



# 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](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

FILE NUMBER: AC4-21-055

Date Received: 9/23/21 Receipt #: 228614 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 Golf Courses LLC, Michael L Keiser

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

Phone: 971-404-5236

Email: zbascom@bandondunesgolf.com

Township: 27S Range: 14W Section: 29 ¼ Section: Select 1/16 Section: Select Tax lots: 1200

Select Select Select Select Select

Tax Account Number(s): 768400

Zone: Select Zone Please Select

Tax Account Number(s) \_\_\_\_\_

Please Select

**B. Applicant(s)** Don Crowe

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

Phone: 971-404-5236

zbascom@bandondunesgolf.com

**C. Consultant or Agent:** \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

### Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone

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

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

### Special Districts and Services

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

Sewage Disposal Type: On-Site Septic

School District: Bandon

Fire District: Bandon RFPD

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

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

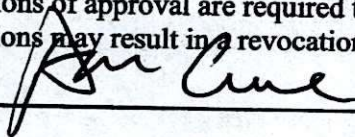
D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County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

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

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

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

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



Don Crowe 9/16/2021

**ACCESS INFORMATION**

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 57744 Round Lake Rd, Bandon, OR 97411

Type of Access: Public Road Name of Access: Round Lake Road

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

**Coos County Road Department Use Only**

Roadmaster or designee: \_\_\_\_\_

Driveway     Parking     Access     Bonded    Date: \_\_\_\_\_    Receipt # \_\_\_\_\_

File Number: DR-21-



August 31, 2021

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

Re: Phase 13 - Final Development Plan

Dear Jill,

Enclosed you will find our documentation and submittal for a proposed Phase 13 Final Development Plans at Bandon Dunes Golf Resort.

For ease of review the documentation is organized in the same format used in previous Final Development Plan submittals. This phase of development includes:

- Old Macdonald Village Master Plan:
  - Current Phase 1 Development
  - Future Phase 2 Development

Construction for the new amenities will take place in a phased approach. Priority being for the current phase 1 restaurant and lodging with a projected construction start of fall of 2021.

As is the case in prior applications, the owner and design teams has sought to avoid any adverse impacts by thoughtful design. Through careful planning we expect these proposed improvements to the resorts amenities will only increase the attractiveness and value of the resort to guests and general public.

Should you require any additional information, or if your staff have any questions, please contact me at any time. Thank you for your assistance.

Sincerely,

Zach Bascom  
Director of Construction Management



**Bandon Dunes Golf Resort**

**PHASE 13 – FINAL  
DEVELOPMENT PLAN**

**August 31, 2021**

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# INTRODUCTION

## ORGANIZATION OF THIS SUBMITTAL

To facilitate review, the technical information comprising the Phase 13 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 Final Decision document.
- 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 13 Development, road alignments, parking and facilities.

## PROPOSED DEVELOPMENT & PLAN RATIONALE

### History

The 2008 Phase 7 Final Development Plan proposed a new Old Mac Club House and Restaurant which was approved by Coos County. That clubhouse and restaurant was not built. A new site plan and restaurant plan have been developed which we are proposing for approval in this Phase 13 Final Development Plan. The existing Old Mac Club House will remain.

The 2012 Phase 9 Final Development Plan proposed the Madrone Village and cottages which were approved by Coos County. That village was not built. A new site plan and cottage plan have been developed which we are proposing for approval in this Phase 13 Final Development Plan.

### Old Macdonald: Restaurant & Lodging

The intent of this Phase 13 Final Development Plan is to update the previous approval of FDP #7 and FDP #9 with the currently proposed site plan and building plans. See exhibit A, which also shows the location of existing Club House. Based upon growing demand the resort has a need to provide additional lodging, food and beverage options for the growing numbers of guests and local visitors.

The planning and design team has identified the restaurant and lodgings that are proposed for construction between 2021 and 2023. Additional facilities (“Future Phase 2 Development”) will be constructed on an as needed basis. For the purpose of this Final Development Plan, the Old Macdonald Village Master Plan has been divided into two categories as follows:

- Old Macdonald Village Master Plan
  - Current Phase 1 Development
  - Future Phase 2 Development

**Old Macdonald Village: Current Phase 1 Development**

The Current Phase 1 Development is intended to fulfill an immediate need for additional lodging and dining. The facilities will consist of 1 restaurant structure that is 10,220 square feet and 4 lodging units that are 3,384 square feet each. It is anticipated that the restaurant will have seating capacity for 185 patrons and the lodging will have capacity for 32 guests (4 cottages, each with 4 rooms, and 2 double queen beds in each room). See Exhibit B and C.

Parking will consist of 73 new spaces and 37 existing spaces for the restaurant, meeting the 1 space per 4 seats plus 1 space per 200 sf of building parking requirement. 16 additional spaces for the 4 cottages, 4 spaces per cottage, will also be added. Staff will use the existing staff parking and shuttle system at the resort.

To improve vehicle traffic flow and pedestrian safety around the restaurant and lodging sites the main resort road will be re-directed along an existing gravel road to the east side of a man-made reservoir with turn offs provided to the Old Macdonald Village. The existing gravel road will be improved and paved to meet current resort roadway standards. These improvements will be constructed during Phase 1. See Exhibit A.

**Old Macdonald Village: Future Phase 2 Development**

The Future Phase 2 Development is intended to fulfill anticipated future need for lodging. The facilities will consist of 1 main lodge check in building and 3 adjacent lodging buildings. It is anticipated that the main lodge will consist 20 lodging units and each adjacent lodging building will consist of 12 lodging units for a total of 56 lodging units in the Future Phase 2 Development.

The information contained in this Phase 13 Final Development Plan is intended to address, where possible, the entire development of the Old Macdonald Village (Current Phase 1 Development and Future Phase 2 Development). However, certain requirements pursuant to Section 4.10.065 CCZLDO cannot be addressed until specific development plans are generated for the site. Those required elements of the Future Phase 2 Development that are not addressed at this time, will be submitted at a later date for County review as a Compliance Determination.

The required information pursuant to Section 4.10.065 CCZLDO that will be submitted for a compliance determination in conjunction with Future Phase 2 Development are as follows:

- Section 4.10.065(A3) "Proposed Development"
- Section 4.10.065(A5) "Circulation System"
- Section 4.10.065(A6) "Parking Plan"
- Section 4.10.065(C6) "Final Quantity of Public Lodging Units"



- Section 4.10.065(C7) “Construction Phasing”

The purpose of this staged approach is to allow for the longer-term future development of Phase 2 on an “as needed basis” through a compliance determination process that is based upon a “relatively simple” development plan. Other required information addressed in this Phase 13 Final Development Plan generically applies to the entire Old Macdonald village and has therefore been satisfied with regard to all future development.

### SUMMARY MATRIX CHART

<i>ZONING REFERENCE</i>	<i>FINAL DEVELOPMENT PLAN REVIEW/TOPIC CHECK LIST</i>	<i>COMMENT</i>	<i>SUPPLEMENTAL REFERENCE</i>
<b>SECTION A</b>			
<b>SITE PLAN DOCUMENTATION / MAPPING</b>			
A1 • Old Macdonald Village: Phase 1 • Old Macdonald Village: Phase 2	AREA COMMITTED FOR DEVELOPMENT	• Uses vacant land within the MXC-1 zone.	Exhibit A
A2 • Old Macdonald Village: Phase 1	ADJACENT LAND USES	• Existing Old Macdonald golf course is to the north, vacant wooded areas to the west, south and east of the restaurant. Existing parking is to the west and north, man-made reservoir to the east and south of the cottages.	Exhibit A
• Old Macdonald Village: Phase 2		• Existing warm up putting green to the east, vacant wooded areas to the north, west and south.	Exhibit A
A3 • Old Macdonald Village: Phase 1 • Old Macdonald Village: Phase 2	PROPOSED DEVELOPMENT	• As depicted on the site plan drawing	Exhibit A
		• To be depicted on plans and submitted for Coos County Compliance Determination	Exhibit A
A4 • Old Macdonald Village: Phase 1 • Old Macdonald Village: Phase 2	SITE CHARACTERISTICS	• Mix of terrain, generally flat, with modest mounds and sloping elevations.	Exhibit A
	• Existing topography		
	• Water amenities	• A man made reservoir in the SE area of the site.	Exhibit A
	• Vegetation types and locations	• Mixed native trees and shrubs	Exhibit A
	• Areas of geologic instability	• N/A	

	• Beach and dune formations	• N/A	
A5	CIRCULATION SYSTEM	• As depicted on the site plan drawing	Exhibit A
• Old Macdonald Village: Phase 1		• To be depicted on plans and submitted for Coos County Compliance Determination	Exhibit A
• Old Macdonald Village: Phase 2			
A6	PARKING PLAN	• A total of 89 new parking spaces will be added. The existing number of parking stalls at the Old Mac Clubhouse will remain.	Exhibit A
• Old Macdonald Village: Phase 1		• To be depicted on plans and submitted for Coos County Compliance Determination	Exhibit A
• Old Macdonald Village: Phase 2			
A7	PEDESTRIAN & BICYCLE TRAILS	• N/A	
• Old Macdonald Village: Phase 1			
• Old Macdonald Village: Phase 2			
A8	OPEN SPACE PROVISION	• Proposed development does not change open space percentage stated in Revised 2003 Master Plan	Final Decision 2003
• Old Macdonald Village: Phase 1			
• Old Macdonald Village: Phase 2			
A9	PROPOSED RECREATION AMENITIES	• N/A	
• Old Macdonald Village: Phase 1			
• Old Macdonald Village: Phase 2			
A10	WATER & SEWER FACILITIES	• Irrigation system provided using on-site well and reservoirs • Potable water and sanitary sewer utilities to all new buildings • Water provided from the primary Bandon Dunes water treatment facility	Page 9
• Old Macdonald Village: Phase 1			
• Old Macdonald Village: Phase 2			
A11	DRAINAGE PLAN	• Rain drainage from rooftops directed to bio-swales and existing or new underground storm drains with controlled outfalls to existing low points and wetland features • Paved roadways self-drain to sediment control basins, bio-swales, and controlled outfalls then to localized low points or wetland features.	FDP Phase 1
• Old Macdonald Village: Phase 1			
• Old Macdonald Village: Phase 2			

## SECTION B

## LANDSCAPE / GOLF COURSE MANAGEMENT PLAN

<b>B1</b> <ul style="list-style-type: none"> <li>No new golf courses proposed</li> </ul> Existing putting green will be modified as needed for this development.	<b>CLIMATIC FACTORS &amp; LANDSCAPE MANAGEMENT STRATEGIES</b> <ul style="list-style-type: none"> <li>Site conditions</li> </ul>	<ul style="list-style-type: none"> <li>No comment required</li> </ul>	FDP Phase 1
	<ul style="list-style-type: none"> <li>Climatic conditions</li> </ul>	<ul style="list-style-type: none"> <li>No comment required</li> </ul>	
	<ul style="list-style-type: none"> <li>Landscape design/management strategies</li> </ul>	<ul style="list-style-type: none"> <li>No comment required</li> </ul>	
<b>B2</b> <ul style="list-style-type: none"> <li>Building surrounds subject to standard maintenance practices</li> </ul>	<b>HORTICULTURAL MANAGEMENT</b> Objectives and practices for	<i>Phase 13 FDP continues current policies and practices</i> <ul style="list-style-type: none"> <li>Seasonal mowing for control of native grassland areas</li> </ul>	FDP Phase 1
	<ul style="list-style-type: none"> <li>Mowing</li> </ul>	<ul style="list-style-type: none"> <li>Winter storm wind thrown or damaged trees to be removed</li> </ul>	
	<ul style="list-style-type: none"> <li>Tree removal and pruning</li> </ul>	<ul style="list-style-type: none"> <li>Spray and drip irrigation w/controlled application rates</li> </ul>	
	<ul style="list-style-type: none"> <li>Irrigation</li> </ul>	<ul style="list-style-type: none"> <li>The nitrogen and phosphorus components in the fertilizer used on the golf courses has been significantly reduced</li> </ul>	
<b>B3</b>	<b>INTEGRATED PEST MANAGEMENT</b> <ul style="list-style-type: none"> <li>Pest identification/monitoring strategies</li> </ul>	<i>Phase 13 Plan continues current policies and practices</i> <ul style="list-style-type: none"> <li>No comment required</li> </ul>	FDP Phase 1
	<ul style="list-style-type: none"> <li>Action thresholds for pest damage</li> </ul>	<ul style="list-style-type: none"> <li>No comment required</li> </ul>	
	<ul style="list-style-type: none"> <li>Evaluation of control options</li> </ul>	<ul style="list-style-type: none"> <li>No comment required</li> </ul>	
	<ul style="list-style-type: none"> <li>Education of field personnel</li> </ul>	<ul style="list-style-type: none"> <li>No comment required</li> </ul>	
	<ul style="list-style-type: none"> <li>Evaluation of results</li> </ul>	<ul style="list-style-type: none"> <li>No assessments and/or reports necessary</li> </ul>	
<b>B4</b>	<b>PESTICIDE SAFETY PROGRAM</b> <ul style="list-style-type: none"> <li>Storage</li> </ul>	<i>Phase 13 FDP continues current policies and practices</i> <ul style="list-style-type: none"> <li>No comment required</li> </ul>	FDP Phase 1
	<ul style="list-style-type: none"> <li>Handling</li> </ul>	<ul style="list-style-type: none"> <li>No comment required</li> </ul>	
	<ul style="list-style-type: none"> <li>Disposal</li> </ul>	<ul style="list-style-type: none"> <li>No comment required</li> </ul>	
	<ul style="list-style-type: none"> <li>Record keeping</li> </ul>	<ul style="list-style-type: none"> <li>No comment required</li> </ul>	
<b>B5</b>	<b>MONITORING PROGRAM</b> <ul style="list-style-type: none"> <li>Water quality base line</li> </ul>	<i>Phase 13 FDP continues current policies and practices</i> <ul style="list-style-type: none"> <li>Not required at this time</li> </ul>	FDP Phase 1
	<ul style="list-style-type: none"> <li>Testing locations</li> </ul>	<ul style="list-style-type: none"> <li>Not required at this time</li> </ul>	
	<ul style="list-style-type: none"> <li>Frequency of testing</li> </ul>	<ul style="list-style-type: none"> <li>Not required at this time</li> </ul>	
	<ul style="list-style-type: none"> <li>Analysis to be tested for</li> </ul>	<ul style="list-style-type: none"> <li>Not required at this time</li> </ul>	
	<ul style="list-style-type: none"> <li>Reporting protocols</li> </ul>	<ul style="list-style-type: none"> <li>Not required at this time</li> </ul>	

B6	<b>SITE NURSERY</b>		FDP Phase 1
	• Size and location	• Currently the resort has no operational nursery	
	• Design and layout	• N/A	
	• Irrigation practices-water source	• No changes from previous practices	
	• Fertilizer & pesticide use	• Nitrogen and phosphorus use significantly reduced	
	• Mitigation measures	• N/A	
• Relocation of existing native plants	• N/A		

B7 • Old Macdonald Village: Phase 1  • Old Macdonald Village: Phase 2	<b>FIRE CONTROL/MANAGEMENT PLAN</b>	<i>Phase 13 continues current policies and practices</i>	Page 9-10
	• Responsible Public Authorities	• Coos Forrest Patrol and Bandon Fire District	
	• Potential use of on-site water source	• Fire control provided by onsite fire hydrants that are connected to the Bandon Dunes fire suppression system	

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

C1 • Old Macdonald Village: Phase 1 • Old Macdonald Village: Phase 2	<b>IMPACT ON RIPARIAN VEGETATION</b>		Page 10
	• Riparian Corridor Protection	• Site and building plan layout complies with regulatory setbacks	
• Old Macdonald Village: Phase 1 • Old Macdonald Village: Phase 2	• Impact on Coastal Shore land Lakes	• No proposed development near coastal shore land lakes	

C2 • Old Macdonald Village: Phase 1 • Old Macdonald Village: Phase 2	<b>WETLAND MITIGATION</b>		Page 10
	• Quantity of wetlands affected	• No impact	
	• Mitigation measures	• No impact	

C3 • Old Macdonald Village: Phase 1 • Old Macdonald Village: Phase 2	<b>DEVELOPMENT RESTRICTIONS</b>	• N/A	
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C4 • Old Macdonald Village: Phase 1 • Old Macdonald Village: Phase 2	<b>IMPACT ON BEACH &amp; DUNE LAND</b>	• No development will occur within a Beaches and Dunes Hazard Area	
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C5 • Old Macdonald Village: Phase 1  • Old Macdonald Village: Phase 2	<b>UTILITY SYSTEMS DESIGN</b>		Page 10
	• Underground utilities	• Appropriate utility infrastructure would be provided as required to service all new buildings and fire hydrants as required by code	
	• System capacity and pipe sizing	• The wastewater treatment plant capacity can handle the additional load	

		<ul style="list-style-type: none"> <li>• All improvements would be designed and constructed under the supervision of a registered engineer</li> <li>• Power and telephone service by current providers</li> </ul>	
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C6	QUANTITY OF PUBLIC LODGING UNITS & RECREATIONAL DWELLINGS		
• Old Macdonald Village: Phase 1		• A total of 4 public lodging facilities are proposed.	Page 11
• Old Macdonald Village: Phase 2		• To be depicted on plans and submitted for Coos County Compliance Determination	
C7	CONSTRUCTION PHASING		
• Old Macdonald Village: Phase 1		• 2021-2023	Page 3
• Old Macdonald Village: Phase 2		• To be depicted on plans and submitted for Coos County Compliance Determination	

C8	PLAN COMPLIANCE/APPROVAL CRITERIA		
• Old Macdonald Village: Phase 1	• Development consistent with approved Exception Statement	•Development is consistent with approved Exception Statement	Page 10-11
• Old Macdonald Village: Phase 2	• 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 4.10.030 of the Coos County Zoning and Land Development Ordinance, Chapter IV-Zoning, Article 4.10 Bandon Dunes Resort Zone (BDR)	• Development will meet BDR Subzone standards, as detailed herein	
		• Development is consistent with uses permitted or prohibited in Exhibit F, Amendments to Coos County Zoning and Land Development Ordinance, Chapter IV Zoning, Article 4.10 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	

## **PART II: TECHNICAL DISCUSSION**

### **SECTION 4.10.065 - 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 Amendment Final Decision.

#### **A10: WATER AND SEWER FACILITIES**

**Sewer:** 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 entire buildout reflected in this plan. The resort currently generates approximately 50,000 GPD and the Current Phase 1 Development is expected to generate less than 4,000 additional GPD.

**Water:** Water is provided from the primary Bandon Dunes water treatment facility. The existing primary water system is capable of accommodating the entire buildout reflected in this plan.

#### **B7: FIRE CONTROL AND MANAGEMENT PLAN**

Fire control is provided by onsite fire hydrants that are connected to the Bandon Dunes Fire suppression system. The facility is supported by a pump system that utilizes two reservoirs and delivering 120 PSI to each hydrant. Final hydrant locations and pipe system design will be determined during utility design. Bandon Dunes is contained within the Bandon Rural Fire District.

#### **C1: IMPACT ON RIPARIAN VEGETATION**

All Structures in both the Current Phase 1 and Future Phase 2 Development will maintain the required 50-foot riparian setback.

#### **C2: WETLAND MITIGATION**

Any wetland encountered during any phase of this development will be delineated and avoided, or mitigated through the appropriate agencies if impacts cannot be avoided. The site plan has been designed to avoid any impacts to known wetlands.

## C5 UTILITY SYSTEMS

Potable water requirements for the proposed buildings will be supplied by the existing water system at the resort. All proposed buildings would 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, tele-communications, and propane tanks. All necessary utilities are currently extended to the general area and will be further extended underground to the Current Phase 1 and Future Phase 2 Development buildings as needed.

## C6 QUANTITY OF PUBLIC LODGING UNITS AND RECREATIONAL DWELLINGS

Currently there are 210 lodging units at the resort. Four (4) new public lodging units are proposed for construction in Phase 1 of FDP 13 which will bring the total number of public lodging units to 214.

## 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 FDP 13. 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 4.10.030

All standards outlined in the 2003 FINAL DECISION have been met. All required setbacks 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 FDP 13 is in compliance with the 2003 FINAL DECISION document.

## FDP 13 Future Phase 2 items to be depicted on plans and submitted for Coos County Compliance Determination at a later date:

### A3: PROPOSED DEVELOPMENT

All proposed development in the Future Phase 2 Development area will be reflected on a site plan that will be submitted in the form of a site plan at the time the development is proposed and will be reviewed as a Compliance Determination pursuant to Article 5.10 CCZLDO.

### A5: CIRCULATION SYSTEM

The Circulation System for Future Phase 2 Development will be reflected on a site plan that will be submitted in the form of a site plan at the time the development is proposed and will be reviewed as a Compliance Determination pursuant to Article 5.10 CCZLDO.

### A6: PARKING PLAN

A Parking Plan for Future Phase 2 Development will be reflected on a site plan that will be submitted in the form of a site plan at the time the development is proposed and will be reviewed as a Compliance Determination pursuant to Article 5.10 CCZLDO.

### C6: QUANTITY OF PUBLIC LODGING

The quantity of public lodging for Future Phase 2 Development will be reflected on a site plan that will be submitted in the form of a site plan at the time the development is proposed and will be reviewed as a Compliance Determination pursuant to Article 5.10 CCZLDO.

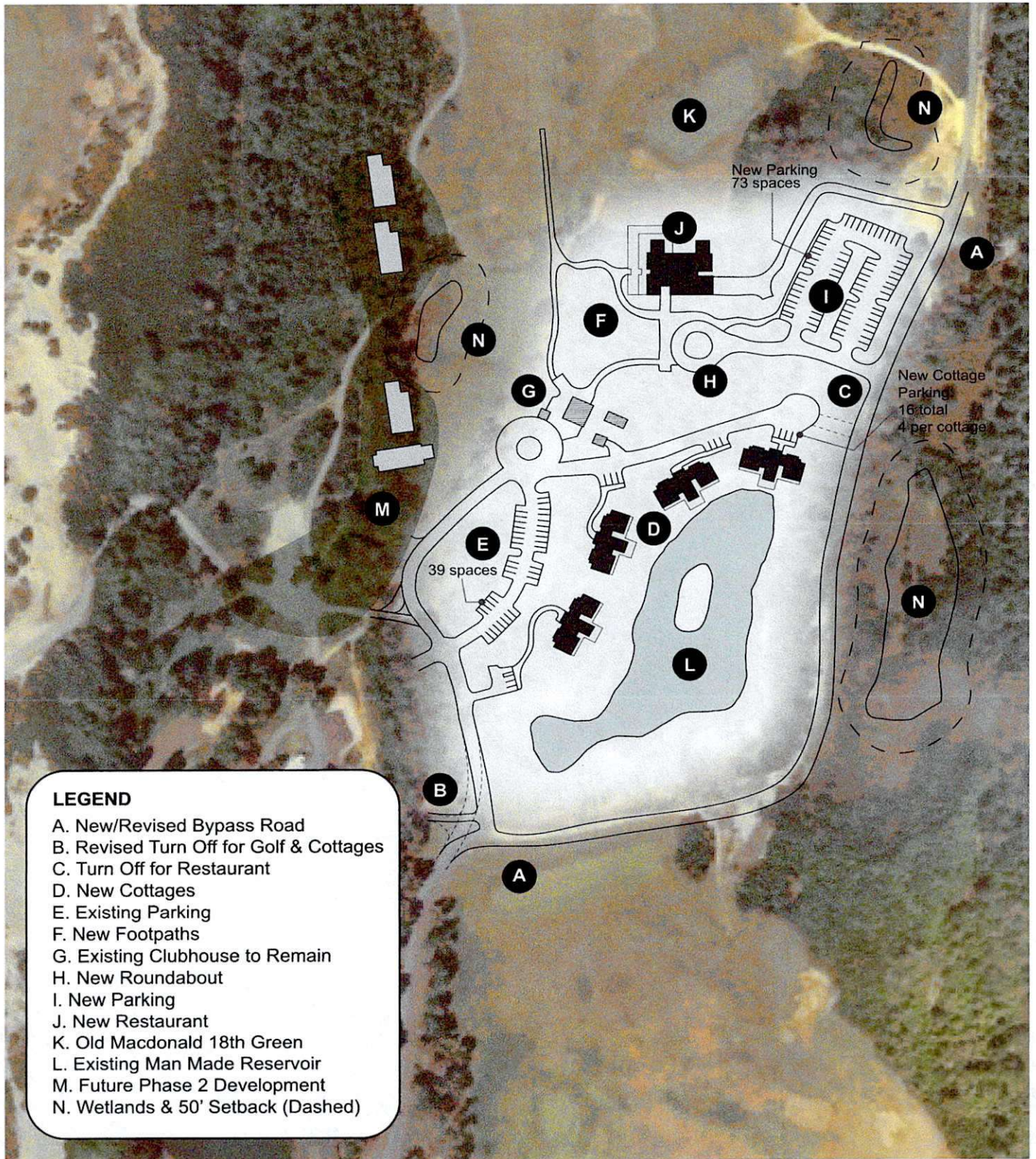
### C7: CONSTRUCTION PHASING

The construction phasing Future Phase 2 Development will be reflected on a site plan that will be submitted in the form of a site plan at the time the development is proposed and will be reviewed as a Compliance Determination pursuant to Article 5.10 CCZLDO.



PART III: PLANS AND DRAWINGS

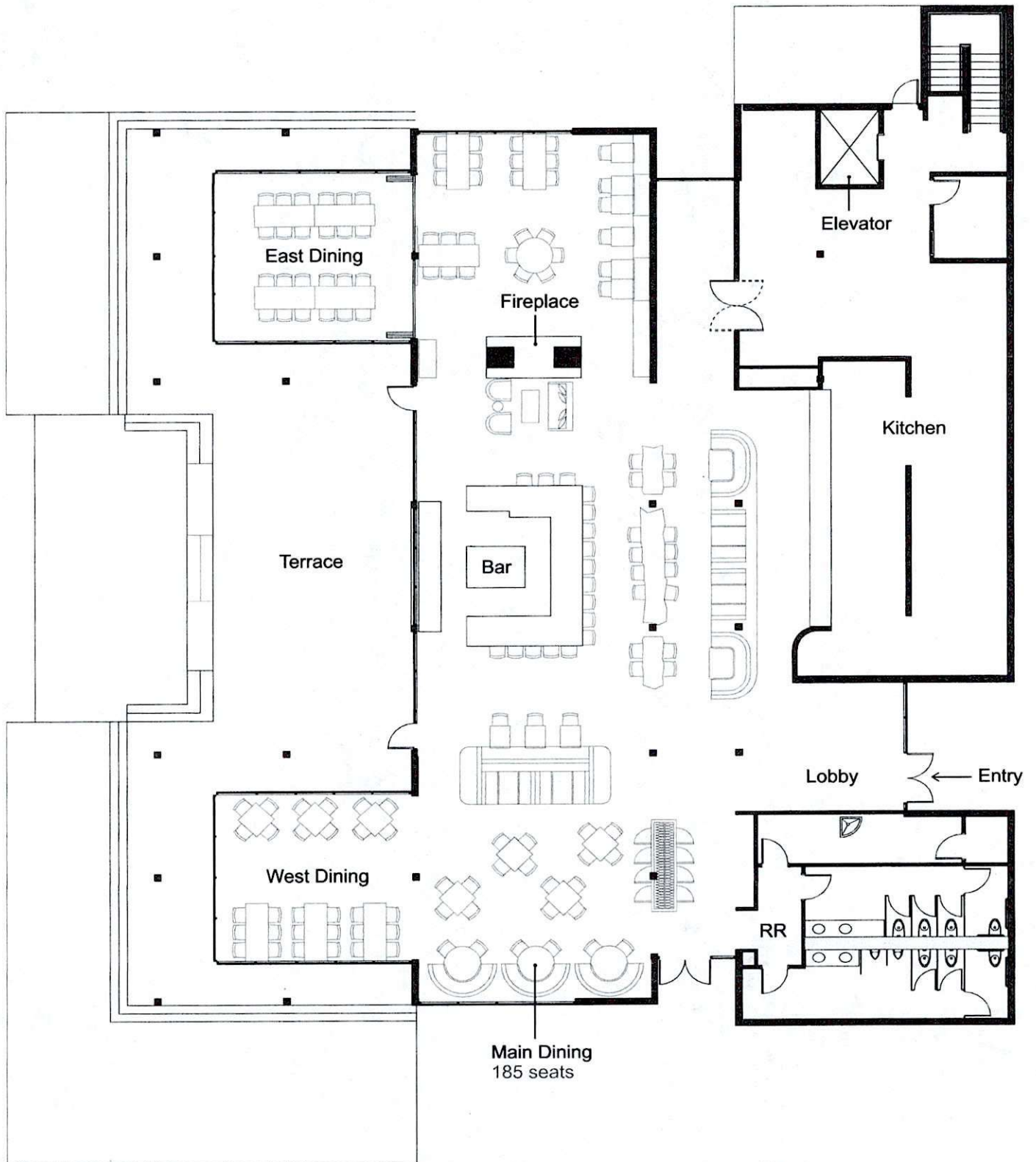
Exhibit A: Old Macdonald Village Site Plan




# Exhibit B: Old Macdonald Restaurant Plan

Ground Level: 8,390 sf

Total: 10,220 sf



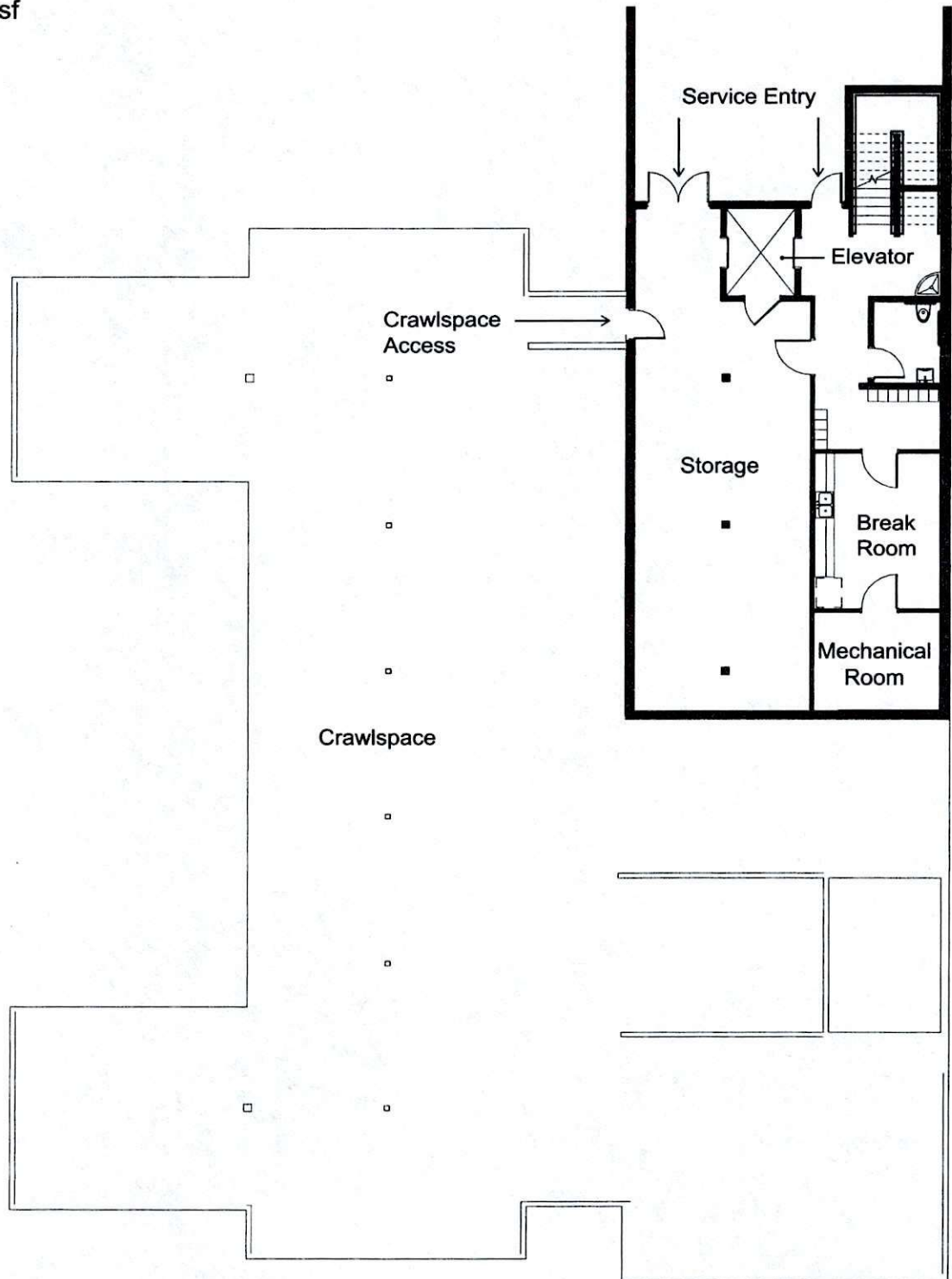
N  1/16" = 1'-0"



# Exhibit B: Old Macdonald Restaurant Plan - Lower Level

Lower Level: 1,830 sf

Total: 10,220 sf

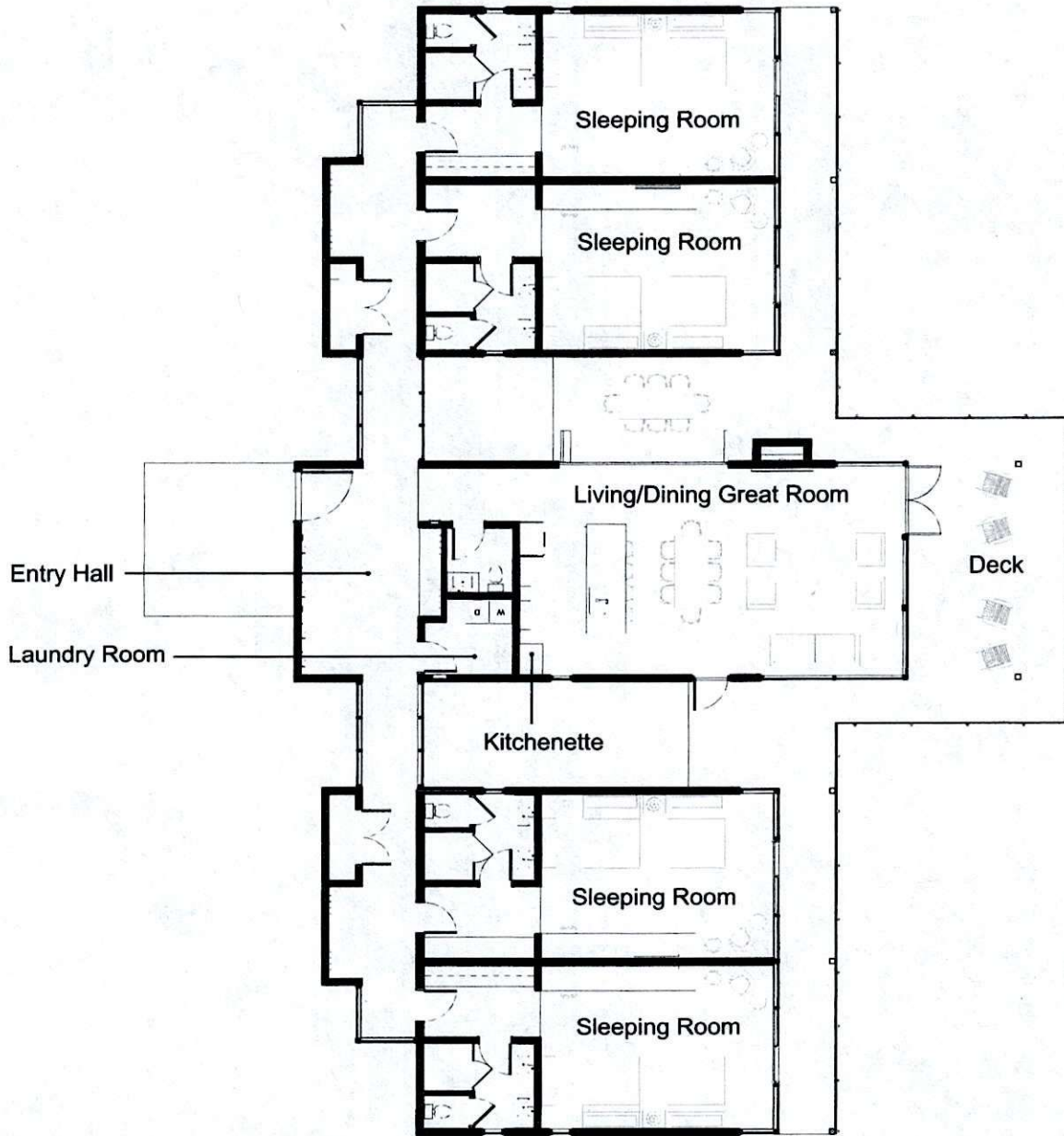


1/16" = 1'-0"



# Exhibit C: Old Macdonald Typical Cottage Plan

3,384 SF



VARIES



1/16" = 1'-0"

