



NOTICE OF LAND USE DECISION

Coos County Planning
225 N. Adams St.
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
Fax: 541-396-1022

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. The development is contained within the identified property owners land. Notice is required to be provided pursuant to ORS 215.416. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Date of Notice: Thursday, June 16, 2022
File No: SP-22-001
Proposal: Request for Staff Housing Expansion
Applicant(s): Don Crowe
57744 Round Lake Road
Bandon, OR 97411
Staff Planner: Crystal Orr, Planner I

Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 12 p.m. on **Friday, July 01, 2022**. Appeals are based on the applicable land use criteria. The proposal is subject to the following criteria: Coos County Zoning and Land Development Ordinance (CCZLDO) § 4.5.125 Use # 12 Staff Housing subject to 4.5.160 through 4.5.180. This proposal is not subject to review under Natural Hazards. **Civil matters including property or road disputes are outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.**

Subject Property Information

Account Number: 940901
Map Number: 28S140400-01300
Property Owner: BANDON RESORT PROPERTIES LLC
2450 N LAKEVIEW AVE
CHICAGO, IL 60614-2878
Situs Address: 57406 SEVEN DEVILS RD BANDON, OR 97411
Acreage: 57.52 Acres
Zoning: BANDON DUNES RESORT (BDR)
Special Development Considerations and overlays: NATIONAL WETLAND INVENTORY SITE (NWI)
WETLANDS (WET)

This notice shall be posted from May 6, 2022 to May 23, 2022

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance.

The application, staff report and any conditions can be found at the following link:

<https://www.co.coos.or.us/planning/page/applications-2022>

The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Planner I and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: Crystal Orr Date: Thursday, June 16, 2022 .
Crystal Orr, Planner I

This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, application and all evidenced associated as listed in the exhibits.

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The Exhibits below are mailed/emailed to the Applicant, Board of Commissioners and Planning Commission only. Copies are available upon request or at the following website: <https://www.co.coos.or.us/planning/page/acu-22-003-aya>. or by contacting the Planning Department at (541) 396-7770.

Exhibit C: Staff Report -**Findings of Fact and Conclusions**

Exhibit D: Application

EXHIBIT “A”

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

CONDITIONS OF APPROVAL

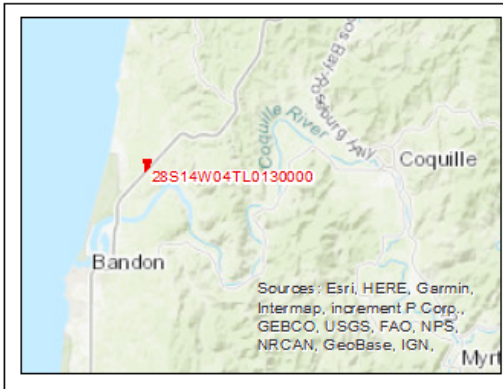
1. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity. If there were comments from any other agency were provided as part of this review, it is the responsibility of the property owner to comply.
2. An access driveway parking plan application shall be submitted with the appropriate fee. The parking and access must be signed off before staff can issue a Zoning Compliance Letter.
3. Staff is unable to determine that the tract of land makes up 160 acres. This will need to be resolved prior to receiving a Zoning Compliance Letter. A “Tract” means a lot or parcel or more than one contiguous lot or parcel in a single ownership.

EXHIBIT "B"
Vicinity Map

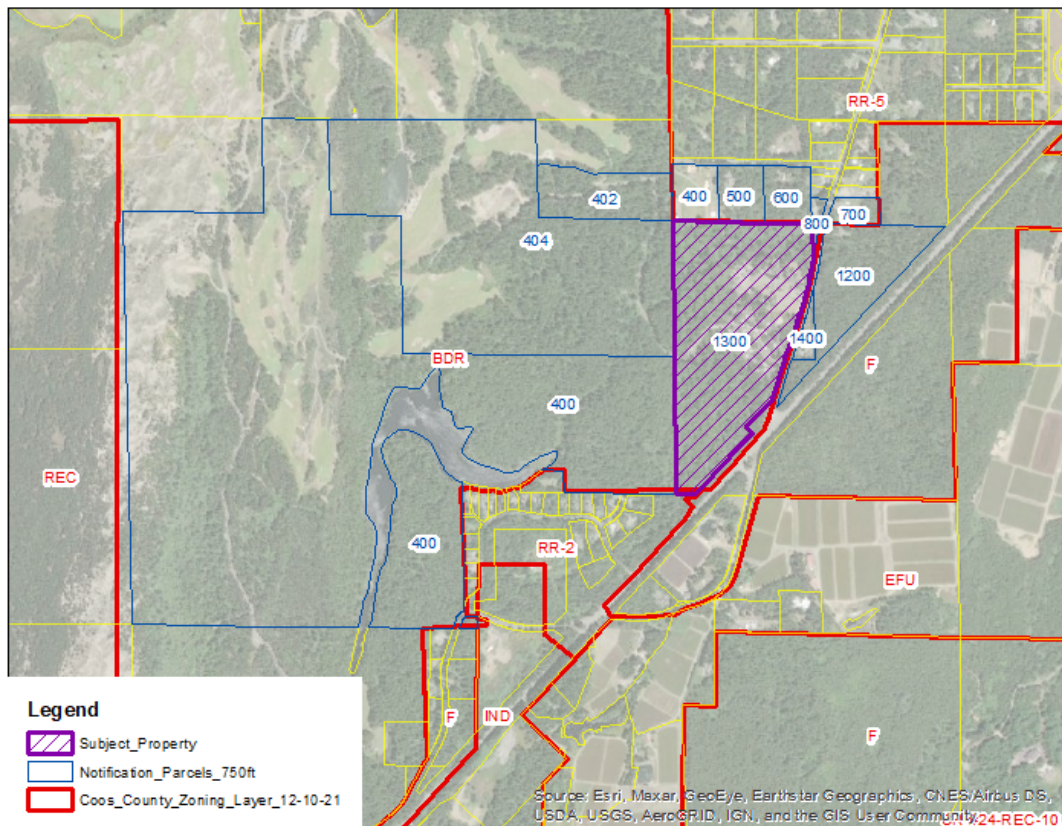


COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 225 N. Adams, Coquille, Oregon 97423
Physical Address: 60 E. Second, Coquille Oregon
Phone: (541) 396-7770
TDD (800) 735-2900



File: SP-22-001
Applicant/ Owner: Don Crowe
Bandon Dunes Golf Resort LLC
Date: March 31, 2022
Location: Township 28S Range 14W
Section 4 TL 1300
Proposal: Final Development Site Plan



**EXHIBIT “C”
STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS**

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

A. PROPOSAL: The applicant is requesting the Planning Director’s approval for a Final Development Plan (FDP) to expand Bandon Dunes Staff Housing in the SR-4 subzone of the Bandon Dunes Resort Zoning District. This use is permitted subject to final development plan under Section 4.5.125 Use # 12 Staff Housing, which requires that the criteria listed within 4.5.160 through 4.5.180.

B. COMPLIANCE PURSUANT TO SECTION 1.1.300: It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.

Staff has reviewed the property history and county files to determine that at this time the property is compliant. This does not mean that there are not uses or structures on the property that staff is unaware of but staff has reviewed the permit history and viewed the information in the record to make this determination.

II. BASIC FINDINGS:

A. LOCATION: The subject property is located north of the City of Bandon off of Seven Devils Road onto Seeley Lane.

B. ZONING: - This property is zoned Bandon Dunes Resort (BDR) in the subzone SR-4.

The Bandon Dunes Resort designation is applied to an area located north of the City of Bandon for which an exception to applicable statewide planning goals to permit a destination resort has been adopted as an amendment to this Comprehensive Plan.

The purpose of the Bandon Dunes Resort zone is to establish a zoning district to implement the adopted Bandon Coastal Dunelands Conservation, Resort and Recreation Development Master Plan, consistent with the adopted Bandon Coastal Dunelands Goal Exception Statement.

C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERALYS:

SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed In the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site

SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.

This property has National Wetland Inventory as a special consideration. A request for comments was sent to Oregon Department of State Lands. Department of State Lands responded that a state permit will not be required for the proposed project because based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

- D. SITE DESCRIPTION AND SURROUNDING USES:** The subject property is zoned Bandon Dunes Resort SR-4 Subzone and contains approximately 57.52 acres. The property is part of Bandon Dunes Golf Resort which is an extensively developed golfing facility. The property is surrounded by residentially developed properties. The area surrounding the resort to the northeast and southwest is Rural Residential and to the east and southeast is Forest.
- E. BACKGROUND:** In 1996, the County rezoned approximately 1,215 acres to Bandon Dunes Resort (BDR) through the goal exception process. In 2003 the County rezoned an additional 925+/- acres for inclusion in the BDR zone for a total of 2,140 acres. This property required exceptions to applicable statewide planning goals to allow this property to be zoned as a destination resort. The purpose of the BDR zone is to implement an exception to the Statewide Planning Goals and a Master Plan for a destination resort that have been adopted as part of the Coos County Comprehensive Plan.

The subject property is zoned Bandon Dunes Resort (BDR). The purpose of the zone is to establish a zoning district to implement the adopted Bandon Coastal Dunelands Conservation, Resort and Recreation Development Master Plan, consistent with the adopted Bandon Coastal Dunelands Goal Exception Statement.

The BDR zone is divided into thirteen natural resource subzones (designated NR-1 through NR-13), four golf course/residential subzones (designated GR-1 through GR-4), four special residential subzones (designated SR-1 through SR-4), the Resort Village Center subzone (designated RVC), and three mixed use center subzones (designated MXC -1 through MXC - 3).

F. COMMENTS:

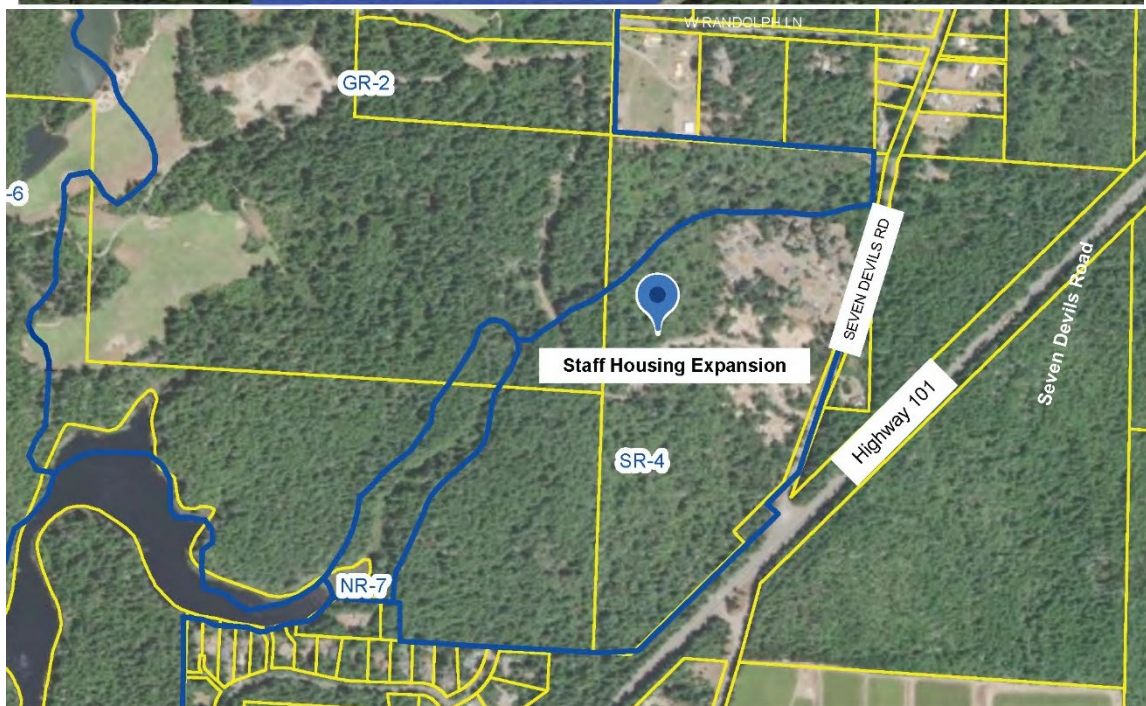
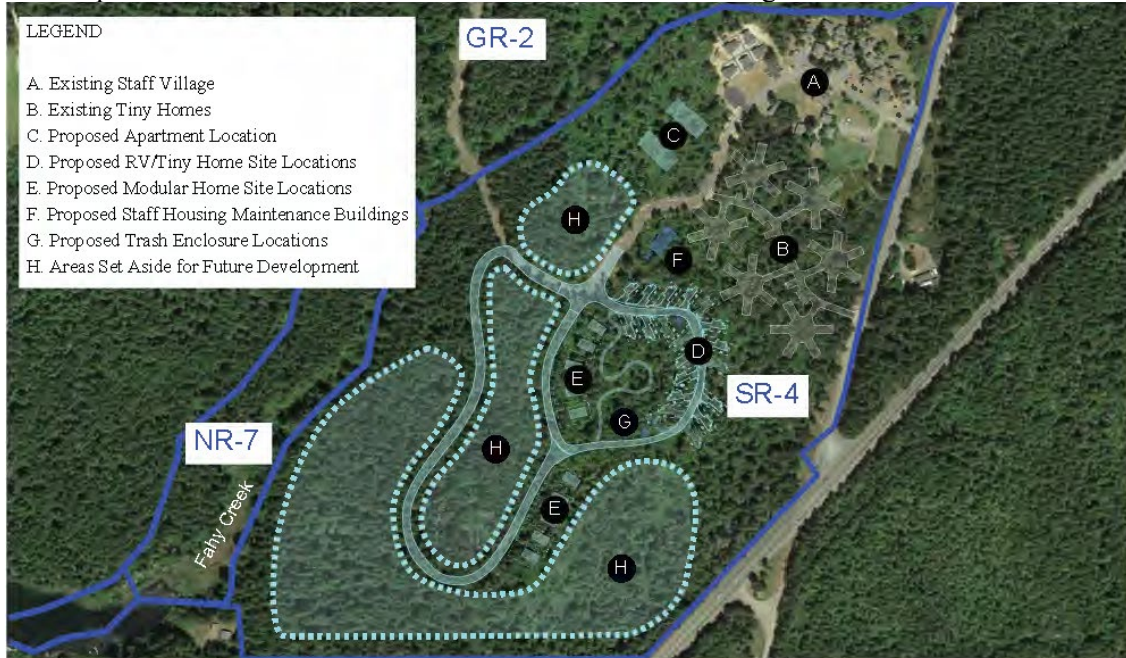
- i. **PUBLIC AGENCY:** This property did not require any request for comments prior to the release of the decision.
- ii. **PUBLIC COMMENTS:** This property did not require any request for comments prior to the release of the decision.
- iii. **LOCAL TRIBE COMMENTS:** This property did not require any request for comments prior to the release of the decision. Furthermore, Bandon Dunes does have an unanticipated discovery plan with the Coquille Tribe.

G. LAWFULLY CREATED UNIT OF LAND: The unit of land was created pursuant to 6.1.125.1.b through a prior land use decision.

III. STAFF FINDINGS AND CONCLUSIONS:

a. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The applicant is requesting approval of a final development plan to expand Bandon Dunes Staff Housing in the SR-4 subzone of the Bandon Dunes Resort Zoning District. This use is permitted subject to Phase 14 Final Development Plan under Section 4.5.125 Use # 12 Staff Housing.



b. CRITERIA AND STANDARDS

SECTION 4.5.100 APPLICABILITY

1. The provisions of this article shall apply solely to the area to which the Bandon Dunes Resort Master Plan applies and for which the Bandon Dunes Resort Exception Statement, adopted as part of the Coos County Comprehensive Plan, approves exceptions to certain provisions of Statewide Planning Goals 3, 4, 11 and 14.
2. Where applied, the BDR zone shall be the primary zone and, except as specifically stated in this article, shall constitute the sole source of standards for approval of final development plans for any phase or element of the Bandon Dunes Destination Resort, together with all facilities, services, uses and activities related to such resort development. Use of property in the BDR zone requires approval of a final development plan, except that uses permitted outright under Section 4.8.200.A-D, F, H-N and P-S of the Forest zone are permitted prior to final development plan approval.

SECTION 4.5.110 DEFINITIONS

1. “Developed recreational facilities” means improvements constructed for the purpose of recreation and may include but is not limited to golf courses, driving ranges, gyms, game rooms, tennis courts, playing fields, interpretive centers, nature trails, wildlife observation shelters, swimming pools and areas, boat and canoe facilities, ski trails, and bicycle trails.
2. “Element” means a recreational facility, resort facility, residential cluster, infrastructure facility, or other discrete component of a destination resort or a phase thereof.
3. “Exception Statement” or “Bandon Dunes Resort Exception Statement”, means the Bandon Coastal Dunelands Goal Exception Statement and Bandon Dunes Resort Expansion Goal Exception Statement, adopted as part of the Coos County Comprehensive Plan.
4. “Goal 2 Destination Resort” means development which meets the standards in Section 4.10.030 and for which a goal exception is required and has been approved through the Goal 2 exception process.
5. “Master Plan” or “Bandon Dunes Resort Master Plan”, means the Bandon Coastal Dunelands Conservation, Recreation and Resort Development Master Plan (1996), as modified by the Supplemental Conservation, Recreation and Resort Master Plan (June 2003), adopted as part of the Coos County Comprehensive Plan and identified therein as providing standards for development of the Bandon Dunes Destination Resort, including but not limited to service and facilities plans, boundaries, use restrictions, locational restrictions, financial commitments, and numerical limits.
6. “Open space” means any land that is retained in a substantially natural condition, or is improved for outdoor recreational uses such as golf courses, playing fields, hiking or nature trails or equestrian or bicycle paths, or is specifically required to be protected by a conservation easement. Open spaces may include ponds, lands protected as important natural features, lands preserved for farm or forest use, required landscaped areas, and lands used as buffers. Open space does not include residential lots or yards, streets, or parking areas.
7. “Overnight lodgings” means permanent, separately rentable accommodations which are not available for residential use. Overnight lodgings include hotel rooms, lodges, cabins and time-share units. Individually owned units may be considered overnight lodgings if they are available for overnight rental use by the general public for at least 45 weeks per calendar year through a central reservation and check-in service. Tent sites, recreational vehicle parks,

manufactured dwellings, dormitory rooms and similar accommodations do not qualify as overnight lodgings for the purpose of this definition.

8. "Phase" means that part of a Goal 2 destination resort for which final development plan approval is sought pursuant to Section 4.10.060 to 4.10.070.
9. "Self-contained development" means a development for which community sewer and water facilities are provided onsite and are limited to meet the needs of the development or are provided by existing public sewer or water services as long as all costs related to service extension and any capacity increases are borne by the development. A "self-contained development" shall have developed recreational facilities provided onsite.
10. "Site" means the portion of the tract that is within the boundaries of the goal exceptions adopted by the Exception Statement and to which the Master Plan applies.
11. "Tract" means a lot or parcel or more than one contiguous lot or parcel in a single ownership. A tract on which a Goal 2 destination resort is sited may include property that is not included in the destination resort if the property to be excluded adjoins the exterior boundary of the tract and constitutes less than 30 percent of the total tract.
12. "Visitor-oriented accommodations" means overnight lodging, restaurants and meeting facilities which are designed to provide mainly for the needs of resort visitors rather than area residents.

- ***SECTION 4.5.125 USES PERMITTED, AND THE TYPE OF REVIEW REQUIRED: USES PERMITTED UNDER APPROVED FINAL DEVELOPMENT PLAN:***

The BDR zone is divided into thirteen natural resource subzones (designated NR-1 through NR-13), four golf course/residential subzones (designated GR-1 through GR-4), four special residential subzones (designated SR-1 through SR-4), the Resort Village Center subzone (designated RVC), and three mixed use center subzones (designated MXC-1 through MXC-3), as identified on the BDR Use Subzones Map.

AS USED IN TABLES

- (1) "P" means the use is permitted. Any permitted use as described in the following table may be allowed if it is consistent with an approved Final Development Plan is permitted without further review unless a modification to a structure is need. Any use permitted in natural resource subzone that does not require a structure shall be allowed outright without a Final Development Plan or a Compliance Determination.
- (2) "CD" means the use is allowed subject to compliance determination review with clear and objective standards (Staff review or Type I process). Permitted uses and activities and their accessory buildings and uses are permitted subject to the general provisions set forth by this ordinance. If a use was approved but the location requires modification a Compliance Determination will be required to meet any request for comments and setback requirements. Any uses described in the NR zone are permitted outright and require no authorization from the Planning Department unless there is a structure required and then it will be reviewed as a Compliance Determination. This is indicated by the use table. Accessory uses shall be reviewed through a Compliance Determination and will not require a Final Development Plan.

3. The site must have direct access onto a state or county roadway, as designated by the County or the Oregon Department of Transportation. Internal roads, streets, paths, and trails may be private.

FINDING: The property is directly accessed from Seven Devils Road. Therefore, this criterion has been addressed.

4. Development shall include meeting rooms, restaurants with seating for at least 100 persons, and at least 150 separate rentable units of overnight lodging, oriented toward the needs of visitors rather than area residents. The rentable units may be phased in as follows:
 - a. A total of 150 units of overnight lodgings shall be provided as follows:
 - i. At least 75 units of overnight lodgings, not including any individually owned homes, lots or units, shall be constructed prior to the closure of sale of the initial individual lot or unit. "Individually owned" for purposes of this section shall mean fewer than four units of overnight lodgings in a single building or cluster of buildings and held under single ownership.
 - ii. The remainder shall be provided as individually owned lots or units subject to deed restrictions limiting their use to use as overnight lodging units. Not more than two additional unrestricted dwelling units may be sold for each additional unit of restricted or permanent overnight lodgings provided.
 - iii. Deed restrictions imposed under paragraphs a(i) and a(ii) of this subsection shall cease to exist upon the recording of an affidavit signed by the Planning Director certifying that 150 units of permanent overnight lodgings have been constructed.
 - b. The number of units approved for residential sale shall not be more than two units for each unit of permanent overnight lodgings provided for under paragraph (a) of this subsection. Thus not more than 150 such lots may be approved for residential sale under paragraph (a)(i), and not more than two additional unrestricted dwelling units above 150 may be authorized for each additional unit of permanent or restricted overnight lodgings provided under paragraph (a)(ii).
5. All required developed recreational facilities, facilities intended to serve the entire development, and visitor-oriented accommodations shall be physically provided or guaranteed through surety bonding or equivalent financial assurances prior to closure of the sale of individual residential lots or units. If development is phased, developed recreational facilities and other key facilities intended to serve a particular phase shall be constructed or guaranteed through surety bonding or equivalent financial assurances prior to sales of individual residential lots or units in that phase. Only improvements described in Paragraph E that are required to meet the expenditure minimums described in Paragraph 5 are subject to this paragraph.
6. At least \$7 million shall be spent on improvements for onsite developed recreational facilities and visitor-oriented accommodations exclusive of costs for land, sewer and water facilities and roads. Not less than one-third of this amount shall be spent on developed recreational facilities. Spending required under this subsection is stated in 1993 dollars. The spending requirement shall be adjusted to the year in which calculations are made in accordance with the United States Consumer Price Index.

FINDING: Subsection 4, 5 and 6 can be addressed in one finding. The proposal is for staff housing and not rentable units or sale of residential units, recreational facilities, or visitor-oriented accommodations. These criteria have already been met through prior applications or are not required to be met as part of this particular request.

7. At least 50 percent of the site, as indicated on the Open Space Map included in the Master Plan, shall be dedicated as permanent open space. Open space areas shall be maintained as such in perpetuity through deed restrictions.

FINDING: This request has no impact on open space. The open space continues to meet the requirements.

8. Development shall comply with the standards for rural roads set out in Chapter VII.
9. Riparian Corridor and Wetland Protection
 - a. For the purposes of this section, the following definitions apply:
 - i. “Fish habitat” means those areas upon which fish depend in order to meet their requirements for spawning, rearing, food supply, and migration.
 - ii. “Lawn” means an area planted with ornamental grass species, such as Kentucky bluegrass or perennial rye grass, which is maintained year-round with a vibrant green color through the use of fertilizers and irrigation, for the purpose of low-level recreational use, such as walking, picnicking, and casual sporting activities.
 - iii. “Riparian area” is the area adjacent to a river, lake, or stream, consisting of the area of transition from an aquatic ecosystem to a terrestrial ecosystem.
 - iv. “Riparian corridor” is a Goal 5 resource that includes the water areas, fish habitat, adjacent riparian areas, and wetlands within the riparian area boundary.
 - v. “Riparian corridor boundary” is an imaginary line that is a certain distance upland from the top bank, for example, as specified in paragraph (b) of this subsection.
 - vi. “Stream” is a channel such as a river or creek that carries flowing surface water, including perennial streams and intermittent streams with defined channels, and excluding man-made irrigation and drainage channels.
 - vii. “Structure” is a building or other major improvement that is built, constructed, or installed, not including minor improvements, such as fences, utility poles, flagpoles, or irrigation system components that are not customarily regulated through zoning ordinances.
 - viii. “Top of bank” shall have the same meaning as “bankfull stage,” which is defined as the stage or elevation at which water overflows the natural banks of streams or other waters of this state and begins to inundate the upland. In the absence of physical evidence, the two-year recurrence interval flood elevation may be used to approximate the bankfull stage.
 - ix. “Water area” is the area between the banks of a lake, pond, river, perennial or fish-bearing intermittent stream, excluding man-made farm ponds.
 - x. “Wetland” is an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
 - b. The riparian corridor boundary shall be:
 - i. 50 feet from the top of bank of Cut Creek, Fahy Creek, Whiskey Run Creek, and their

- tributaries;
 - ii. 50 feet from the upland edge of significant wetlands, as identified on the comprehensive plan Fish and Wildlife Habitat II special considerations map; and
 - iii. The Coastal Shorelands Boundary around Chrome, Round and Fahy Lakes, as identified in the Dunes and Non-Estuarine Coastal Shorelands section of the comprehensive plan, Volume I, Part 2, Section 3.8, as amended by Ordinance 96-03-003PL, Section 4, Exhibit A.
- c. Permanent alteration of the area within the riparian corridor by grading or the placement of structures or impervious surfaces is prohibited, except for the following uses, provided they are designed and constructed to minimize intrusion into the riparian area:
- i. Streets, roads, and paths;
 - ii. Drainage facilities, utilities, and irrigation pumps;
 - iii. Water-related and water-dependent uses; and
 - iv. Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area.
 - v. Placement of structures or impervious surfaces or grading within the riparian corridor where it is demonstrated that equal or better protection for identified riparian resources will be ensured through restoration of riparian areas, enhanced buffer treatment, or similar measures. In no case shall such alterations occupy more than 50% of the width of the riparian area measured from the upland edge of the corridor.
- d. Lawns shall be prohibited within 50 feet of a wetland, stream or lake identified on the comprehensive plan Coastal Shoreland and Fish and Wildlife Habitat inventory maps. Removal of vegetation within the riparian corridor is subject to the following controls:
- i. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - ii. Riparian vegetation may be removed where necessary for development of a water-dependent or water-related use.
 - iii. Riparian vegetation may be removed to facilitate stream or streambank projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFWS stream enhancement plan.
 - iv. Riparian vegetation may be removed in order to site or properly maintain resort utilities, paths and roads, provided that the vegetation removed is the minimum necessary to accomplish the purpose.
 - v. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, etc.), provided that such vegetation removal is the minimum necessary to provide an access to the water to site or maintain irrigation pumps.
 - vi. Riparian vegetation may be removed to facilitate a wetland or riparian edge restoration project that will increase the overall quantity and quality of riparian vegetation at the project location.
 - vii. Non-native invasive species (e.g., scotch broom, gorse) may be removed from the riparian area and replaced with native tree, native shrub-scrub, and native grass species.
 - viii. Non-hydrophytic vegetation in a forested portion of a riparian corridor may be removed for the purpose of maintaining a healthy stand of trees and understory conditions, using accepted forest maintenance practices, restoring or enhancing wildlife habitat, or managing hazardous forest fire conditions.

- ix. Woody debris may be removed from the riparian corridor where trees left as protective buffer strips along streams by prior logging operations have blown down and caused more woody debris to fall into the waterway than is desirable for healthy fish or wildlife habitat.
 - x. Invasive-noxious aquatic species, such as spike watermilfoil (Myriophyllum exalbescens), the existence and probable spread of which poses a serious problem for the waters of the State, may be removed from water areas within the riparian corridor.
 - xi. Protected riparian vegetation shall not be removed solely for the purpose of providing enhanced views of Chrome, Round or Fahys Lake.
 - e. Except as otherwise provided in the preceding paragraph, replacement vegetation planted in the riparian corridor shall consist of:
 - i. Native tree, shrub, herbaceous plant or grass species; or
 - ii. A mixture of native and non-native grasses where at least 50 percent of the mix is native Red Fescue grass.
 - f. Mapping Errors
 - i. Any claim of error in the mapping of significant wetlands and riparian corridor boundaries, as shown in the Bandon Dunes Resort Master Plan or comprehensive plan Fish and Wildlife Habitat II special considerations map, shall be submitted as part of an application for Final Development Plan approval or modification under Section 4.5.165 through 4.5.175, or as part of an application for land division approval under Section 4.5.190.
 - ii. A claim of error in the mapping of significant wetlands or riparian corridor boundaries shall include a map showing the proposed corrected boundary and a description of how the proposed corrected boundary was identified.
 - iii. A claim of error in the mapping of significant wetlands or riparian corridor boundaries shall be sustained, and the mapping of significant wetlands and riparian corridor boundaries, as shown in the Bandon Dunes Resort Master Plan or comprehensive plan Fish and Wildlife Habitat II special considerations map, shall be corrected, if the Approval Authority determines that the proposed boundary is consistent with paragraphs (a) and (b) of this subsection, and is supported by substantial evidence.
 - g. Hardship Variance
 - i. A request for a hardship variance to provisions in paragraphs (b) through (e) of this subsection shall be submitted as part of an application for Final Development Plan approval or modification under Section 4.5.165 through 4.5.175.
 - ii. A request for a hardship variance shall include identification of the provision or provisions in paragraphs b through e from which a variance is requested, a description of the extent and impacts of the variance requested, and an explanation of why the proposed variance satisfies the standards in paragraph iii below.
 - iii. The Approval Authority shall approve a request for a hardship variance if it determines that the criteria set out in Section 5.3.350(1) are satisfied.
10. Development within areas of “limited development suitability,” and any beach access trail located in the “not suitable” area south of the Cut Creek delta, as shown on the comprehensive plan Development Potential within Ocean Shorelands and Dunes special considerations map, shall comply with CCZLDO Appendix 1, Policy 5.10, Plan Implementation Strategy (2), provided that compliance will be demonstrated through the final development plan approval process of Section 4.5.165, rather than the administrative conditional use process.

FINDING: Subsections 9 and 10 are not applicable to this review as there are no riparian areas. Subsection 8 is addressed by requiring a condition of approval that roadmaster or designee provide a parking, driveway, access permit sign off of compliance.

11. The minimum setback from the exterior boundaries of the BDR zone for all development (including structures, roads and site-obscuring fences over three feet in height, but excepting existing buildings and uses, entry roadways, landscaping, utilities and signs) shall be:
 - a. 100 feet for commercial development listed in Section 4.10.050 (4) and (5), including all associated parking areas;
 - b. 100 feet for visitor-oriented accommodations other than single-family residences, including all associated parking areas;
 - c. 50 feet for above-grade development other than that listed in paragraphs (a) and (b);
 - d. 25 feet for internal roads;
 - e. 50 feet for golf courses and playing fields except for the special purpose, low-impact golf course authorized in the NR-3 subzone; and
 - f. 25 feet for jogging trails, nature trails and bike paths where they abut private developed lots, but no setback for where they abut public roads and public lands.
12. The minimum setback from the boundary of a non-BDR zoned parcel that is completely surrounded by the BDR zone, for all development (including structures, roads and site-obscuring fences over three feet in height, but excepting existing buildings and uses, entry roadways, landscaping, utilities and signs) shall be:
 - a. 50 feet for above-grade structures, including all associated parking areas;
 - b. 25 feet for internal roads;
 - c. 50 feet for golf courses and playing fields; and
 - d. 25 feet for jogging trails, nature trails and bike paths.
13. Eastern Boundary Woodland Buffer
 - a. A 100-foot wide woodland buffer along the eastern boundary of the BDR zone, extending from Whiskey Run Road to where the BDR zone boundary intersects the upper end of Fahy Lake, and from the South Bandon Dunes Drive resort entry point to where the BDR zone boundary intersects the southern shore of Fahy Lake, is established. Within this 100-foot buffer area, no development or other use (including structures, roads, fences, landscaping, vegetation removal, utilities or signs) shall occur, except for the following:
 - i. Entry roadways, as shown on the Road Network Map in the Master Plan, or as required for access by emergency and resort maintenance vehicles;
 - ii. Hiking trails;
 - iii. Fences that are not visible from the exterior of the BDR zone boundary;
 - iv. Underground utility lines serving the resort;
 - v. Removal of invasive non-native vegetation and replacement with native species; and
 - vi. Removal of excessive understory fuel build-up and construction and maintenance of fire roads, as appropriate for sound fire management practices.
 - b. Where the provisions of this section are more restrictive than the setback required by Section 4.5.160 (10), the provisions of this section shall control.

Finding: Subsections 11, 12 and 13 are shown to comply on the conceptual drawing. A more detailed drawing with specific setbacks shall be provided at the time of the request for the Zoning Compliance Letter.

SECTION 4.5.165– FINAL DEVELOPMENT PLAN APPLICATION AND REVIEW PROCEDURE

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:

1. Illustrations and graphics to scale, identifying:
 - a. The location and total number of acres to be developed in the current phase.
 - b. The subject area and all land uses adjacent to the subject area.
 - c. Types and location of proposed development and uses, including residential and commercial uses and landscaping.
 - d. A general depiction of site characteristics, including:
 - i. Existing topography;
 - ii. Water areas, including streams, lakes, ponds, County inventoried wetlands and Division of State Lands recognized wetlands;
 - iii. Vegetation types and locations;
 - iv. Areas of geologic instability; and
 - v. Beach and dune formations.
 - e. Proposed methods of access to the development, identifying the main vehicular circulation system within the resort and an indication of whether internal streets will be public or private.
 - f. Parking plan.
 - g. Major pedestrian and bicycle trail systems.
 - h. The location and number of acres proposed as open space, buffer area or common area. Areas proposed to be designated as “open space,” “buffer area” or “common area” should be clearly illustrated and labeled as such.
 - i. Proposed recreational amenities and their approximate locations.
 - j. A water and sewer facilities plan for the phase consistent with the Master Plan and all other applicable regulations.
 - k. A drainage plan for the phase consistent with the Master Plan and all other applicable regulations.
2. A landscape/golf course management plan for the maintenance of landscaping around resort residential, commercial and recreational development and for the maintenance and operation of resort golf courses, including:
 - a. A detailed description of site and climatic conditions, evaluating how specific conditions will impact management strategies.
 - b. Identification of objectives and practices for mowing, pruning, irrigation and fertilization that are designed to control the rate, method and type of chemicals applied, reduce the total chemical loads, and reduce as much as possible the off-site transport of sediment, nutrients and pesticides.
 - c. Integrated Pest Management strategies for identification and monitoring of potential pest populations, determination of action thresholds for pest damage, evaluation of control options, education of personnel and evaluation of results.
 - d. A description of safety measures for storage, handling, disposal and record keeping of pesticides.

- e. The details (locations, frequency of testing, analytes to be tested for) of a program to monitor the quality of the surface and groundwater at the resort site, including protocols for periodic reporting of the results of such tests to the County and other appropriate agencies.
- f. The location, design and management practices for nursery and bedding areas to be used to produce or acclimatize landscaping plants, including a description of the surrounding areas and any measures needed to mitigate impacts on sensitive surrounding environments.
- g. A description of measures to be used to reduce the danger of and combat forest fires, including the firebreaks for residential development required by Forest Lands Plan Implementation Strategy 3.

3. Further information as follows:

- a. A description of any riparian vegetation to be removed within 50 feet of the upland edge of a wetland or top of bank of a stream identified on the comprehensive plan Fish and Wildlife Habitat II special considerations map, or within the Coastal Shorelands Boundary around Chrome, Round or Fahy Lake, as identified in the Dunes and Non-Estuarine Coastal Shorelands section of the comprehensive plan, Volume I, Part 2, Section 3.8, as amended by Ordinance 96-03-003PL, Section 4, Exhibit A, together with an explanation of why such removal is justified under Section 4.5.160.H.
- b. A description of measures planned to mitigate project impacts on wetlands identified in the Master Plan, together with an assessment of the impact of the development on wetlands, taking into account such mitigation measures.
- c. Proposed covenants and deed restrictions to assure designated open space areas are maintained as open space in perpetuity and that occupants and property owners are required to comply with the approved landscape/golf course management plan.
- d. If the final development plan covers areas designated as “Beach and Dune Areas with Limited Development Suitability” on the comprehensive plan Development Potential within Ocean Shorelands and Dunes special considerations map, a site investigation report by an engineering geologist which addresses the requirements of CCZLDO Appendix 1, Policy 5.10, Plan Implementation Strategy (2).
- e. A description of the proposed method of providing all utility systems, including the preliminary or schematic location and sizing of the utility systems. Copies of these items shall also be provided to relevant utility or service providers.
- f. If the final development plan includes overnight lodging units or recreational dwellings, the total number of such overnight lodging units or recreational dwellings allowed by the subject final development plan, and the cumulative total number of overnight lodging units and recreational dwellings allowed under previously approved final development plans.
- g. A description of the proposed order and schedule for phasing (if any) of all development, including an explanation of when facilities will be provided and how they will be secured if not completed prior to the closure of sale of individual lots or units.
- h. Proposed findings addressing how the destination resort final development plan approval standards of section 4.5.170 are satisfied.

4.. Before submitting an application for final development plan review any phase or element of the destination resort, the applicant shall participate in a pre-application conference with the

Planning Department to obtain general information, guidelines, procedural requirements, advisory opinions, and technical assistance for the project concept.

5. Following a pre-application conference, the applicant shall submit an application final development plan review by the Planning Director. One (1) electronic copy and two (2) hard copies of the final development plan on a Coos County Land Use Application shall be submitted to the Planning Department along with a filing fee set by the Board of County Commissioners to defray costs incidental to the review process.
6. Application for final development plan review shall be processed in accordance with Sections 5.0.200 (Application completeness (ORS 215.427)), 5.0.250 (Timetable for Final Decisions (ORS 215.427)), 5.0.300 (Findings Required (ORS 215.416(9)-(10)), and application for final development plan review shall be deemed complete if it satisfies the requirements of this Section. 4.5.165
7. If the final development plan includes areas identified as wetlands on the Statewide Wetlands Inventory, as shown in Exhibit A to this Ordinance, the Planning Department shall submit a Wetland Land Use Notification Form to the Division of State Lands within five working days after acceptance of a complete application for final development plan review.
8. The Planning Director shall approve an application for final development plan review if the final development plan meets the approval standards of Section 4.5.170. If significant interpretation or policy issues are raised by the final development plan application, the Planning Director may submit the application to the Planning Commission for its review pursuant to applicable provisions of Article 5.7 and the approval standards of Sections 4.5.160 and 4.5.170 .
9. The Approval Authority may impose conditions that are necessary to enable it to approve the final development plan under the approval standards of Section 4.5.170.
10. The Approval Authority shall issue a final order setting out its decision on the application for final development plan review and shall give notice of that decision as provided in Section 5.0.900 Notice Requirements.
11. The decision of the Approval Authority may be appealed as provided in Article 5.8

Finding: The applicant provided staff with the application for review. Staff concluded that the applicant fulfilled the requirements of this section. There was a pre-application held at the time the application was submitted to go over the plans for the Final Development Plan and it was determined at that time that the application would material would be accepted. Staff further reviewed the application and deemed it complete on March 1, 2022.

SECTION 4.5.170 – FINAL DEVELOPMENT PLAN APPROVAL CRITERIA

The Approval Authority shall approve a final development plan for all or an element of a destination resort if it determines that all of the following criteria are met:

1. The development is consistent with the Exception Statement.

2. The development is consistent with the Master Plan, including the boundaries, locational restrictions, use restrictions, open space dedication requirements, wetland mitigation measures, management unit guidelines, service and facilities plans, financial commitment requirement, and numerical limits set forth therein.
3. The development meets the standards established in Section 4.4.5.160.
4. The uses allowed under the final development plan comply with Sections 4.4.5.160 and 4.5.175.
5. Accessory structures and uses subordinate to any authorized primary use shall be permitted.

SECTION 4.5.180 – EFFECT OF FINAL DEVELOPMENT PLAN APPROVAL

A final development plan approval shall, except as expressly specified therein, constitute the final land use decision for the subject phase or element and will authorize administrative issuance of further permits and approvals necessary to commence construction. Construction, site development and landscaping shall be carried out in accord with the approved final development plan unless otherwise allowed by this BDR Ordinance. Final Development Plans do not expire unless the property or portion of the property in which decision pertains to is rezoned and then will require a new plan to ensure standards and criteria are met.

Finding: The applicant is proposing to site staff housing within the Bandon Dunes SR-4 subzone near Royal Dornoch, Seeley Lane and Seven Devils Road. The staff housing is needed due to the current shortage of available housing within the area. The proposal includes: two (2) two story apartment buildings consisting of 8 two-bedroom units and 16 studio units, 20 RV/Tiny Homes, 10 modular homes, along with a Staff Housing Maintenance Building. The current plan of siting apartments will provide a slightly higher density than previous plans to help combat the rising cost of construction. The RV/ Tiny Home sites will continue the well-received Tiny Homes recently installed on Seeley Lane. The modular homes will provide great single-family options for staff at the staff village. Trash enclosures are proposed for each of the locations.

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

Fire protection for the resort will continue to be the responsibility of the Coos Forest Patrol and the Bandon Rural Fire Protection 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 delivers 120 PSI through 6” lines to each hydrant. The hydrants are generally spaced at 400-foot minimum intervals through the staff village.

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

The proposal is consistent with the Exception Statement and Master Plan. The development complies or will comply, at the time of development plans are completed, with all of the standards found in § 4.5.160 and § 4.5.175.

Therefore, the proposed development is consistent and will comply with the conditions of approval.

VI. DECISION:

There is evidence to adequately address the criteria for the staff housing expansion, therefore, this request has been approved. There are conditions that apply to this use that can be found at Exhibit "A".

VII. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special district or parties:

DLCD
Bandon Rural Fire Protection District
Southern Coos General Health District

Planning Commission
Board of Commissioner

Exhibit D Application



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: Range: Section: 1/4 Section: 1/16 Section: Tax lots:
28S 14W 4 Select Select 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 [x] Administrative Conditional Use Review - ACU [] Land Division - P, SUB or PUD
[] Text Amendment [] Hearings Body Conditional Use Review - HBCU [] Family/Medical Hardship Dwelling
[] Map - Rezone [] Variance - V [] 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

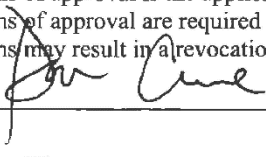
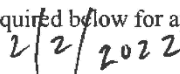
- D. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County 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.

 _____  _____

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 boarded 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	
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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 (1c): 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 MODULAR HOME FLOOR PLAN	17

Exhibit 1: Project Location Map

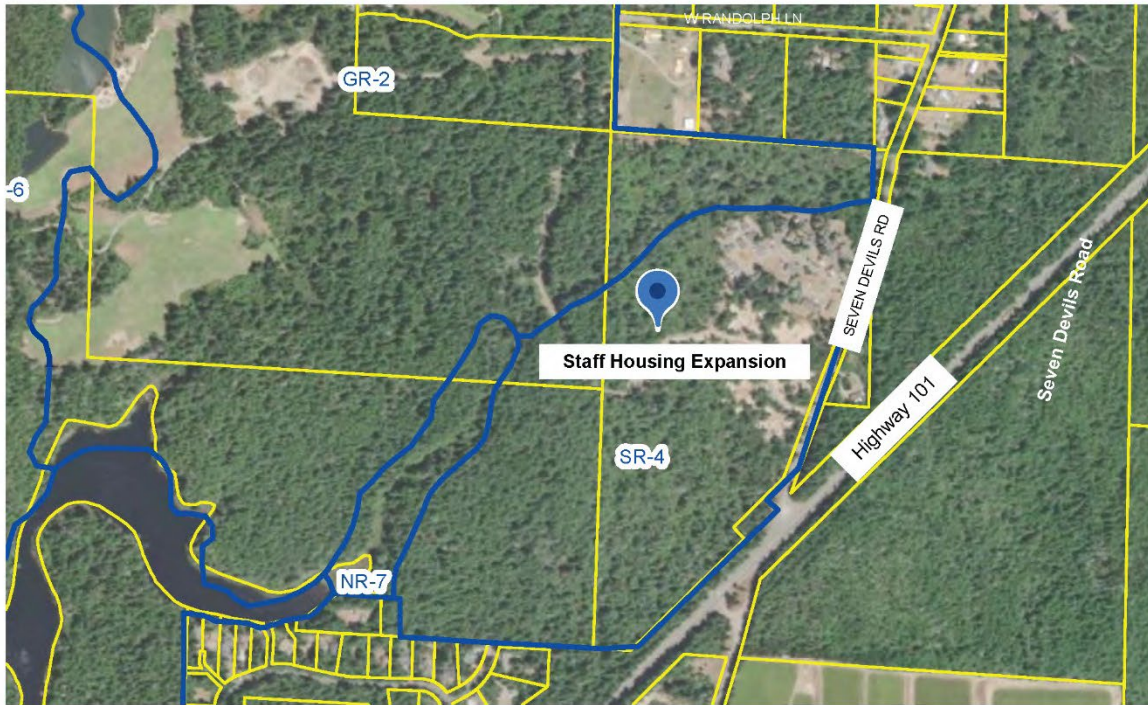
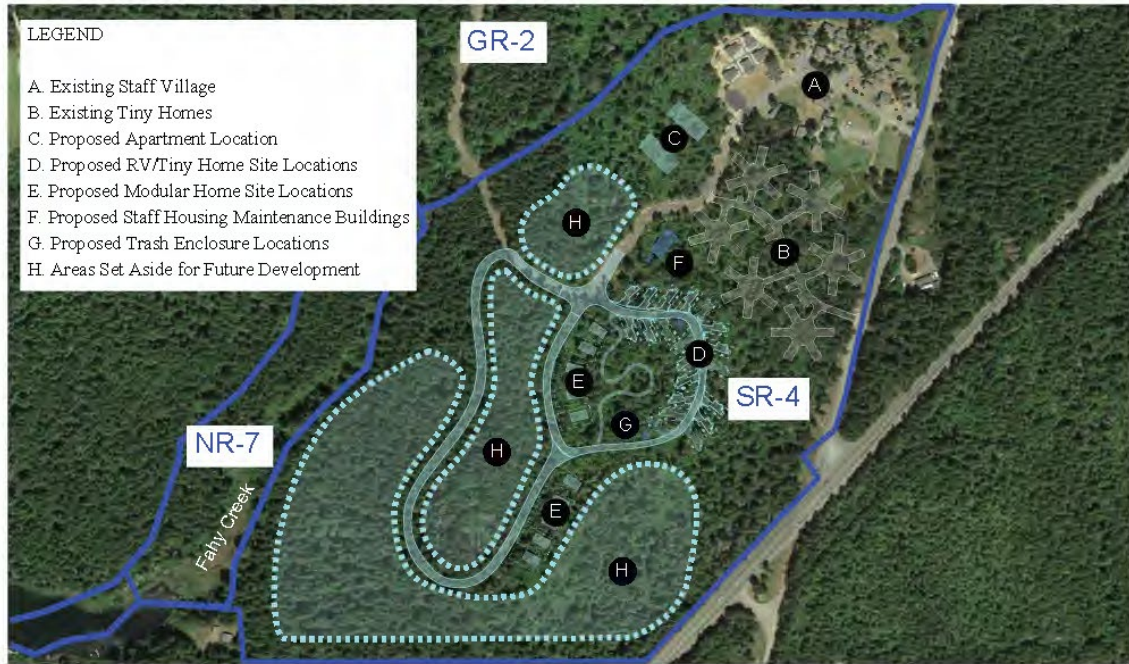


EXHIBIT 2: STAFF HOUSING EXPANSION MASTER SITE PLAN



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

Exhibit 3: Staff Housing Expansion Apartment Site Plan

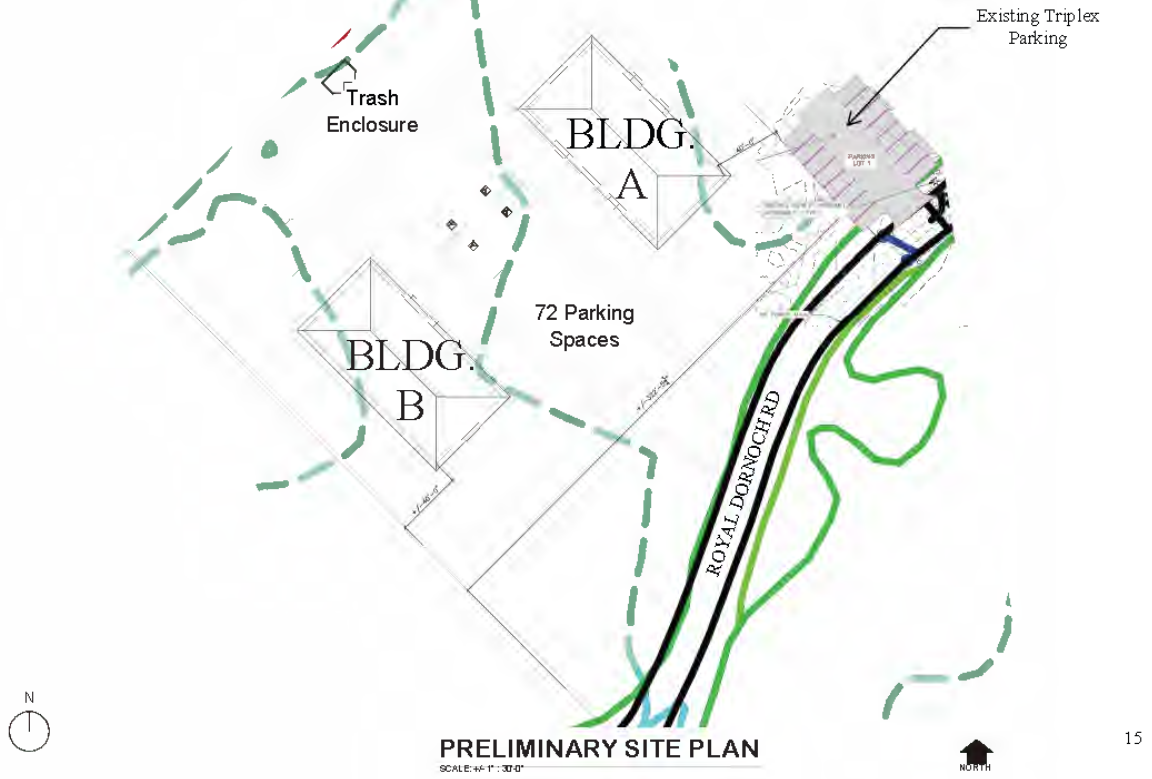
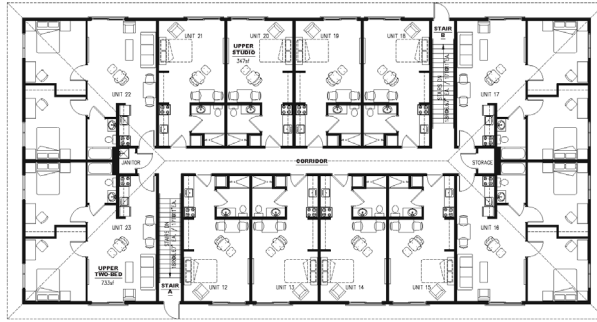
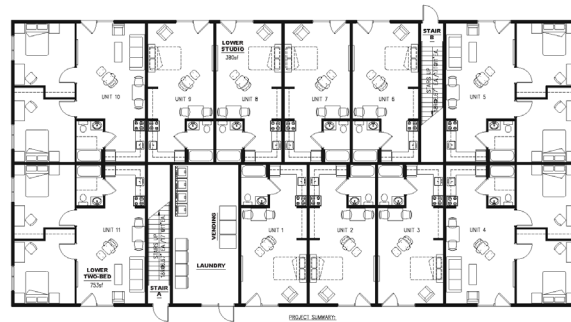


Exhibit 4: Staff Housing Expansion Apartment Floor Plan



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

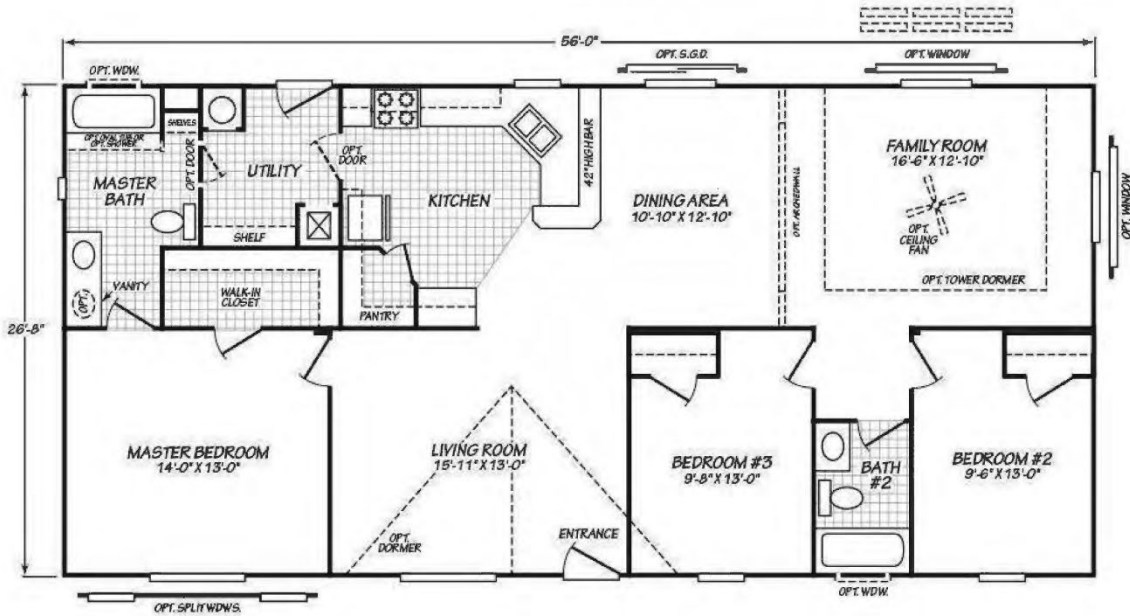


PROJECT SUMMARY:
8 TWO BEDS
10 STUDIOS
22 UNITS TOTAL
2 STORES & BSS'S OF EACH
TOTAL BUILDING SIZE: 12,656 SF

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



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



BANDON DUNES GOLF RESORT
57744 Round Lake Rd. | Bandon, Oregon 97411