



January 31st, 2022

Jill Rolfe
Director of Planning
Coos County Planning Department
Coos County Annex
225 N. Adams Street
Coquille, Oregon 97423

RE: Phase 14 – Final Development Plan Review Application

Dear Jill,

Enclosed please find our documentation and submittal for the proposed facilities at the Bandon Dunes Golf Resort. Again, for ease of review, the documentation is organized in the same format used in all previous Final Development Plan submittals.

This phase of development includes:

- Staff Housing Expansion

Construction permits for improvement at the resort will be applied for and activity will follow upon receipt of permits. Construction is expected to take place between 2022 and 2024.

As in the case in prior applications, the design team has sought to avoid adverse impacts by thoughtful and careful design integration. The design team believes the implementation of the proposed expansion to Staff Village will fulfill a current housing need for staff residents, interns, and caddies. All improvements continue the tradition of preserving and protecting the natural resource features and values at the resort.

Should you require additional information, or if staff has any questions please feel free to contact me. Thank you for your assistance.

Sincerely,

Zach Bascom
Director of Construction





Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: ACU-22-005

Date Received: 2/22/22 Receipt #: 228783 Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff.
If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Bandon Dunes Golf Resort LLC, Michael L Keiser

Mailing address: 57744 Round Lake Rd, Bandon, OR 97411

Phone: 971-404-5236

Email: zbascom@bandondunesgolf.com

Township: 28S Range: 14W Section: 4 ¼ Section: Select 1/16 Section: Select Tax lots: 1300

Select Select Select Select Select

Tax Account Number(s): 5403

Zone: Select Zone Please Select

Tax Account Number(s) _____

Please Select

B. Applicant(s) Don Crowe

Mailing address: 57744 Round Lake Rd., Bandon, OR 97411

Phone: 971-404-5236

zbascom@bandondunesgolf.com

C. Consultant or Agent: _____

Mailing Address _____

Phone #: _____

Email: _____

Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone

- Administrative Conditional Use Review - ACU
- Hearings Body Conditional Use Review - HBCU
- Variance - V

- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: On-Site (Well or Spring)

Sewage Disposal Type: On-Site Septic

School District: Bandon

Fire District: Bandon RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

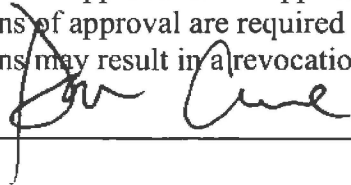
D. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
 - 1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 - 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - 3. A complete description of the request, including any new structures proposed.
 - 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
 - 1. Location of all existing and proposed buildings and structures
 - 2. Existing County Road, public right-of-way or other means of legal access
 - 3. Location of any existing septic systems and designated repair areas
 - 4. Limits of 100-year floodplain elevation (if applicable)
 - 5. Vegetation on the property
 - 6. Location of any outstanding physical features
 - 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director’s decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county’s behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.



2/2/2022

Bandon Dunes Golf Resort

**PHASE 14 – FINAL
DEVELOPMENT PLAN**

February 11, 2022

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PART I: INTRODUCTION

ORGANIZATION OF THIS SUBMITTAL

To facilitate review, the Phase 14 Final Development Plan Review Application is organized into three parts in the same manner as the previous submittals:

- PART I: An Introduction which describes the proposed development and rationale for the proposal; and a Summary Matrix Chart which responds to requirements outlined in Section 4.5.165 of the CCZLDO.
- PART II: A Technical Discussion presenting detailed information on relevant planning issues affecting the proposed development areas.
- PART III: Drawings which define the extent and location of the Phase 14 Development and other supporting documents.

PROPOSED DEVELOPMENT & PLAN RATIONALE

Project History, Description & Rationale

Over the years multiple FDP's have been submitted and approved outlining the plans and future plans for staff housing expansion. Most recently FDP #12 was approved in 2017 to incorporate five triplex structures and schematic plans for future expansion.

After thoughtful and diligent review of the previously approved housing types, current housing needs, current market conditions, and overall expansion plans for staff growth, the resorts planning team have determined a new course of development for the Staff Village. The intent of the Phase 14 Final Development Plan is to outline the new staff housing expansion plans for approval.

The Phase 14 Final Development Plan for staff housing expansion includes;

- Apartments: (2) two story apartment buildings with associated parking and site development. Each apartment will consist of (8) two bedroom units, (16) studio units, and approximately 13,000 square feet.
- RV/Tiny Homes: (20) RV/Tiny Home sites with associated parking and site development. Each site will consist of parking for one RV/Tiny Home, parking for one vehicle, private out door area, and associated RV/Tiny Home utility hook ups. Each site is approximately 4000 sf.
- Homes: (10) Modular Home sites with associated parking and site development. Each home is approximately 1500 square feet on a 7000 sf lot.
- Trash Enclosures: (4) 12' x 16' trash enclosures.
- Staff Housing Maintenance Building: (1) 3000 square foot metal pole building to accommodate the staff housing maintenance team growth, maintenance material storage, and shop for maintenance related projects.

This current plan for expansion incorporates a variety of successful housing products. The apartments will provide a slightly higher density than previous plans to help combat the rising costs of construction. The RV/Tiny Home sites will continue the success of the well-received Tiny Homes recently installed on Seeley Lane. Lastly the modular home sites will provide great single family options for staff at the Staff Village.

Project Location

This proposed project site is located near Royal Dornoch, Seeley Lane and Seven Devils Road. It extends south from our existing Triplex and Tiny Home staff housing units. To the west is bordered by Fahy Creek and to the south Weiss Estates Road. See Exhibit 1 and 2.

PART I: SUMMARY MATRIX CHART

The Phase 14 Final Development plan uses the same matrix chart format that was used in all of the previous Final Development Plan submittals. The alphabetical and numerical reference systems reflects the Final Development Plan Contents requirements (4.5.165) in the approved and amended BDR Zoning Ordinance.

| ZONING REFERENCE | FINAL DEVELOPMENT PLAN REVIEW/TOPIC CHECK LIST | COMMENT | SUPPLEMENTAL REFERENCE |
|--|--|---|------------------------|
| SECTION A | | | |
| SITE PLAN DOCUMENTATION / MAPPING | | | |
| A1 (1a) | AREA COMMITTED FOR DEVELOPMENT | | |
| • Staff Housing Expansion | | • Uses vacant land within the SR-4 zone. | Exhibit #1 |
| A2 (1b) | ADJACENT LAND USES | <i>The following land uses abut or are near the subject site:</i> | |
| • Staff Housing Expansion | | • Existing Staff Housing Triplexes and Tiny Homes to the north, Fahy Creek to the west, Weiss estates to the south and Seven Devils Road to the east. | Exhibit #1 |
| A3 (1c) | PROPOSED DEVELOPMENT | <i>Consisting of:</i> | |
| • Staff Housing Expansion | | • Apartment, RV/Tiny Home, and Modular Home sites occupies approximately 15 acres. | Exhibit #2 |
| A4 (1d) | SITE CHARACTERISTICS | - | |
| • Staff Housing Expansion | • Existing topography | • Generally flat with modest sloping to natural drainage. | NRI/SA 2002 |
| | • Water amenities | • Fahy Creek is to the west of the development. | Exhibit #2 |
| | • Vegetation types and locations | • Mixed native trees and shrubs | NRI/SA 2002 |
| | • Areas of geologic instability | • N/A | N/A |
| | • Beach and dune formations | • N/A | N/A |
| A5 (1e) | CIRCULATION SYSTEM | | |
| • Staff Housing Expansion | | • As depicted on the Staff Housing Expansion Exhibits | Exhibit #2 and #3 |
| A6 (1f) | PARKING PLAN | | |
| • Staff Housing Expansion | | • As depicted on the Staff Housing Expansion Exhibits | Exhibit #2 and #3 |
| A7 (1g) | PEDESTRIAN & BICYCLE TRAILS | | |
| • Staff Housing Expansion | | • As depicted on the Staff Housing Expansion Exhibits | Exhibit #2 |
| A8 (1h) | OPEN SPACE PROVISION | | |
| • Staff Housing Expansion | | • Proposed development does not change open space percentage stated in Revised 2003 Master Plan | Final Decision 2003 |

| | | | |
|---------------------------|-------------------------------|-------|-----|
| A9 (1i) | PROPOSED RECREATION AMENITIES | | |
| • Staff Housing Expansion | | • N/A | N/A |

| | | | |
|---------------------------|--------------------------|---|------------------|
| A10 (1j) | WATER & SEWER FACILITIES | | |
| • Staff Housing Expansion | | • Potable water and sanitary sewer utilities to these buildings will be consistent with the master plan and all other applicable regulations. | Part II, Page #9 |

| | | | |
|---------------------------|---------------|--|-------|
| A11 (1k) | DRAINAGE PLAN | | |
| • Staff Housing Expansion | | • Rain drainage from rooftops directed to bio-swales and existing or new underground storm drain with controlled outfalls to existing low points and natural drainage. | FDP 1 |

SECTION B LANDSCAPE / GOLF COURSE MANAGEMENT PLAN

| | | | |
|-------------------------------------|--|---|-------------|
| B1 (1b) | CLIMATIC FACTORS & LANDSCAPE MANAGEMENT STRATEGIES | <i>Phase 14 FDP continues current policies and practices.</i> | |
| • No new golf courses are proposed. | • Site Conditions | • No comment required | FDP Phase 1 |
| | • Climatic conditions | • No comment required | |
| | • Landscape design/management strategies | • No comment required | |

| | | | |
|---|-----------------------------------|---|-------------|
| B2 (2b) | HORTICULTURAL MANAGEMENT | <i>Phase 14 FDP continues current policies and practices.</i> | |
| • Building surrounds subject to standard maintenance practices. | • Mowing | • Seasonal mowing for control of native grassland areas | FDP Phase 1 |
| | • Tree removal and pruning | • Winter storm wind thrown or damaged trees to be removed | |
| | • Irrigation | • No comment required | |
| | • Use of fertilizers & pesticides | • No comment required | |

| | | | |
|---------------------------|---|---|-------------|
| B3 (2c) | INTEGRATED PEST MANAGEMENT | <i>Phase 14 FDP continues current policies and practices.</i> | |
| • Staff Housing Expansion | • Pest identification/monitoring strategies | • No comment required | FDP Phase 1 |
| | • Action thresholds for pest damage | • No comment required | |
| | • Evaluation of control options | • No comment required | |
| | • Education of field personnel | • No comment required | |
| | • Evaluation of results | • No comment required | |

| | | | |
|---------------------------|--------------------------|---|-------------|
| B4 (2d) | PESTICIDE SAFETY PROGRAM | <i>Phase 14 FDP continues current policies and practices.</i> | |
| • Staff Housing Expansion | • Storage | • No comment required | FDP Phase 1 |
| | • Handling | • No comment required | |
| | • Disposal | • No comment required | |
| | • Record keeping | • No comment required | |

| | | | |
|---------------------------|-----------------------------|---|-------------|
| B5 (2e) | MONITORING PROGRAM | <i>Phase 14 FDP continues current policies and practices.</i> | |
| • Staff Housing Expansion | • Water quality base line | • No comment required | FDP Phase 1 |
| | • Testing locations | • No comment required | |
| | • Frequency of testing | • No comment required | |
| | • Analytes to be tested for | • No comment required | |

| | | | |
|--|-----------------------|-----------------------|--|
| | • Reporting protocols | • No comment required | |
|--|-----------------------|-----------------------|--|

| | | | |
|---------------------------|--|---|-------------|
| B6 (2f) | SITE NURSERY | <i>Phase 14 FDP continues current policies and practices.</i> | |
| • Staff Housing Expansion | • Size and location | • No site nursery is planned. | FDP Phase 1 |
| | • Design and layout | • Not applicable | |
| | • Irrigation practices-water source | • Not applicable | |
| | • Fertilizer & pesticide use | • Not applicable | |
| | • Mitigation measures | • Not applicable | |
| | • Relocation of existing native plants | • Not applicable | |

| | | | |
|---------------------------|---|--|------------------|
| B7 (2g) | FIRE CONTROL/MANAGEMENT PLAN | <i>Phase 14 FDP continues current policies and practices.</i> | |
| • Staff Housing Expansion | • Responsible Public Authorities | • Coos Forrest Patrol and Bandon Fire District | Part II, Page #9 |
| | • Potential use of on-site water source | • Fire hydrant systems will be designed and installed according to applicable regulations. | |

SECTION C SITE AND UTILITY DESIGN, ENVIRONMENTAL IMPACTS, OVERNIGHT ACCOMODATIONS AND PRIVATE DWELLINGS, CONSTRUCTION PHASING & REGULATORY COMPLIANCE

| | | | |
|---------------------------|-------------------------------------|--|-------------------|
| C1 (3a) | IMPACT ON RIPARIAN VEGETATION | | |
| • Staff Housing Expansion | • Riparian Corridor Protection | • Site and building plan layouts complies with regulatory setbacks | Part II, Page #10 |
| | • Impact on Coastal Shoreland Lakes | • No proposed development near coastal shoreland lakes. | |

| | | | |
|---------------------------|---------------------------------|-------------|-------------------|
| C2 (3b) | WETLAND MITIGATION | | |
| • Staff Housing Expansion | • Quantity of wetlands affected | • No impact | Part II, Page #10 |
| | • Mitigation measures | • No impact | |

| | | | |
|---------------------------|--------------------------------|-------|-----|
| C3 (3c) | DEVELOPMENT RESTRICTIONS-CC&RS | | |
| • Staff Housing Expansion | | • N/A | N/A |

| | | | |
|---------------------------|----------------------------|-------|-----|
| C4 (3d) | IMPACT ON BEACH & DUNELAND | | |
| • Staff Housing Expansion | | • N/A | N/A |

| | | | |
|---------------------------|-----------------------------------|---|-------------------|
| C5 (3e) | UTILITY SYSTEMS DESIGN | | |
| • Staff Housing Expansion | • System capacity and pipe sizing | • All improvements would be designed and constructed under the supervision of a registered engineer | Part II, Page #10 |

| | | | |
|---------------------------|---|---|-------------------|
| C6 (3f) | QUANTITY OF PUBLIC LODGING UNITS & RECREATIONAL DWELLINGS | | |
| • Staff Housing Expansion | | • No public lodging facilities or private residential development is proposed in this application | Part II, Page #10 |

| | | | |
|---------------------------|----------------------|---------------|-------------------|
| C7 (3g) | CONSTRUCTION PHASING | | |
| • Staff Housing Expansion | | • 2022 - 2024 | Part II, Page #10 |

| | | | |
|---------------------------|---|--|-------------------|
| C8 (3h) | PLAN COMPLIANCE/APPROVAL CRITERIA | | |
| • Staff Housing Expansion | • Development consistent with approved Exception Statement | •Development is consistent with approved Exception Statement | Part II, Page #11 |
| | • Development consistent with approved 2003 Revised Master Plan | •Development is consistent with the Master Plan, including the boundaries, locational restrictions, open space dedication requirements, wetland mitigation measures, management unit guidelines, service and facilities plans, financial commitment requirement and numerical limits | |
| | • Development meets standards established in Section 4.5.160 of the Coos County Zoning and Land Development Ordinance, Chapter IV-Zoning, Article 4.5 Bandon Dunes Resort Zone (BDR) | • Development will meet BDR Subzone standards, as detailed herein | |
| | • Development complies with the uses allowed in Section 4.5.160 and 4.5.175 of the Coos County Zoning and Land Development Ordinance, Chapter IV-Zoning, Article 4.5 Bandon Dunes Resort Zone (BDR) | • Development is consistent with uses permitted or prohibited in Exhibit F, Amendments to Coos County Zoning and Land Development Ordinance, Chapter IV Zoning, Article 4.5 Bandon Dunes Resort Zone (BDR), and the Bandon Dunes Resort Expansion, Final Decision including Supplemental Master Plan, Land Use Findings and Goal Exception Statement & Revised BDR Zone, adopted June 2003 by the Coos County Board of Commissioners | |

LEGEND: Supplemental Reference Sources

| | |
|------------------------------|---|
| • 2003 Final Dec | • Final Decision Report including Supplemental Master Plan, Land Use Findings and Goal Exception Statement & Revised BDR Zone adopted June 2003 by the Coos County Board of Commissioners |
| • 1996 Final Dec | • Final Decision Report including Master Plan, Land Use Findings and Goal Exception Statement & BDR Zone adopted August 1996 by the Coos County Board of Commissioners |
| • FDP Phase I | • Phase I: Final Development Plan, Part I and Part II submitted to Coos County July 31, 1997 |
| • NRI | • Natural Resource Inventory/Site Analysis, March 1993 and May 2002, prepared by Bandon Dunes Planning Team |
| • Part, Page, Exhibit Number | • Refers to Phase 14 Final Development Plan report |

PART II: TECHNICAL DISCUSSION

SECTION 4.5.165 – FINAL DEVELOPMENT PLAN APPLICATION CONTENT

A final development plan shall set forth, to the extent not previously addressed in the Master Plan or Exception Statement, and only to the extent applicable to the particular phase or element of the destination resort for which final approval is sought:

The following information is supplemental to the Summary Matrix Chart above in Part I and provides detail not otherwise included in the 1996 Bandon Dunes Final Decision or the 2003 Bandon Dunes Amended Final Decision.

A1 (1a): Area Committed for Development

Exhibit #2 shows areas within the SR-4 subzone that is set aside for future expansion of staff housing. Those future expansions plan are to be defined and submitted at a later date.

A5 (1e): Circulation System

The circulation system shown in Exhibit #2 is a schematic layout to represent the intent. Final design and engineering will be completed by licensed professionals which will meet all applicable regulations. Construction will take place in phases as needed for the adjacent developments.

A6 (1f): Parking Plan

The parking shown in Exhibit #3 is a schematic layout to represent the intent. Final design and engineering will be completed by licensed professionals which will meet all applicable regulations. Construction will take place in phases as needed for the adjacent developments.

A10 (1j): Water and Sewer Facilities

All proposed structures will be connected to the existing sanitary sewer facilities and processed at the resorts sewage treatment plant. The current capacity of the treatment plant is 125,000 GPD. The treatment facility currently has sufficient capacity to accommodate the addition of these proposed developments. The resort currently generates approximately 50,000 GPD.

Water is provided from the primary Bandon Dunes water treatment facility. The existing primary water system is capable of accommodating the addition of these proposed developments.

B7 (2g): Fire Control and Management Plan

Fire protection for the resort continues to be the responsibility of the Coos Forest Patrol and the Bandon Rural Fire District. Where required a fire suppression system will be installed according to applicable requirements and designed by licensed professionals. The facility is supported by a pump system that utilizes two reservoirs and delivering 120 PSI through 6" lines to each hydrant. The hydrants are generally spaced at 400 foot minimum intervals through the staff village.

C1 (3a): Impact on Riparian Vegetation

All improvements associated with the proposed development will maintain any required 50-foot riparian setbacks. Removal of riparian vegetation is not required for the developed being proposed.

C2 (3b): Wetland Mitigation

No mitigation is required as there are no inventoried wetland features within the areas of development. Any wetland encountered during this development will be delineated and avoided or mitigated through the appropriate agencies if impacts cannot be avoided.

C5 (3e): Site and Utility System Design

Potable water required for the proposed buildings will be supplied by the existing water system at the resort. All proposed buildings will be connected to the sanitary sewer facilities and the effluent piped to the resort's sewage treatment plant. Other infrastructure improvements would include installation of electrical power, and tele-communications. All necessary utilities are currently extended to the general areas and will be further extended underground as needed.

C6: Public Lodging Units and Recreational Dwellings

No public lodging units or recreational dwellings are proposed in the development.

C7: Construction Phasing

- Staff Housing Expansion –
 - Apartment Building A Summer 2022
 - Apartment Building B Summer 2023
 - RV/Tiny Home Sites Spring 2024
 - Modular Home Sites Spring 2024
 - Trash Enclosures As Needed Per Phase
 - Staff Housing Maintenance Building Fall 2022

C8: Plan Compliance and Approval Criteria

Consistency with the Exception Statement

The proposed development is consistent with the Exception Statement included in the 2003 FINAL DECISION document, which designates the affected areas for development including the kinds of improvements proposed in Phase 14. All proposed facilities and related infrastructure improvements have been located with regard to all requirements and restrictions stated in both FINAL DECISION documents.

Consistency with the 1996 Master Plan and 2003 Revised Master Plan

The proposed buildings and other site improvements including associated parking areas and utility services have been located with regard to all location and use restrictions mentioned in both FINAL DECISION documents. Utility services have been expanded and updated as required to service the new facilities. The financial commitments required have been exceeded in the past.

Meets Standards established in Section 4.5.160

All standards outlined in the 2003 FINAL DECISION have been met. All required setbacks near the riparian corridors and perimeter property lines have been met.

Proposed Uses are permitted uses under Section 4.5.160 and 4.5.175

All proposed uses are permitted outright at their proposed locations.

Conclusion

All approval criteria stated in Section 4.5.170 have been met, and the Phase 14 Final Development Plan is in compliance with the 2003 FINAL DECISION document.

PART III: EXHIBITS

| | |
|---|----|
| EXHIBIT 1: PROJECT LOCATION MAP | 13 |
| EXHIBIT 2: STAFF HOUSING EXPANSION MASTER SITE PLAN | 14 |
| EXHIBIT 3: STAFF HOUSING EXPANSION APARTMENT SITE PLAN | 15 |
| EXHIBIT 4: STAFF HOUSING EXPANSION APARTMENT FLOOR PLAN | 16 |
| EXHIBIT 5: STAFF HOUSING EXPANSION MODUAL HOME FLOOR PLAN | 17 |

Exhibit 1: Project Location Map

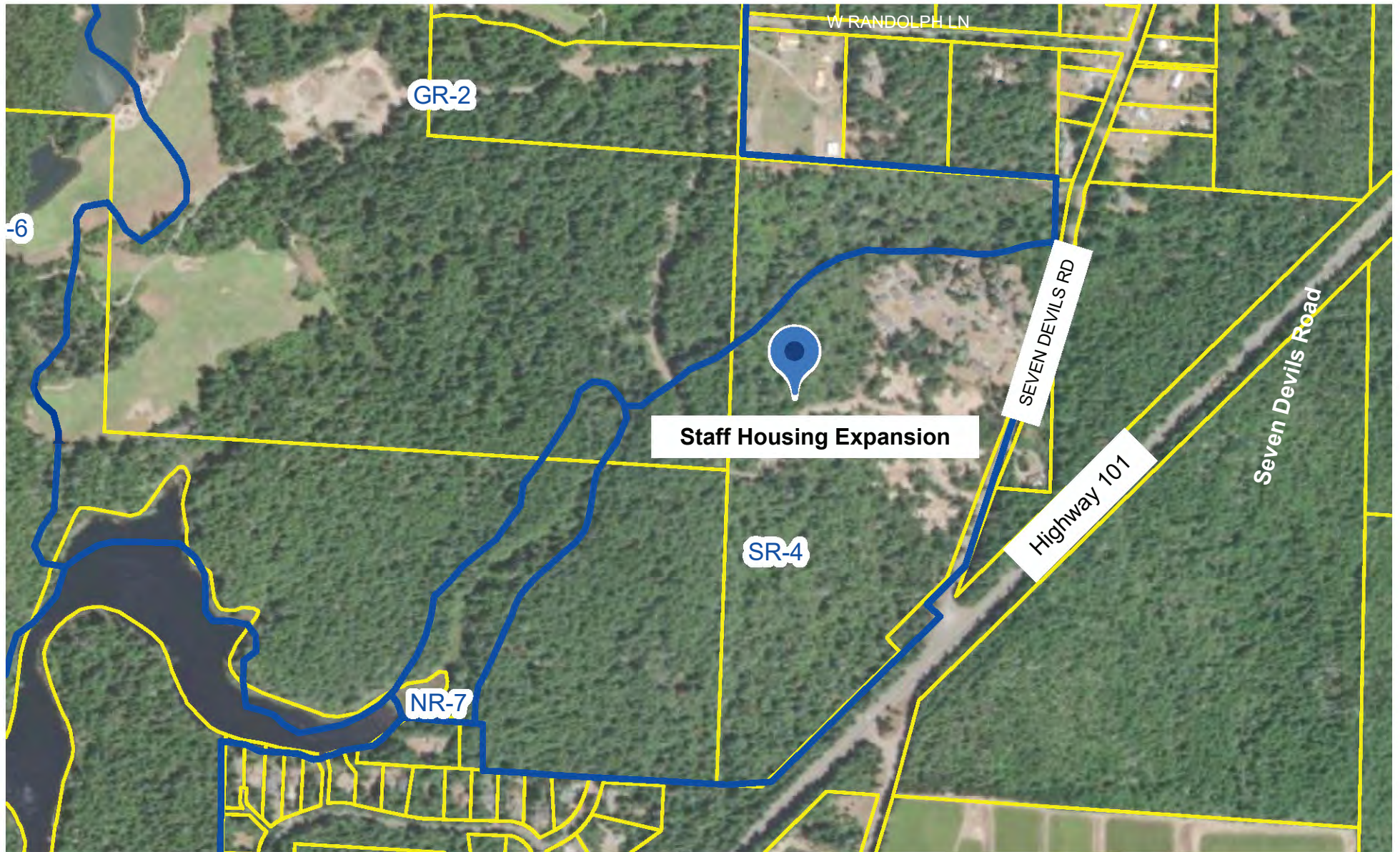
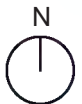
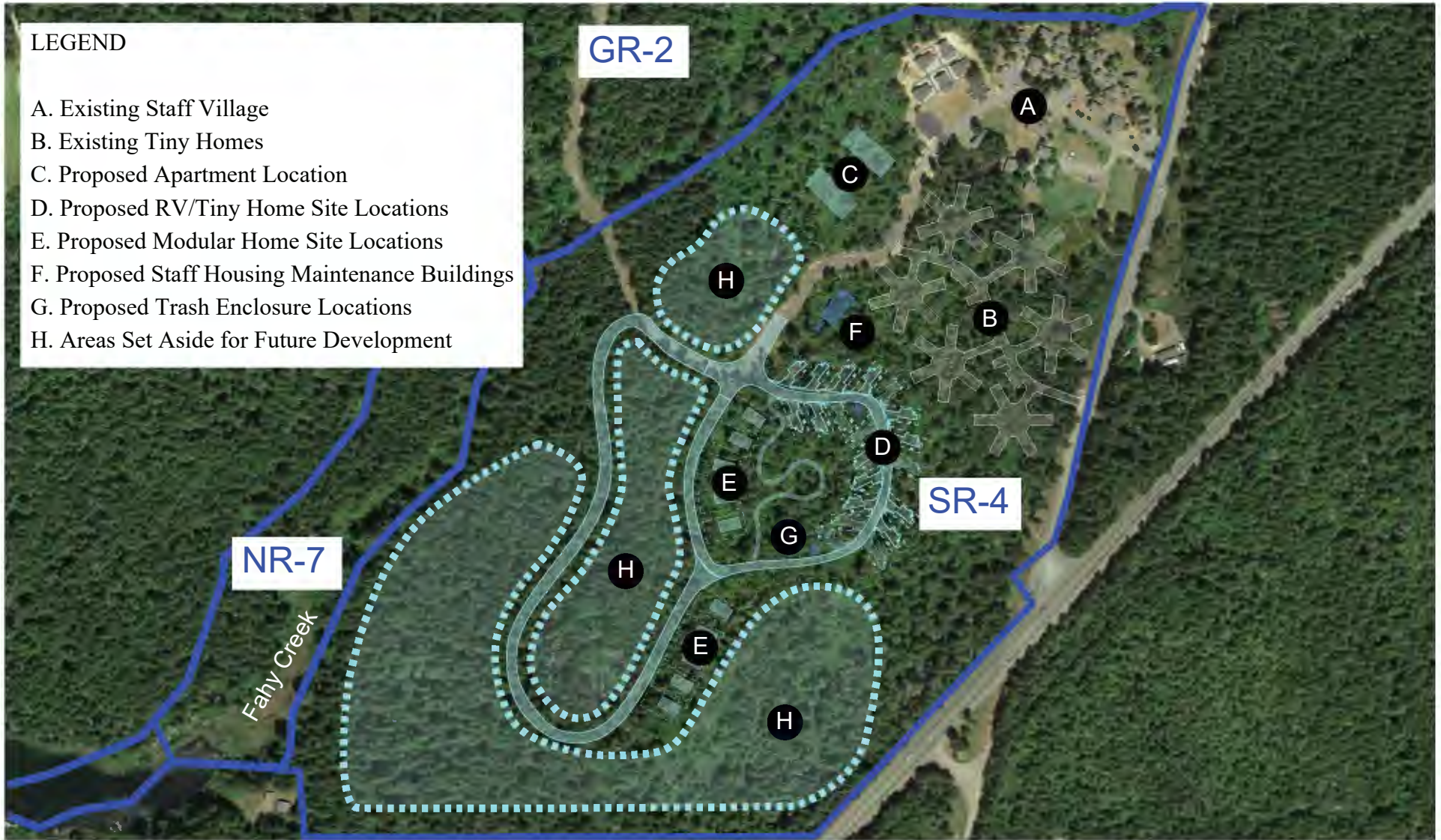


EXHIBIT 2: STAFF HOUSING EXPANSION MASTER SITE PLAN



*Represents schematic layout of the proposed Staff Housing Expansion, final design to be determined.

Exhibit 3: Staff Housing Expansion Apartment Site Plan

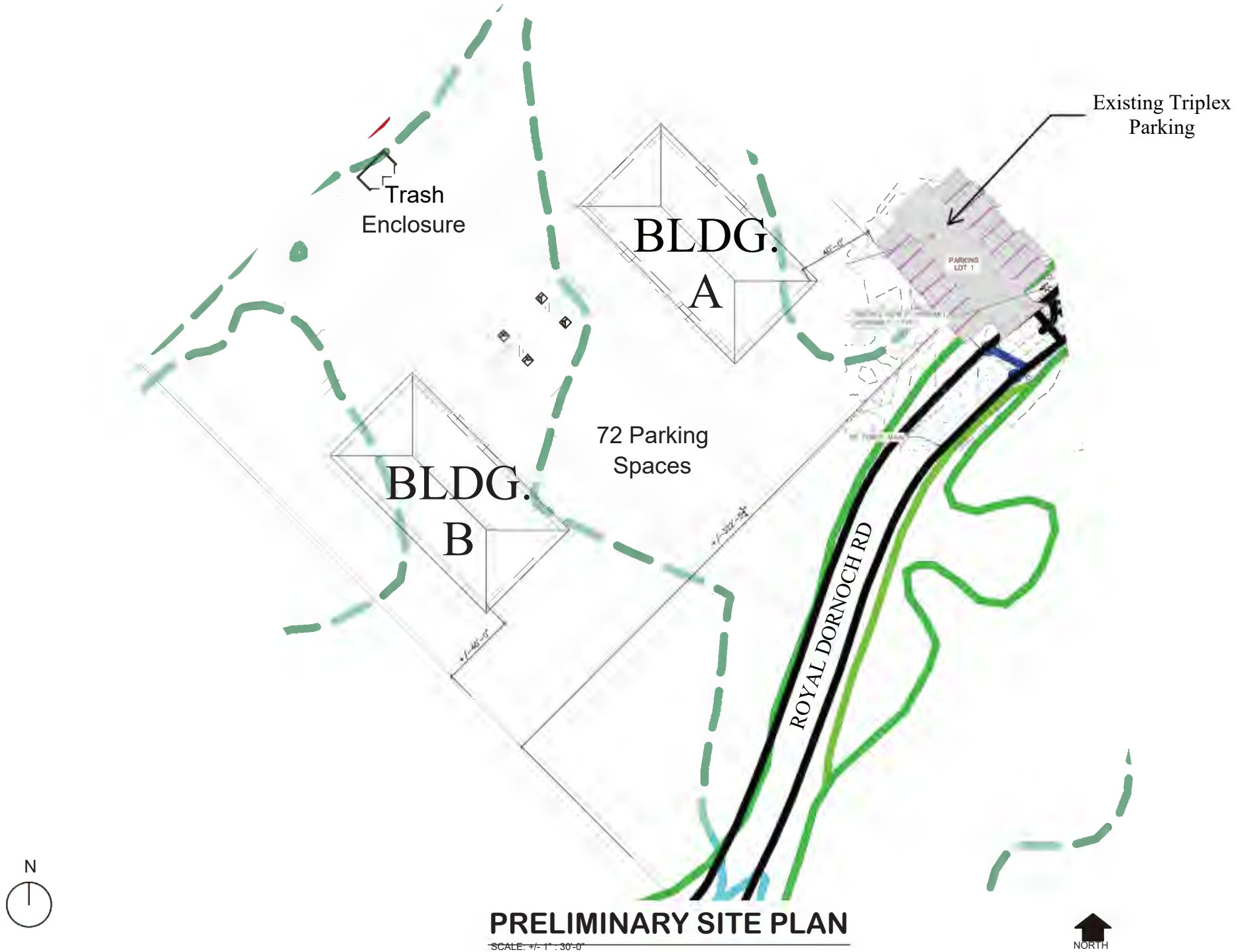
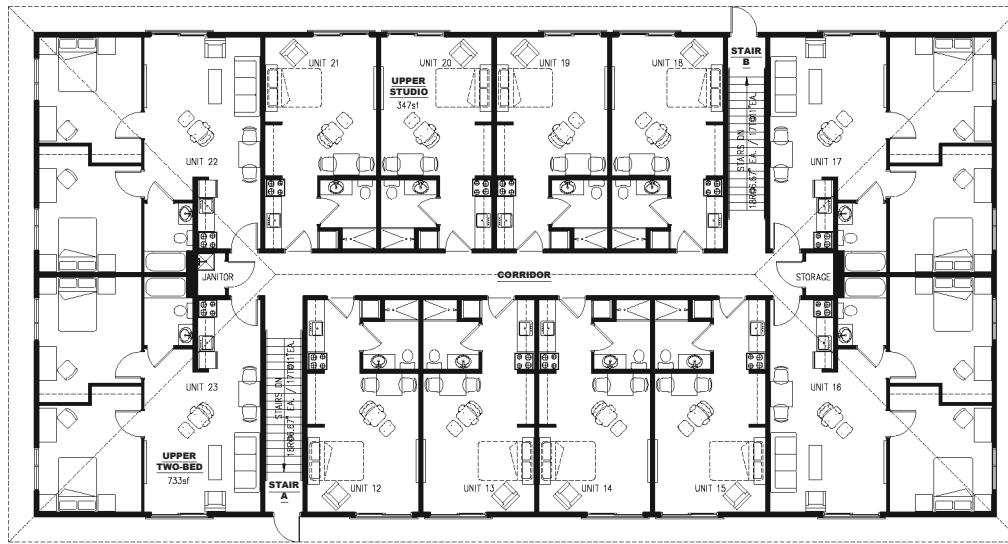
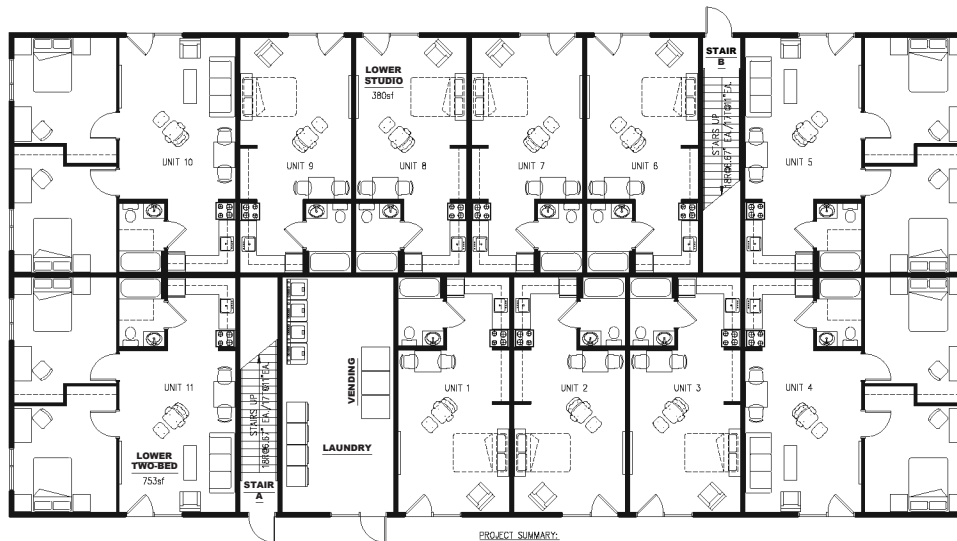


Exhibit 4: Staff Housing Expansion Apartment Floor Plan



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

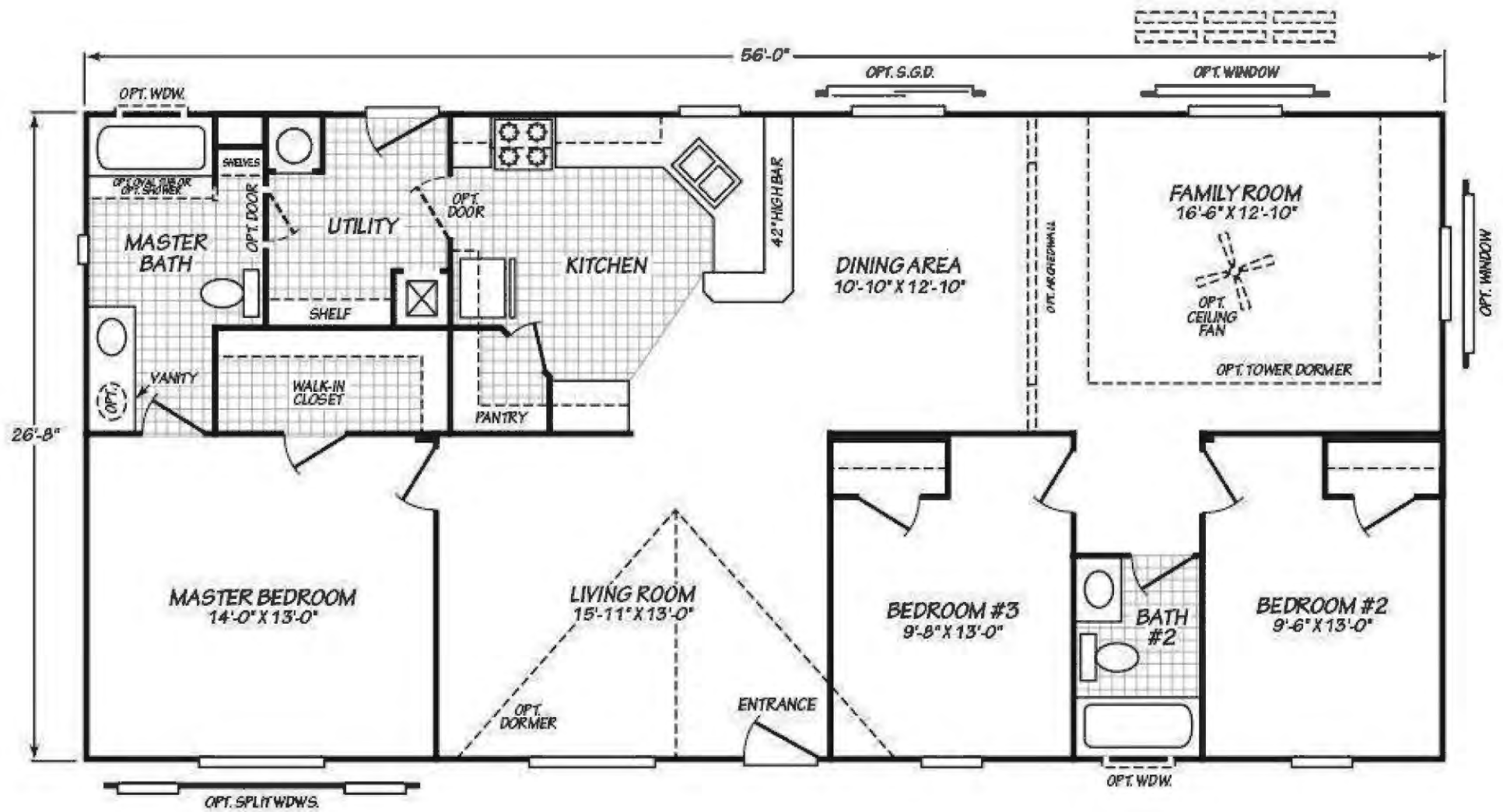


PROJECT SUMMARY:
 8 TWO BEDS
 15 STUDIOS
 23 UNITS TOTAL
 2 STORES @ 8333 sf EACH
 TOTAL BUILDING SIZE: 12,686 sf

FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



Exhibit 5: Staff Housing Expansion Modular Home Floor Plan



28'-0" x 56'-0" 1492 Square Feet
3 Beds 2 Baths

*Example Floor Plan - Models May Vary