigation of beach regression at this site.

SUMMARY

We have reviewed the proposed addition project including the nature of the structure and it's proposed location. We have also reviewed known and mapped/published geologic hazard conditions at the site. We have found no unusual or significant geologic hazards that would prevent construction of the project as proposed.

We recommend acceptance of the proposed addition project by the local planning official provided that the structural design incorporate the recommended seismic spectral design criteria of Table 1.

LIMITATIONS AND USE OF GEOTECHNICAL RECOMMENDATIONS

This report has been prepared for the exclusive use of Central Point Properties, LLC for the subject project.

This geotechnical evaluation, analysis, and recommendations meet the standards of care of competent geotechnical engineers providing similar services at the time these services were provided. We do not warrant or guarantee site surface subsurface conditions. Note that our evaluation was made using visual observations and assumptions about subsurface conditions based on local experience and geology. No exploration test holes were made. However, exploration test holes do not necessarily reflect soil/rock materials or groundwater conditions that exist between or beyond exploration locations or limits.

The scope of our services does not include construction safety precautions, techniques, sequences, or procedures, except as specifically recommended in this report. Our services should not be interpreted as an environmental assessment of site conditions.

Thank you for the opportunity to be of service. Please call us if you have questions or need further assistance.

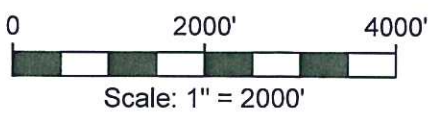
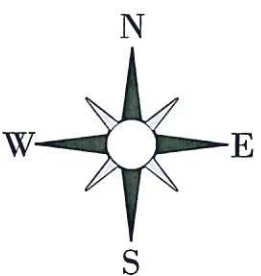
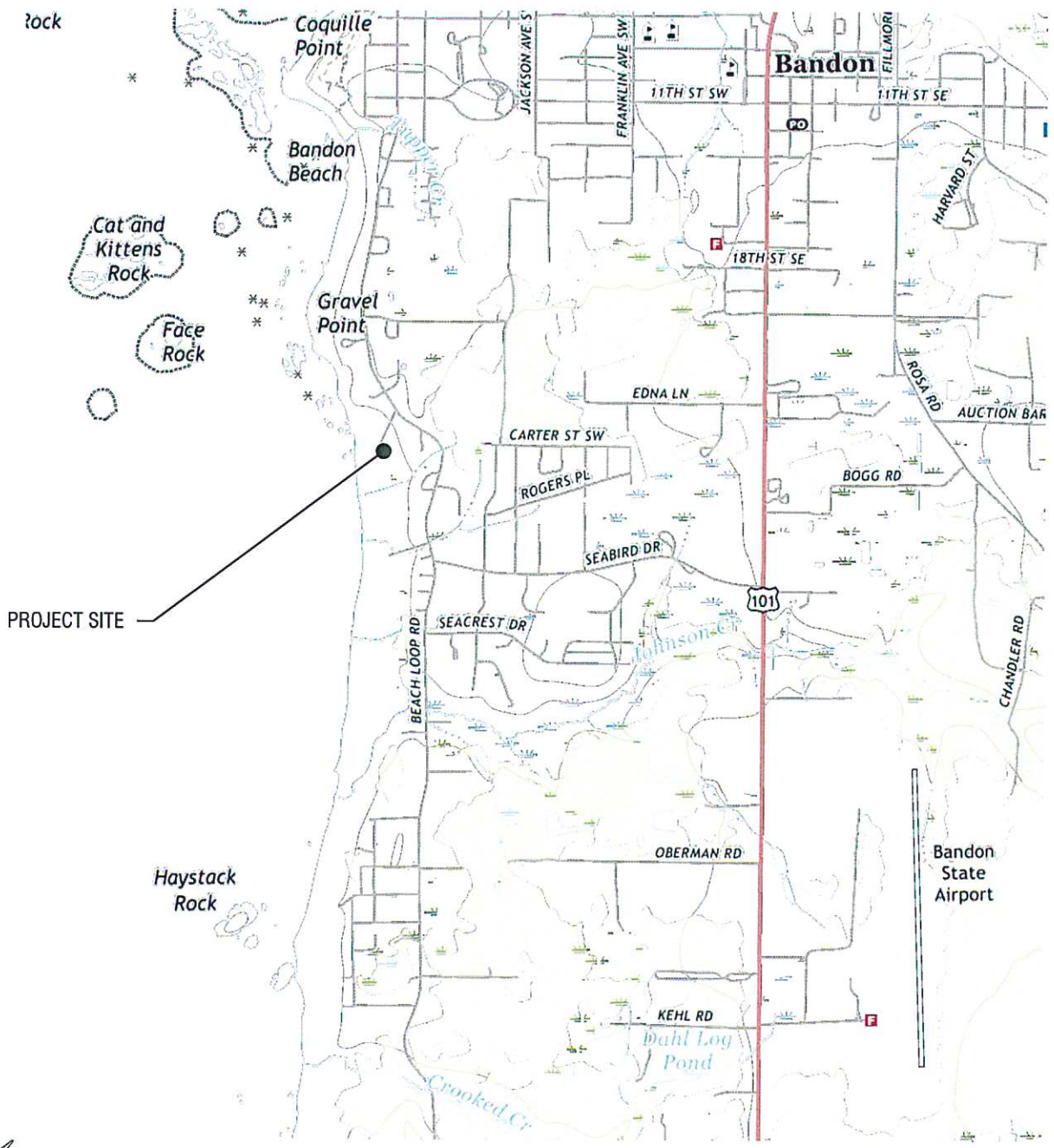
Sincerely,



Michael Remboldt, P.E., G.E.
K & A Engineering, Inc.



RENEWS: 12/31/2022



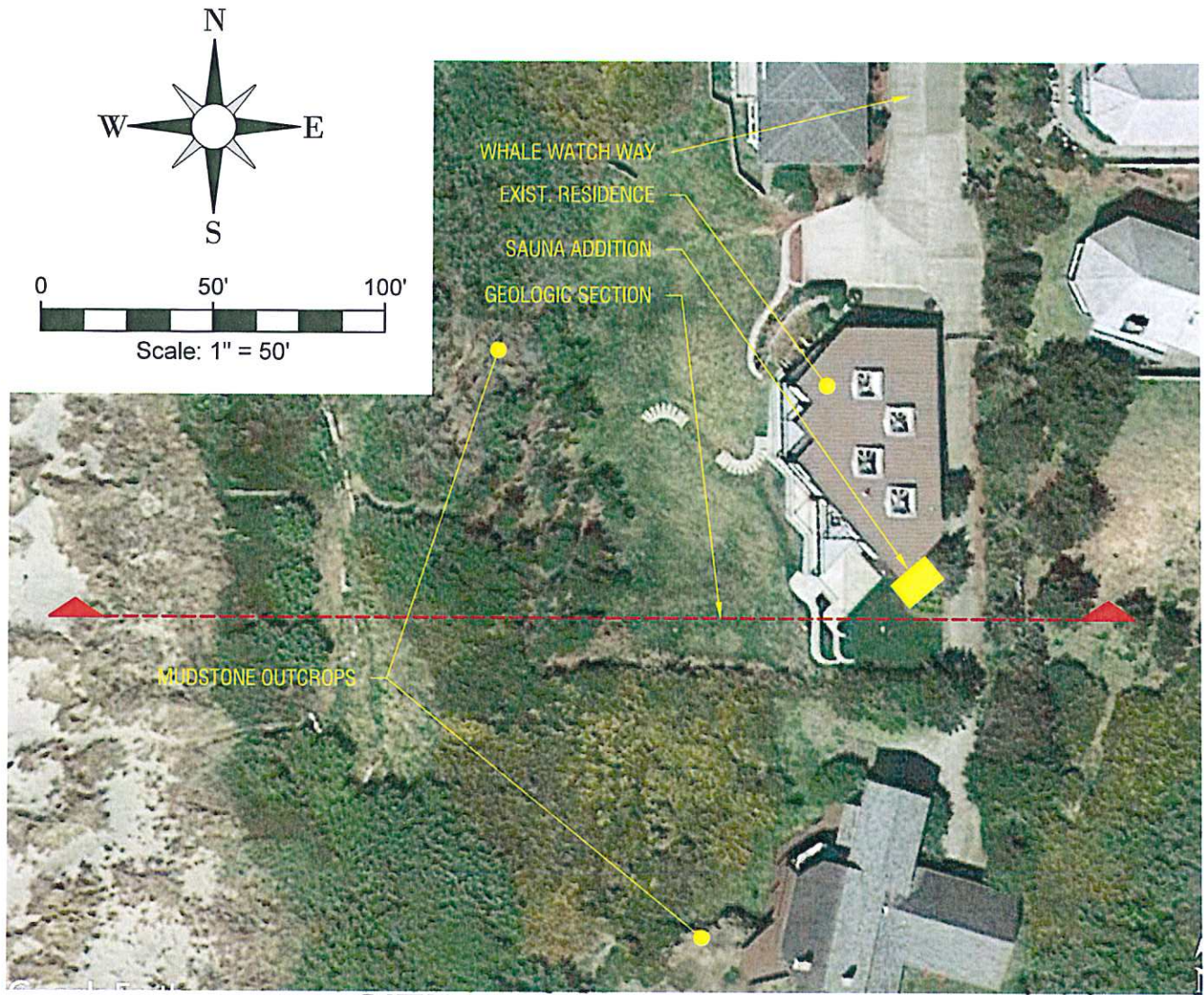
K & A Engineering, Inc
 91051 S. Willamette St.
 Coburg, OR 97408
 541 684 9399 541 684 9358 fax



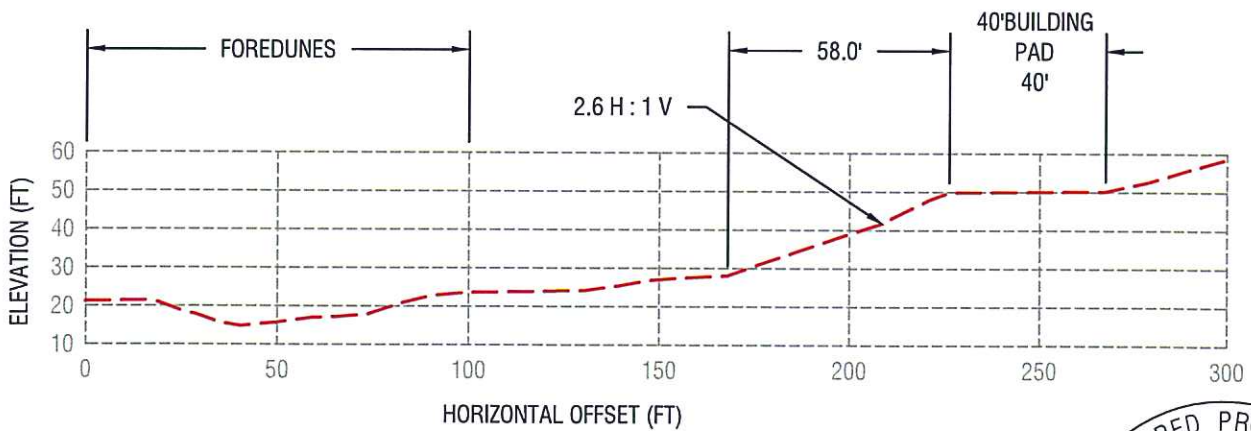
VICINITY MAP
 Geotechnical Site Evaluation
 Sauna Addition
 2770 Whale Watch Way, Bandon, Oregon
 9/30/21 Project: 21054 Drawing 1 / 2



RENEWS: 12/31/2022



SITE PLAN



GEOLOGIC SECTION



K & A Engineering, Inc
 91051 S. Willamette St.
 Coburg, OR 97408
 541 684 9399 541 684 9358 fax



PROJECT SITE PLAN AND GEOLOGIC SECTION
 Geotechnical Site Evaluation
 Sauna Addition
 2770 Whale Watch Way, Bandon, Oregon
 9/30/21 Project: 21054 Drawing 2 / 2

RENEWS: 12/31/2022

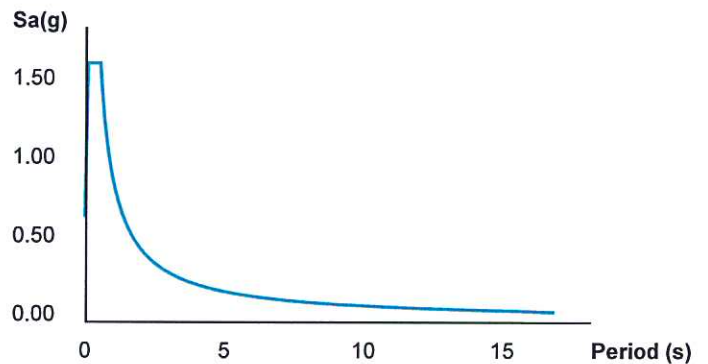
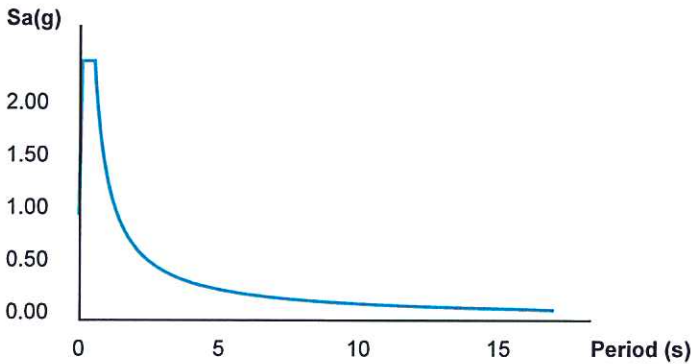
Search Information

Address: 2770 Whale Watch Way, Bandon, OR 97411, USA
Coordinates: 43.1024616, -124.4324376
Elevation: 23 ft
Timestamp: 2021-09-30T23:16:38.364Z
Hazard Type: Seismic
Reference Document: ASCE7-16
Risk Category: II
Site Class: C



MCE_R Horizontal Response Spectrum

Design Horizontal Response Spectrum



Basic Parameters

Name	Value	Description
S_S	2.039	MCE _R ground motion (period=0.2s)
S_1	0.973	MCE _R ground motion (period=1.0s)
S_{MS}	2.447	Site-modified spectral acceleration value
S_{M1}	1.362	Site-modified spectral acceleration value
S_{DS}	1.631	Numeric seismic design value at 0.2s SA
S_{D1}	0.908	Numeric seismic design value at 1.0s SA

Additional Information

Name	Value	Description
SDC	E	Seismic design category
F_a	1.2	Site amplification factor at 0.2s
F_v	1.4	Site amplification factor at 1.0s
CR_S	0.857	Coefficient of risk (0.2s)

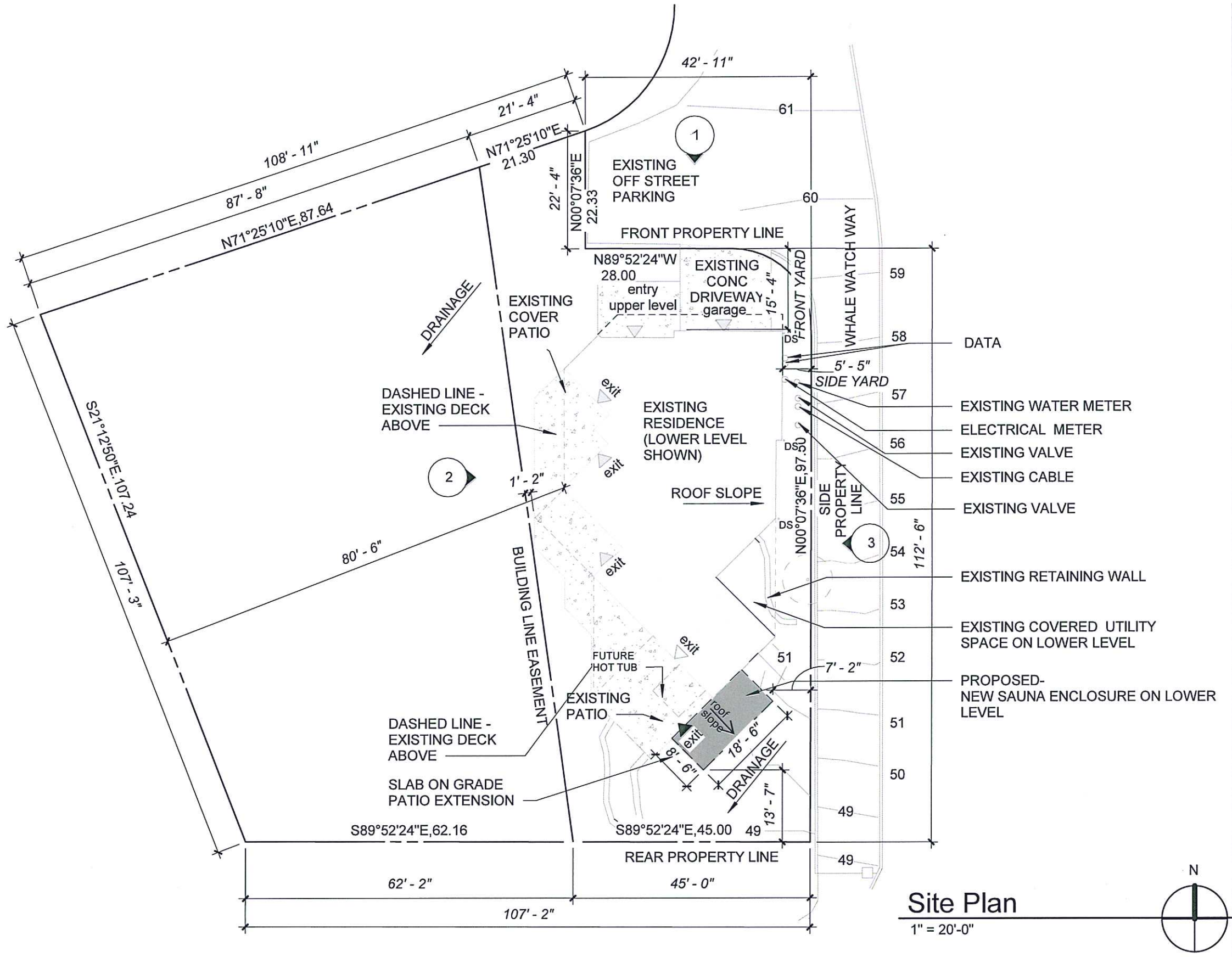
CR ₁	0.861	Coefficient of risk (1.0s)
PGA	1.015	MCE _G peak ground acceleration
F _{PGA}	1.2	Site amplification factor at PGA
PGA _M	1.218	Site modified peak ground acceleration
T _L	16	Long-period transition period (s)
SsRT	2.039	Probabilistic risk-targeted ground motion (0.2s)
SsUH	2.381	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	3.476	Factored deterministic acceleration value (0.2s)
S1RT	0.973	Probabilistic risk-targeted ground motion (1.0s)
S1UH	1.129	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	1.293	Factored deterministic acceleration value (1.0s)
PGAd	1.448	Factored deterministic acceleration value (PGA)

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Disclaimer

Hazard loads are provided by the U.S. Geological Survey [Seismic Design Web Services](#).

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PROJECT INFORMATION

PROJECT ADDRESS	2770 WHALE WATCH WAY BANDON, OREGON 97411
OWNER	CENTRAL POINT PROPERTIES LLC P.O. BOX 3000 JACKSON, WY 83002 CONTACT: DIANA WELCH, 307.733.7644
ARCHITECT OF RECORD	MOORE ARCHITECTURE + DESIGN, LLC 2327 SW MARKET STREET DRIVE PORTLAND, OR 97201 CONTACT: LINDA CAMERON, 503.784.5070
ENGINEER OF RECORD	RESIDENTIAL ENGINEERING 2689 BOWMAN ROAD REEDSPORT, OR 97467 CONTACT: SCOTT KENT, 541.707.0015
GENERAL CONTRACTOR	MORRISON GEDEROS LLC PO BOX 1225 COOS BAY, OR 97420 CONTACT: STEPHEN GEDEROS, 541.290.8581

SUMMARY TABLE

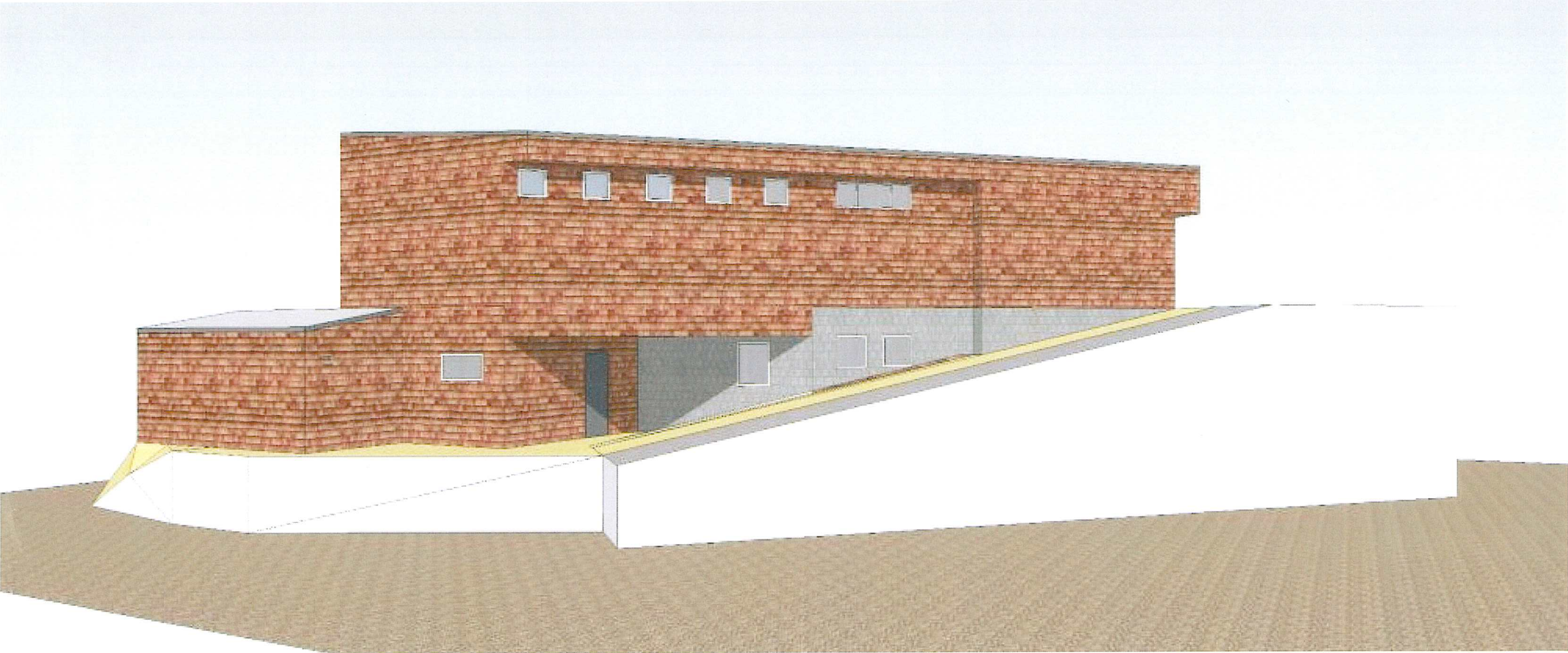
MAP AND TAX LOT:	28S15W36CB 606
ZONING DISTRICT:	CD-1 / CONTROLLED DEVELOPMENT 1 ZONE
LOT SIZE:	0.34 ACRES
REQUIRED SETBACKS:	<u>PROVIDED</u>
FRONT:	15'-0"
(PER 17.104.060)	15'-4" - EXT'G - NO CHANGE
SIDES:	7'-2" + 75'-6"
REAR:	13'-7"
BUILDING HEIGHT:	<u>PROVIDED</u>
	24'-0"
LOT COVERAGE:	
BUILDING FOOTPRINT:	
EXT'G BUILDING:	3,374 sf
PROPOSED:	158 sf
EXISTING DECKS:	236 sf
EXISTING IMPREVIOUS SURFACES:	1,065 sf
PROPOSED:	0 sf
TOTAL IMPREVIOUS SURFACE:	4833 sf
PROPOSED:	4833/14810=32.6% <50% = ALLOWED



View from West
(ocean side)



View from West
(ocean side)



View from Street
(back of house)