Bandon Dunes
Golf Resort

PHASE 10 FINAL
DEVELOPMENT PLAN

February 20, 2014
Bandon Dunes
Golf Resort

PHASE 10 FINAL
DEVELOPMENT PLAN

PART I: INTRODUCTION & SUMMARY MATRIX CHART
PART II: TECHNICAL DISCUSSION
PART III: APPENDICES

February 20, 2014

Bandon Dunes Limited Partnership
14477 Round Lake Drive • Bandon, OR 97411
Telephone 541-347-4380
# Table of Contents

## PART I: INTRODUCTION & SUMMARY MATRIX CHART

### INTRODUCTION

ORGANIZATION OF THIS SUBMITTAL  
PROPOSED DEVELOPMENT & PLAN RATIONALE

- McKee Pub Expansion  
- Massage Center Hot tub Addition  
- Bandon Lodgings at the Resort Core  
- Irrigations Operations Building  
- Punchbowl  
- Pacific Dunes Terraces and Restroom

SUMMARY MATRIX CHART

## PART II: TECHNICAL DISCUSSION

**SECTION A: (4.10065), ITEMS A**  
**SECTION B: (4.10.065), ITEMS B–LANDSCAPE / GOLF COURSE MANAGEMENT PLAN**  
**SECTION B1: CLIMATIC FACTORS & LANDSCAPE MANAGEMENT STRATEGIES**  
- Site and Climatic Conditions  
- Landscape Management Strategies

**SECTIONS B2, B3, B4, and B5:** HORTICULTURAL MANAGEMENT, INTEGRATED PEST MANAGEMENT, PESTICIDE SAFETY PROGRAM, AND MONITORING PROGRAM

**SECTION B6:** SITE NURSERY

**SECTION B7:** FIRE CONTROL & MANAGEMENT PLAN  
- Gorse and Coastal Fire Prevention  
- Fire Protection Plan Review

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

**SECTION C1:** IMPACT ON RIPARIAN VEGETATION

**SECTION C2:** WETLAND MITIGATION
PART III: APPENDICES

APPENDIX NO. 1: Special Lodging Need

APPENDIX NO. 2: Final Development Plan Review within the BDR Zone / Property Information

APPENDIX NO. 3: Proposed Projects Location Map

APPENDIX NO. 4A: Bandon Lodgings, McKee Pub Expansion, Massage Center Hot tub Addition

APPENDIX NO. 4B: Irrigations Operations Building

APPENDIX NO. 4C: Pacific Dunes Terraces and Restroom Punchbowl (Expanded Putting Green)

APPENDIX NO. 5: Resort Parking Management Program
PART I:

INTRODUCTION &
SUMMARY MATRIX CHART
INTRODUCTION

ORGANIZATION OF THIS SUBMITTAL

To facilitate review, the technical information comprising the Phase 10 ~ Final Development Plan Review Application is organized into three parts:

• PART I—An Introduction which describes the proposed development and need for these improvements; and a Summary Matrix Chart, which responds to requirements outlined in Section 4.10.065 of the BDR Zone.

• PART II—A Technical Discussion presenting detailed information on relevant planning issues affecting the proposed development areas.

• PART III—An Appendix that includes attachment presenting an analysis of lodging need and demand and map drawings indicating the location of these improvements.

PROPOSED DEVELOPMENT & PLAN RATIONALE

The resort needs to provide an additional lodging facility at the resort core. Other proposed improvements include expansion of indoor and outdoor dining and food service facilities, a hot tub addition to the existing Massage Center, a utility services building for golf course operations and a new specialized putting green—the Punchbowl. Six individual projects comprise this phase of construction; three of which are located at the resort core north of the main lodge. Attachment No. 3—Proposed Projects Location Map—indicates the location of these facilities.

McKee Pub Expansion

This project is located in the Resort Village Center (RVC) subzone of the Bandon Dunes Resort (BDR) zone. The existing McKee Pub building is L-shaped in plan. The finished renovation and addition will result in an H-shaped building in plan. The new structure will be a two-story building. The addition will expand the existing kitchen and create a new dining area for resort staff on the ground floor level. The upper floor will be a brew style pub with a new entry, including an elevator. The project significantly improves accessibility for guests.

The existing pub will continue to operate in its present condition with both existing entries remaining in use. The extent of the addition will extend the existing building further north and will not disturb an existing trellis and ramp structure associated with the Massage Center (approved in Phase 9 Final Development Plan).

The new addition will have a footprint of about 2100 square feet and will contain about 4200 square feet of new space. The project includes renovation of about 1600 square feet of the existing pub kitchen and accessory spaces. Exterior materials, finishes and details will continue the design features of the existing building.
Massage Center Hot Tub Addition

This project is located in the RVC subzone. An addition enclosing a footprint of 1000 square feet will be attached directly to the north wall of the existing building. The structure will consist of a centrally located sunken spa surrounding by clear floor space. A utility closest in the corner of the structure will house mechanical equipment.

Interior modifications to the existing Massage Center structure are required. Some modification to the existing interior walls will occur to facilitate an extension of a hallway to connect the addition to the existing building. The exterior of the addition will be finished to match and continue the existing architectural appearance.

Bandon Lodgings @ the Resort Core Area

This project is also located in the RVC subzone. Another guest lodging facility, tentatively to be known as “The Dune”, is proposed for construction at the north end of the parking lot associated with the main lodge. Built in the resort core, the building will have a maximum of 24 suites with king beds, including a special suite—The Keiser Suite. This special suite will occupy the fourth floor of the building and contain up to four separate bedrooms. Providing this special facility is a direct response to a current market demand (See Appendix 1—Special Lodging Need).

The building will have a footprint of about 5,200 square feet. The structure will have four floors. The ground floor (built into a hillside similar to a day-light basement) will include a lobby with reception facilities, a lounge area and a resort gallery with storage space for archival records. The gallery portion of the ground floor will function as a multiple purpose space offering space for different types of rotating exhibitions—art, environment and historical displays. The upper three floors will contain a maximum of 24 guest suites. An atrium type space will extend from the ground floor to the top floor. The building, positioned at the north end of the resort core complex, terminates a linear composition of structures. This multi-story structure will be recessed a few feet below existing grade. The building form will have a stepped appearance from the bottom to the top diminishing its visual prominence from the adjacent Bandon Dunes golf course to the west, with the west side of the complex built into the adjacent hillside.

Construction of the building will require re-design of the north end of the existing parking area with the loss of 20 parking spaces. The loss of parking capability and the additional lodging facilities is not viewed as a problem. Parking at the main lodge is primarily for day visitors and overnight guests staying at the lodge. Previously resort staff was permitted to use these facilities. However, management has instituted a new policy that restricts staff parking in order to maximize parking for guests (See Appendix 5—Resort Parking Management Program).

Irrigations Operations Building

This project is located in the Pacific Dunes & Future Golf Course/residential Area (GR-3) subzone. This building replaces three temporary enclosures (shacks) that contained equipment needed for operation of the Pacific Dunes Golf Course. The one-story structure (a simple rectangular shaped building in plan) has a footprint of 640 square feet. The interior of the building is divided into three rooms—a control room, a rest room and a storage room. Built of CMU block, it will have a metal roof and is utilitarian in appearance.
The structure has been constructed at a site previously proposed for construction of another Agronomy Center (the proposed site plan was included as Exhibit D in the Phase 7 Final Development Plan). The Agronomy Center project was originally proposed to support the Old MacDonald golf course, although the facility was never built.

**Punchbowl**

This project is also located in the GR-3 subzone, between the Pacific Dunes Golf Course and Clubhouse. The existing putting green associated with the Pacific Dunes Golf Course has been expanded into a specialized putting facility. It offers another recreational experience for resort guests, especially since it has been designed as an “instructional aid” to assist golfers in learning how to putt on the resort’s greens.

The larger putting green encompasses 3.5-acres of land, including the previously existing putting green. A small stand of existing native conifer trees were removed as part of the project, but the perimeter of the new course has been landscaped with native Shore Pines and grasses to blend into the existing landscape setting.

**Pacific Dunes Terraces and Restroom**

This project is also located in the GR-3 subzone. In anticipation of the popularity of the Punchbowl (it has become extremely popular), the resort architect put forth the idea of expanding the existing Pacific Dunes clubhouse patio. The new design will more than triple the outdoor dining space. The design incorporates two lower terraces levels below the existing main patio level. The new design incorporates a special seating area around a central fire pit.

Additional restroom facilities are needed to serve golfers using the Punchbowl putting facility. The new restrooms will be built underneath the new terraces. A pedestrian staircase will wind its way around the exterior walls of the restroom structure providing direct access from the Pacific Dunes clubhouse to the Punchbowl and the restrooms.

The proposed terraces will cover 2040 square feet of space, while the restroom facility will enclose 300 square feet of space. To protect guests from ocean winds, each terrace level has its own windscreen along the perimeter edge of the terrace level. The facility uses concrete paving, concrete for wall construction, metal structural posts for the windscreen, and wood for bench construction.

**SUMMARY MATRIX CHART**

The Phase 10 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 system reflects the Final Development Plan content requirements in Section 4.10.065 of the BDR Zoning District.
### SECTION A (4.10.065)  SITE PLAN DOCUMENTATION / MAPPING

#### A1  AREA COMMITTED FOR DEVELOPMENT
- **McKee Pub Expansion**
- **Massage Center Hot Tub Addition**
- **New Bandon Lodging—The Dunes Bldg**
- **Irrigations Operations Building**
- **Punchbowl**
- **Pacific Dunes Terraces and Restroom**

  - Area between existing pub and Massage Center trellis area. New structure has a 2100 square footprint—RVC Subzone.
  - Massage Center to the south, golf course to the west and north. To the east is a parking area. The facility occupies a footprint of 1000 square feet—RVC Subzone.
  - All resort center buildings and a parking lot to the south, golf course to the west and north and open space to the east. The new structure has 5200 square footprint—RVC Subzone.
  - Maintenance area between Pacific and Old Mac golf courses. New structure has 640 square footprint—GR-3 Subzone.
  - Open sand area due west of the Pacific Dunes clubhouse. Expanded putting green occupies 3.5 acres—GR-3 Subzone.
  - Area immediately adjacent to existing clubhouse patio. Patio expansion—2040 SF; restroom—300 SF—GR-3 Subzone.

#### A2  ADJACENT LAND USES
- **McKee Pub Expansion**
- **Massage Center Hot Tub Addition**
- **New Bandon Lodging—The Dunes Bldg**
- **Irrigations Operations Building**
- **Punchbowl**
- **Pacific Dunes Terraces and Restroom**

  - The following land uses abut or are near the subject site:
    - The main lodge and pub to the south, golf course to the west. Massage Center to the north. To the east is a parking area.
    - The main lodge and pub to the south, golf course to the west. Massage Center to the north. To the east is a parking area.
    - All the resort core buildings as above, golf course to the west and north, and a parking lot on the east side.
    - The building is surrounded by golf courses.
    - The expanded green is surrounded by golf courses, and the Pacific Dunes Clubhouse is immediately to the east.
    - Pac Dunes clubhouse and golf course environments

#### A3  PROPOSED DEVELOPMENT
- **McKee Pub Expansion**
- **Massage Center Hot Tub Addition**
- **New Bandon Lodging—The Dunes Bldg**
- **Irrigations Operations Building**
- **Punchbowl**
- **Pacific Dunes Terraces and Restroom**

  - Consisting of:
    - Two-story 4200 SF addition provides an expanded kitchen, new upstairs dining room in the style of a Brew Pub while incorporating an elevator, new stairways improving guest accessibility. The existing pub will continue to operate as is.
    - Project includes 1600 SF remodel of existing kitchen and accessory areas that will comprise the link between the existing pub dining/bar and the new building.
    - A sunken spa tub with an accessory mechanical room
    - A special guest lodge with up to 24 king sized rooms; one of which is a super suite with four bedrooms, reception lobby and a resort museum and space for archival storage.
    - Basically a utility building for equipment, storage and staff restroom facilities.
    - This facility is an expanded putting green that can be configured to include 18 different putting environments.
    - 2040 SF of new outdoor patio space with 300 SF of space built under the terraces for a restroom

#### A4  SITE CHARACTERISTICS
- **McKee Pub Expansion**
- **Massage Center Hot Tub Addition**
- **New Bandon Lodging—The Dunes Bldg**
- **Irrigations Operations Building**
- **Punchbowl**
- **Pacific Dunes Terraces and Restroom**

  - Existing topography
    - Flat ground.
    - Massage Center to the north. To the east is a parking area.
    - Flat ground.
    - Massage Center to the south. To the east is a parking area.
    - About half the area is flat ground; the other half is a grassed slope adjacent to an existing parking area.
    - Flat ground surrounding by golf course environments
    - Rolling, sandy ground
    - Existing sloped environment needs to be regraded.

- **All Combined Projects**
  - Water Amenities
    - None of the proposed buildings are near existing water features.

- **Vegetation types and locations**
  - None
  - Grass
  - Grass
  - Grass
## BANDON DUNES RESORT
### Phase 10 Final Development Plan

<table>
<thead>
<tr>
<th>Zoning Reference</th>
<th>Final Development Plan Review/Topic Check List</th>
<th>Comment</th>
<th>Supplemental Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Punchbowl</td>
<td></td>
<td>• Putting green turf.</td>
<td></td>
</tr>
<tr>
<td>• Pacific Dunes Terraces and Restroom</td>
<td>• Grass</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• All Combined Projects</td>
<td>• Areas of geologic instability</td>
<td>• No development will be in or near area of geologic instability</td>
<td>NRI/SA 1993/2002</td>
</tr>
<tr>
<td>• All Combined Projects</td>
<td>• Beach and dune formations</td>
<td>• No development in beach zone or in areas of dune formations.</td>
<td>Part II, Page 10</td>
</tr>
</tbody>
</table>

### A5
- McKee Pub Expansion
- Massage Center Hot Tub Addition
- New Bandon Lodging–The Dunes Bldg
- Irrigations Operations Building
- Punchbowl
- Pacific Dunes Terraces and Restroom

#### CIRCULATION SYSTEM
- As depicted on the master concept plans
- No modifications required.

#### PARKING PLAN
- No modifications required.

#### PEDESTRIAN & BICYCLE TRAILS
- All Combined Projects
- No impact.

#### OPEN SPACE PROVISION
- All Combined Projects
- The proposed development in this FDP Plan does not include the creation of additional open space, buffer areas or common area, nor does it diminish the required amount of open space as established by the Supplemental Master Plan.

#### PROPOSED RECREATION AMENITIES
- All Combined Projects
- The proposed hot tub addition at the Massage Center will offer guests a new experience.
- The Punchbowl putting facility adjacent to the Pacific Dunes Golf course will offer guests a golfing experience requiring two or less of playing time unless a special competitive event is scheduled by resort management.

#### WATER & SEWER FACILITIES
- All Combined Building Projects
- Potable water from on-site wells.
- Current wastewater treatment capacity is available to service all proposed buildings and activity.
- Underground sewer and water pipes will be installed to connect the new facilities to the existing utility systems.

#### DRAINAGE PLAN
- All New Building
- Rain drainage from rooftops directed to bio-swales and existing or new underground storm drains with controlled outfalls to existing low points or paved surfaces.

FINAL DEC 2003
### SECTION B: LANDSCAPE/GOLF COURSE MANAGEMENT PLAN

<table>
<thead>
<tr>
<th>B1</th>
<th>CLIMATIC FACTORS &amp; LANDSCAPE MANAGEMENT STRATEGIES</th>
<th>FD Plan Phase 10 continues current policies and practices</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Site Conditions</td>
<td>• The course was sited in an open sand open and included removal of an existing putting green and stand of Shore Pine trees in order to create a larger putting course surface.</td>
<td>Part I, page 3 and Attachment 4C</td>
</tr>
<tr>
<td></td>
<td>• Climatic conditions</td>
<td>• No comment required.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Landscape Design/Management Strategies</td>
<td>• The design concept was to enlarge a small putting green into a 3-1/2 acre facility that allowed the placement of 18 holes in different routing configurations on a daily or weekly basis.</td>
<td>Part I, page 3 and Attachment 4C</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B2</th>
<th>HORTICULTURAL MANAGEMENT Objectives and practices for:</th>
<th>FD plan Phase 10 continues current policies and practices</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Mowing</td>
<td>• Seasonal mowing for control of native grassland areas.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Tree Removal &amp; Pruning</td>
<td>• Winter storm wind thrown or damaged trees to be removed.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Irrigation</td>
<td>• Spray &amp; drip irrigation w/ controlled application rates</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Use of fertilizers &amp; pesticides</td>
<td>• The nitrogen and phosphorous components in the fertilizer used on the golf courses has been significantly reduced.</td>
<td>Part II, page 9</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B3</th>
<th>INTEGRATED PEST MANAGEMENT</th>
<th>FD Plan Phase 10 continues current policies and practices</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Pest identification/monitoring strategies</td>
<td>• No comment required.</td>
<td>FDP PHASE-1</td>
</tr>
<tr>
<td></td>
<td>• Action thresholds for pest damage</td>
<td>• No comment required.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Evaluation of control options</td>
<td>• No comment required.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Education of field personnel</td>
<td>• No comment required.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Evaluation of results</td>
<td>• No assessments and/or reports necessary.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B4</th>
<th>PESTICIDE SAFETY PROGRAM</th>
<th>FD Plan Phase 10 continues current policies and practices</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Storage</td>
<td>• No comment required.</td>
<td>FDP PHASE-1</td>
</tr>
<tr>
<td></td>
<td>• Handling</td>
<td>• No comment required.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Disposal</td>
<td>• No comment required.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Record keeping</td>
<td>• No comment required.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B5</th>
<th>MONITORING PROGRAM</th>
<th>FD Plan Phase 10 continues current policies and practices</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Water quality base line</td>
<td>• Not required at this time.</td>
<td>FDP PHASE-1</td>
</tr>
<tr>
<td></td>
<td>• Testing locations</td>
<td>• Not required at this time.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Frequency of testing</td>
<td>• Not required at this time.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Analytes to be tested for</td>
<td>• Not required at this time.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B6</th>
<th>SITE NURSERY</th>
<th>A previous resort nursery is non-operational at this point in time</th>
<th>Part II, Page 9</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Size and location</td>
<td>• Currently the resort has no operational nursery.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Design and layout</td>
<td>• Not applicable.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Irrigation practices-water source</td>
<td>• No change from previous practices.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Fertilizer &amp; pesticide use</td>
<td>• Nitrogen and phosphorous use significantly reduced</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Mitigation measures</td>
<td>• Not applicable.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Relocation of existing native plants</td>
<td>• Not applicable.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B7</th>
<th>FIRE CONTROL/ MANAGEMENT PLAN</th>
<th>FD Plan Phase 10 continues current policies and practices</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Responsible Public Authorities</td>
<td>• Coos Forest Patrol and Bandon Rural Fire District</td>
<td>Part II, Page 9</td>
</tr>
<tr>
<td></td>
<td>• Potential use of on-site water source</td>
<td>• Round Lake is a backup source of water for fire fighting use.</td>
<td>Part II, Page 9</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Two reservoirs near the proposed Madrone Cottages project are also backup sources for fire fighting water.</td>
<td></td>
</tr>
</tbody>
</table>

### SECTION C: SITE AND UTILITY DESIGN, ENVIRONMENTAL IMPACTS, OVERNIGHT ACCOMMODATIONS AND PRIVATE DWELLINGS, CONSTRUCTION/PHASING & REGULATORY COMPLIANCE

<table>
<thead>
<tr>
<th>C1</th>
<th>IMPACT ON RIPARIAN VEGETATION</th>
<th>FD Plan Phase 10 continues current policies and practices</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• All Combined Projects</td>
<td>• There will be no impacts to riparian features and associated natural vegetation.</td>
<td>Part II, Page 10</td>
</tr>
<tr>
<td>Zoning Reference</td>
<td>Final Development Plan Review/Topic Check List</td>
<td>Comment</td>
<td>Supplemental Reference</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------------------------</td>
<td>---------</td>
<td>------------------------</td>
</tr>
<tr>
<td>C2</td>
<td>WETLAND MITIGATION</td>
<td>• No impact</td>
<td>Part II, Page 10</td>
</tr>
<tr>
<td></td>
<td>• All Combined Projects</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Quantity of wetland affected</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C3</td>
<td>DEVELOPMENT RESTRICTIONS-COMMENTS</td>
<td>• Not Applicable</td>
<td>Part II, Page 10</td>
</tr>
<tr>
<td>C4</td>
<td>IMPACT ON BEACH &amp; DUNE LAND</td>
<td>• No impact</td>
<td>Part II, Page 10</td>
</tr>
<tr>
<td></td>
<td>• All Combined Projects</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Impact on Beach Land</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Development in Areas of Limited</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Development Suitability</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C5</td>
<td>UTILITY SYSTEM DESIGN</td>
<td>• Appropriate utility infrastructure would be provided as required to service all new buildings and fire hydrants as required by code.</td>
<td>Part II, Page 10-11</td>
</tr>
<tr>
<td></td>
<td>• All New Buildings</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Underground utilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• System capacity and pipe sizing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C6</td>
<td>QUANTITY OF PUBLIC LODGING</td>
<td>• 24 units of public lodging facilities are proposed.</td>
<td>Part I, Page 2</td>
</tr>
<tr>
<td></td>
<td>UNITS &amp; RECREATIONAL DWELLINGS</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Round Lake and Madrone Projects</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• McKee Pub Expansion</td>
<td>• Construction to begin May 2014/completion by Spring 2015</td>
<td>Part II, Page 11</td>
</tr>
<tr>
<td></td>
<td>• Massage Center Hot Tub Addition</td>
<td>• Construction to begin May 2014/completion by Fall 2014</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• New Bandon Lodging—The Dunes Bldg</td>
<td>• Construction to begin May 2014/completion by Spring 2015</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Irriations Operations Building</td>
<td>• Structure is built</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Punchbowl</td>
<td>• Turf is growing in grand opening on May 1, 2014</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Pacific Dunes Terraces and Restroom</td>
<td>• Construction to begin Fall 2014/completion by Spring 2015</td>
<td></td>
</tr>
<tr>
<td>C8</td>
<td>PLAN COMPLIANCE/APPROVAL CRITERIA</td>
<td>• Development is consistent with approved Exception Statement</td>
<td>FINAL DEC 1996 &amp; FINAL DEC 2003</td>
</tr>
<tr>
<td></td>
<td>• All Combined Projects</td>
<td></td>
<td>Part II, Pages 11-12</td>
</tr>
<tr>
<td></td>
<td>• Development consistent w/ approved</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Exception Statement</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Development consistent w/ approved 2003</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Revised Master Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Development meets standards</td>
<td>• Development will meet BDR Subzone standards, as detailed herein.</td>
<td>Part II, Page 12</td>
</tr>
<tr>
<td></td>
<td>established in Section 4.10.030 of the Coos County Zoning and Land Development Ordinance, Chapter IV-Zoning, Article 4.10 Bandon Dunes Resort Zone (BDR)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Development is permitted under Section 4.10.040 and Section 4.10.050</td>
<td>• All Proposed development is permitted outright in the &quot;Bandon Dunes Resort Subzones&quot; per the Coos County Zoning Code.</td>
<td>FINAL DEC 1996 &amp; FINAL DEC 2003</td>
</tr>
</tbody>
</table>

**LEGEND: Supplemental Reference Sources:**

- **FINAL DEC 2003**: 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
- **FINAL DEC 1996**: 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-1**: Phase 1: Final Development Plan, Part I and Part II submitted to Coos County July 31, 1997
- **NRU/SA 1993**: Natural Resource Inventory/Site Analysis, March 1993, prepared by Bandon Dunes Planning Team
- **NRU/SA 2002**: Natural Resource Inventory and Site Analysis, November 2002, prepared by Bandon Dunes Planning Team
- **Part I or II, page number**: Refers to Part I or II of Phase 10: Final Development Plan report
PART II:

TECHNICAL DISCUSSION
The Bandon Dunes Resort (BDR) Zone states:

"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." (Emphasis added.) CCZLDO 4.10.065.

Part II of the report provides additional description material in support of the development proposed in Phase 10. To simplify matters, information included in the Summary Matrix Chart and the following sections of this report provide only additional details not otherwise covered in the 1996 and 2003 FINAL DECISION documents. The reader is referred to those documents for supporting information that may be referred to in this report.

SECTION A
(4.10.065), ITEMS A

The information required by Section 4.10.065.A is found in the Summary Matrix Report and Part III, Appendices 3, 4A, 4B and 4C of this report.

SECTION B (4.10.065), ITEMS B
LANDSCAPE / GOLF COURSE MANAGEMENT PLAN

SECTION B1: CLIMATIC FACTORS & LANDSCAPE MANAGEMENT STRATEGIES

Site and Climatic Conditions

The site has seen construction and operation over a period spanning two decades, and more construction is anticipated through 2015. A review of the 2003 Supplemental Master Plan indicates the site is nearing a built-out condition with respect to what was envisioned in 1996 and later revised in 2003. However, to date no private housing has been built.

Climatic conditions generally have remained similar to those reported in the Phase 1: Final Development Plan (1997). Therefore, the resort continues to employ Landscape Design/Management Strategies of a similar nature as adopted in the early years.

However, the resort has radically changed the chemical composition of fertilizer applied to golf courses. There has been a significant reduction in nitrogen use to one-quarter of what was originally used on course turf. The use of phosphorus has also been radically reduced to a tenth or less of what was in the original formula. The current goal is to eliminate the use of any phosphorus at the resort.

Irrigation facilities installed as integral components of past and new plantings are drip systems. These facilities continue to be used seasonally from June until September. However, they are also a reliable backup system in the event of drought conditions.
Landscape Management Strategies

The practice of re-vegetating disturbed areas continues in order to discourage noxious weed growth, especially Gorse and Scotch Broom. Bare areas in the landscape are covered with erosion retarding material until new plantings can be installed.

An exotic plant abatement program was begun in the past. It is an essential component in the ongoing landscape maintenance program.

SECTIONS B2, B3, B4, and B5: HORTICULTURAL MANAGEMENT, INTEGRATED PEST MANAGEMENT, PESTICIDE SAFETY PROGRAM, AND MONITORING PROGRAM

The resort continues to employ and practice previously established policies in these areas.

SECTION B6: SITE NURSERY

Currently the resort does not have an operational nursery. However, there are specialized areas within the resort where turf grass is grown for replacement purposes on resort golf courses.

SECTION B7: FIRE CONTROL & MANAGEMENT PLAN

Gorse and Coastal Fire Prevention

Existing fire hydrants, golf course irrigation facilities and the services of local firefighting departments are available to service the resort. There is no change in fire hazard conditions.

Similar fire prevention safeguards as have been used in all the previous resort buildings will be used in all proposed structures and facilities

Fire Protection Plan Review

Fire protection for the resort continues to be the responsibility of the Coos Forest Patrol and the Bandon Rural Fire District. The existing fire protection plan will continue to be managed as it has been in the past. This plan utilizes the resort’s irrigation system including multiple reservoirs, pumps, and backup generator capability to assure adequate quantity and pressure of water for fighting fires.
SECTION C:
SITE AND UTILITY DESIGN,
ENVIRONMENTAL IMPACTS, OVERNIGHT
ACCOMMODATIONS AND PRIVATE DWELLINGS,
CONSTRUCTION PHASING & REGULATORY COMPLIANCE

SECTION C1: IMPACT ON RIPARIAN VEGETATION

There will be no impact on any riparian vegetation.

SECTION C2: WETLAND MITIGATION

No mitigation is required as there are no impacts on wetland features.

SECTION C3: DEVELOPMENT RESTRICTIONS—CC&R’S

No CC&R’s are required at this time to protect resort open space or to assure compliance with other applicable standards. All proposed development is consistent with use-specific subzones, permitted uses and standards in BDR Subzones.

SECTION C4: Beach and Dune Areas with Limited Development Suitability

The Phase 10 Final Development Plan submittal is not proposing any development in areas designated on the Comprehensive Plan Development Potential within Ocean Shorelands and Dunes special considerations map as Beach and Dune Areas with Limited Development Suitability.

SECTION C5: UTILITY SYSTEM DESIGN

Community Water Supply

Potable water requirements for the new overnight guest accommodations, the McKee Pub expansion, the hot tub facility and the Pacific Dunes Terraces and Restroom Facility can be supplied by the existing community water system at the resort. Construction of these new facilities and all the other proposed improvements will require the installation of new underground water supply lines.

Wastewater Treatment Facilities

All sewage effluent from proposed buildings will connect to and be piped to the resort’s wastewater treatment plant. The resort’s wastewater treatment system has been approved by DEQ to process up to 250,000 gallons per day, with new filtration cells being added to the system as new development occurs. SMP, page 39. Construction of the facilities proposed in Phase 10 will require increasing the capacity of the wastewater treatment plant from 75,000 GPD (gallons per day) to 125,000 GPD. This will be accomplished by adding two additional cells to the Kabota treatment plant. Expansion of the wastewater treatment plant needs to occur on a modular basis. Hence, two cells are required.
Expansion of the pub and the addition of a hot tub can be easily connected to existing underground sewer lines. However, new underground sewer lines will be required to service connect the proposed “Dune” lodging facility and the proposed restroom facilities near the Pacific Dunes Clubhouse to the resort wastewater treatment plant.

**Underground Utilities**

Besides providing potable water and sewer utilities, other infrastructure improvements would include underground installation of electrical power at every proposed project except for the Punchbowl. The “Dune” lodge will need tele-communication capabilities similar to what is provided at all the other resort lodgings. Both the new lodgings facility and the improvements proposed at the Pacific Dunes clubhouse will require the installation of propane tanks.

**SECTION C6: PUBLIC LODGING UNITS & RECREATIONAL DWELLINGS**

Currently there are 186 overnight lodging units at the resort and another 38 units (not yet built) were approved as part of the FDPPlan-9 submittal. Proposed lodging facilities included in Final Development Plan-10 will add an additional 24 units, bringing the total unit count at the resort to 248 public overnight lodging units. No private recreational dwelling units have been built at the resort.

**SECTION C7: CONSTRUCTION PHASING**

Construction permits for the three projects at the resort core (RVC subzone) will be submitted in March 2014. Construction in the field is tentatively scheduled to begin in May 2014. The Hot Tub Addition will require about 3-4 months to complete construction, while The Dunes lodging facility and McKee Pub Addition may require 10 months of construction depending upon weather conditions.

Design drawings are currently in production for the Pacific Dunes Terraces and Restroom project. Construction will begin Fall 2014 with tentative completion by Spring 2015. The Punchbowl is scheduled for a grand opening on May 1, 2014.

The Irrigations Operations Building is an existing structure. It replaced a temporary enclosure that had been quickly constructed to protect irrigation pumps and other equipment from the elements.

**C8: PLAN COMPLIANCE / APPROVAL CRITERIA (FINDINGS)**

**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 10. All proposed facilities and related infrastructure improvements have been located with regard to all requirements and restrictions stated in both the 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 the FINAL DECISION documents. Utility services are being expanded and updated as required to service the new facilities. The financial commitments required have been exceeded in the past.

The 2003 Final Decision document that included a supplemental master plan added another 150 public lodging units to the original 150 public lodging units that had been approved in 1996. Among the second group of 150 public lodging units, 110 units were allocated for use in the Resort Village Center (RVC subzone) and the Madrone Village Center (MVC-1 subzone). The remaining 40 public lodging units were allocated for construction in the Randolph Center (MVC-2 subzone). Approval of the Phase 10 Final Development Plan will be consistent with the maximum total of 300 public lodging units allowed at the resort.

Meets Standards established in Section 4.10.030

All applicable standards established in Section 4.10.030 have been met

Proposed Uses are permitted uses under Section 4.10.040 and 4.10.050

All proposed uses are permitted outright at their proposed locations.

Conclusion

All approval criteria stated in Section 4.10.070 have been met, and the Phase 10 Final Development Plan is in compliance with the 2003 FINAL DECISION document.
PART III:
APPENDICES

APPENDIX 1: Special Lodging Need

APPENDIX 2: Final Development Plan Review within the BDR Zone / Property Information

APPENDIX 3: Proposed Projects Location Map

APPENDIX 4A: Bandon Lodgings, McKee Pub Expansion and Massage Center Hot tub Addition

APPENDIX 4B: Irrigations Operations Building

APPENDIX 4C: Pacific Dunes Terraces and Restroom Punchbowl (Expanded Putting Green)

APPENDIX 5: Resort Parking Management Program
APPENDIX NO. 2

Final Development Plan Review within the BDR Zone
Property Information

**Irrigation Operations Building**

<table>
<thead>
<tr>
<th>Township</th>
<th>Range</th>
<th>Section</th>
<th>Parcel</th>
<th>Account Number</th>
<th>Lot Size (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>27S</td>
<td>14W</td>
<td>29</td>
<td>1203</td>
<td>768402</td>
<td>389.52</td>
</tr>
</tbody>
</table>

**Punchbowl, Pacific Dunes Terrace and Restrooms**

<table>
<thead>
<tr>
<th>Township</th>
<th>Range</th>
<th>Section</th>
<th>Parcel</th>
<th>Account Number</th>
<th>Lot Size (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>27S</td>
<td>14W</td>
<td>32</td>
<td>414</td>
<td>768915</td>
<td>104.41</td>
</tr>
</tbody>
</table>

**McKee's Pub Expansion, Hot Tub Addition, New Bandon Lodging**

<table>
<thead>
<tr>
<th>Township</th>
<th>Range</th>
<th>Section</th>
<th>Parcel</th>
<th>Account Number</th>
<th>Lot Size (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>27S</td>
<td>14W</td>
<td>32</td>
<td>400</td>
<td>768900</td>
<td>10.94</td>
</tr>
</tbody>
</table>

**Preserve Bunker Turnstand**

<table>
<thead>
<tr>
<th>Township</th>
<th>Range</th>
<th>Section</th>
<th>Parcel</th>
<th>Account Number</th>
<th>Lot Size (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>27S</td>
<td>14W</td>
<td>31</td>
<td>201</td>
<td>768910</td>
<td>80.33</td>
</tr>
</tbody>
</table>
APPENDIX NO. 3

Proposed Projects Location Map

- Irrigation Operations Building
- Pacific Dunes Terraces & Restroom
- Punchbowl
- Bandon Lodgings
- Massage Center
- Hot Tub Addition
- McKee Pub Expansion

Revised BDR Use Subzones Map

NOTES: 1. New Subzones Shown in Bold
APPENDIX NO. 4A

Bandon Lodging
McKee Pub Expansion
Massage Center Hot tub Addition
APPENDIX NO. 5

The Resort Parking Management Program

When the resort master plan was being formulated, it became obvious a different approach regarding how parking would be provided was needed at the resort. The planning and design team realized there would be a demand for different types of parking: day visitors, overnight guests, guest staying for several days and staff. Since they wanted to emphasize a village type atmosphere for guests and staff, they decided the master plan needed to encourage walking and the use of a public shuttle bus system.

Day guests would be allowed to park at a desired destination, either at the main lodge and clubhouse or near a particular facility. Guests staying overnight would be directed to park at their accommodations. Staff would park at their place of work or in designated staff parking areas. At one point staff parking at the main lodge became problematic as overuse could result in a lack of spaces for day visitors and overnight guests staying at the main lodge. To maximize the availability of parking for short time visitors and guests, staff was advised to park in alternative locations.

There was also the realization that there was not a direct relationship or a requirement to provide a specified number of parking spaces for each individual group—day visitors, guests or staff. We just needed to provide parking facilities that offered flexibility to meet changing demand.

Therefore, a set of guidelines were established to manage resort parking use:

1. **DISPERSED PARKING**: To mitigate the impact of large parking areas, multiple lots have been allocated throughout the site located near golf venues as well as lodging sites. Each facility is sized based on a reasonable demand level and available space prior to construction. There was no attempt to be responsive to a prescribed ratio of space per a specific land use or activity.

2. **SHARED PARKING CONCEPT**: The venues at the resort (golf courses, lodging, restaurants) are all used at different times and have different demand characteristics. Instead of allocating parking per venue, the parking system is set up to enable the spaces to be shared based on need and demand during the day and night, reducing the total number of spaces needed at the resort.

3. **GUEST DEMAND**: Parking demand is particular to our geographic location. A large percentage of our guests arrive without private automobiles and circulate throughout the resort using an extensive shuttle system. Overnight guests tend to park their vehicles near their lodging and use the shuttle for in-site circulation. Users of specific golf venues, typically day users, will drive their vehicles to that location and park only for the time they are golfing or at the clubhouse.
4. **STAFF PARKING**: Management policies require that personal vehicles of resort employees be parked in areas removed from guest activities. Typically parking facilities for staff are provided at major work centers like the Agronomy Center and the Caddy Shack Complex. If employees need to move about the resort property they can use an employee or, sometimes, they use electric carts if they need to transport equipment and work supplies. This policy is flexible and has been successful in mitigate potential impact upon guest parking facilities.

5. **LARGE EVENT DEMAND**: In the event of a major event (tournament, social event, etc.), the parking venues are tied together with additional shuttle service allowing the resort to manage and reduce potential traffic congestion on a system-wide basis. Together with traffic control and visitor orientation, the resort is able to handle large audiences for special events. In addition to established parking areas, there are a number of "flex" areas that are used for equipment parking and operational needs that can be used for special event parking overflow.

6. **SHUTTLE SYSTEM**: As part of resort operations, an extensive "on-demand" system of shuttles has been established. This system serves as the resort's "public transit". Shuttles can be called from anywhere within the resort and have "door-to-door" service to any destination at the resort within minutes. Based on demand, the number of shuttle bus in service can be adjusted based on demand. This system makes the dispersed parking approach viable and provides for guest convenience as well as minimizing private vehicle use on the internal road network at the resort.