

**NOTICE OF LAND USE DECISION BY THE
COOS COUNTY PLANNING DIRECTOR**

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

Date of this Decision: January 19, 2022

File Number: ACU-21-055

Applicant: Don Crow, General Manager on behalf of
Bandon Dunes Golf Resort LLC, Michael L. Keiser
57744 Round Lake Road
Bandon OR 97411

Account Number(s): 767901, 768400, 768907
Map Number(s): 27S142900-00700, 27S142900-01200,
27S14W32-0406

Property Owner: BANDON RESORT PROPERTIES LLC
2450 N LAKEVIEW AVE
CHICAGO, IL 60614-2878

Acreage: 193.62 Acres

Zoning: BANDON DUNES RESORT (BDR)
Planned Work within the MXC-1 Subzone

Proposal: The applicant has requested the Planning Director's Approval of Phase 13 Final Development Plans at Bandon Dunes Golf Resort (phased development) for construction of new amenities for the Old Macdonald Village Master Plan. Update the previous approval of FDP #7 and FDP #9 with the currently proposed site plan and building plans. additional lodging and dining. The facilities will consist of one (1) restaurant structure and four (4) lodging units. Additional facilities ("Future Phase 2 Development") will be constructed with one (1) main lodge check in building and three (3) adjacent lodging buildings. This review is subject to Criteria found in the Coos County Zoning and Land Development Article 4.10 Bandon Dunes.

Decision: This request meets the criteria subject to conditions of approval found at Exhibit A. Approval is based on findings and facts represented in the staff report.

This notice is to serve as public notice and decision notice and if you have received this notice by mail it is because you are a participant, adjacent property owner, special district, agency with interest, or person with interest in regard to the following land use application. Please read all information carefully as this decision may affect you. (See attached vicinity map for the location of the subject property).

Notice to mortgagee, lien holder, vendor or seller: ORS Chapter 215 requires that if you receive this notice, it must be forwarded to the purchaser.

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

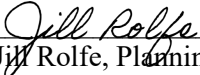
below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

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

<https://www.co.coos.or.us>. 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 60 E Second 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 Jill Rolfe, Planning Director and the telephone number where more information can be obtained is **(541) 396-7770**.

This decision will become final at 5 P.M. on February 2, 2022 unless before this time a completed **APPLICATION FOR AN APPEAL OF A DECISION BY THE PLANNING DIRECTOR** form is submitted to and received by the Coos County Planning Department.

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.

Prepared/Authorized by:  Date: January 19, 2022
Jill Rolfe, Planning Director

EXHIBITS

Exhibits A and B are provided to all but Exhibits C and D may be viewed by contacting the Planning Department or viewing the webpage at www.co.os.or.us

- Exhibit A: Conditions of Approval
- Exhibit B: Vicinity Map
- Exhibit C: Staff Report
- Exhibit D: Application

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. All Development shall abide by the riparian corridor boundary of 50 feet from the upland edge of significant wetlands, as identified on the comprehensive plan Fish and Wildlife Habitat II special considerations map.
2. Applicable local, state and federal permits shall be obtained.
3. The applicant or a designee of the applicant must obtain a zoning compliance letter prior to obtaining any state required permits for the development.

EXHIBIT "B" VICINITY MAP



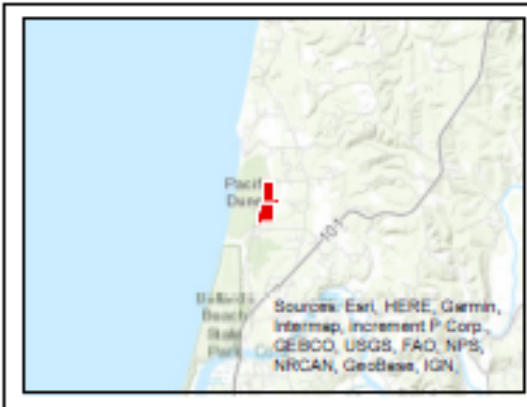
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 226 N. Adams, Coquille, Oregon 97423

Physical Address: 80 E. Second, Coquille Oregon

Phone: (541) 388-7770

TDD (800) 735-2900



File:	ACU-21-055
Applicant/ Owner:	Don Crowe Bandon Golf Course LLC / Bandon Resort Properties LLC
Date:	January 18, 2022
Location:	Township 27S Range 14W Section 29/32 TL 700, 1201 / 406
Proposal:	Administrative Conditional Use

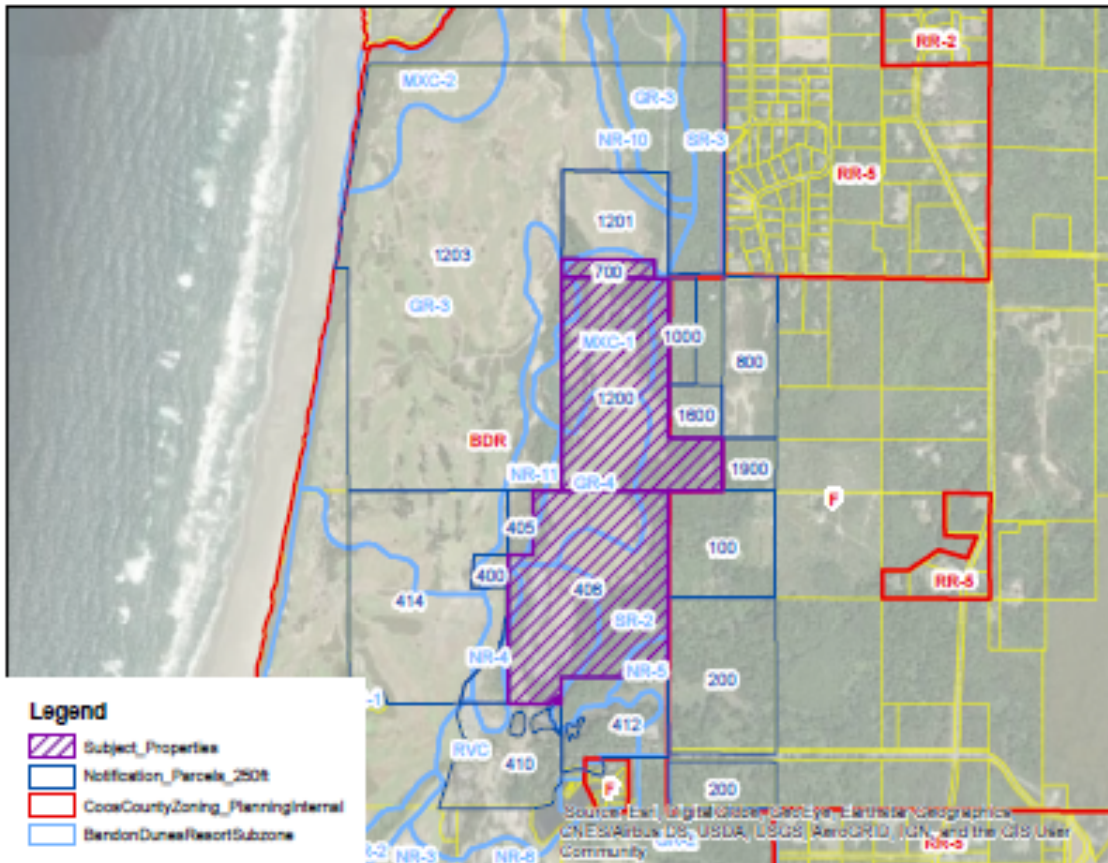


EXHIBIT "C"

Staff Report

I. PROPOSAL

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. This work will be within the MXC-1 Subzone.

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

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).

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.

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 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.

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.

II. BACKGROUND INFORMATION

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 BDR zone is divided into thirteen natural resource subzones (designated NR-1 through NR-13), four golf courses/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.

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.

In 2008 the proposal consisted of the following:

1. Structures to support the Old Macdonald Golf Course:
 - a. Clubhouse (MXC-1 Subzone)
 - b. Turnstand (GR-3 Subzone)
 - c. Agronomy Center (GR-3 Subzone)
2. Replacement Structures to replace temporary buildings (same location):
 - a. Pacific Dunes Turnstand (GR-3 Subzone)
 - b. Practice Center I (Replacement Service Building) (GR-4 Subzone)
3. New Structures:
 - c. Commissary/Office Building (RVC Subzone)
 - d. Wellness Center (RVC Subzone)
 - e. Practice Center II (Teaching Academy) (GR-4 Subzone)
4. Staff Village Expansion
 - f. Future Phase Development (SR-4 Subzone)
 - g. Single-Family Housing (SR-4 Subzone)
5. Parking, Roadways & Environmental Restoration

- h. New Parking Facilities (MXC-1 Subzone)
 - i. North Bandon Dunes Scenic Drive Improvement (GR Subzones)
 - j. Whiskey Run Creek Restoration (NR-9 Subzone)
 - k. Practice Center: Driving Range Expansion (GR-4 Subzone)
 - l. Madrone Reservoir Expansion (MXC-1 Subzone)
 - m. Hiking Trails (GR Subzones)
 - n. Fahy Scenic Drive Improvement (GR-2 & SR-4 Subzones)
6. Parcelization Clean-up On-Site Parcelization Issues (BDR Zone)

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.

In 2012 the proposal consisted of the following:

- 1. public restroom in the GR-2 subzone;
- 2. overnight accommodation and repurposing expansion of an existing building for a massage center in the RVC subzones; and
- 3. Overnight accommodations in the MXC-1 subzone.

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 which includes change in the road development, parking, new footpath, restaurant, accessory structures and lodging.

In detail the facilities will consist of one (1) restaurant structure that is 10,220 square feet and four (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). 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. Resort 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.

The second phase of this request includes 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. 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)

III. PROPERTY DESCRIPTION AND PROPOSAL

LAWFULLY CREATED: The property has been acknowledged as a lawfully created through prior land use decisions approved in 2008. The parcels have taken some time to record new descriptions but the current configuration appears to be consistent with prior approvals.

LOCATION: The subject property is located approximately 2.5 miles north of the City of Bandon at 57744 Round Lake Road Bandon and this project is located in the interior of the resort.

SITE DESCRIPTION AND SURROUNDING USES: The property consists of 2,140 acres which is currently developed with four 18-hole golf courses, a 13-hole low impact Par 3 golf course, a driving range, a golf training and practice area, a trail system, several clubhouses and restaurants, a main lodge, an inn, overnight lodging, an employee lodging cluster, administrative storage and maintenance buildings, sewer and water systems, roads, parking lots, and other support facilities.

The property has areas that have been cleared and landscaped, wooded areas, natural dune areas, cliffs and areas that have been or are intended to be developed consistent with the Master Plan.

The property is surrounded by residentially developed properties. The property abuts the ocean on the western boundary.

IV. APPROVAL CRITERIA & FINDINGS OF FACT

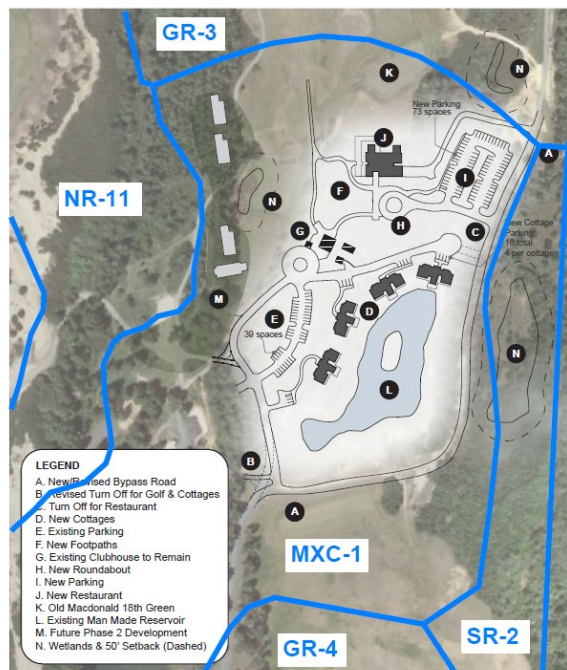
A. Zoning

Section 4.2.600 Bandon Dunes Resort (BDR)

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.

PART III: PLANS AND DRAWINGS
Exhibit A: Old Macdonald Village Site Plan Amended w/zones



B. ARTICLE 4.5 BANDON DUNES RESORT ZONE (BDR)

SECTIONS:

4.5.100 Applicability

4.5.110 Definitions

4.5.120 USE SPECIFIC SUBZONES

4.5.125 Use Table

4.5.160 Standards

4.5.165 Final Development Plan Review Procedure

4.5.165 Final Development Plan Application Content

4.5.170 Final Development Plan Approval Criteria

4.5.175 Final Development Plan Modification

4.5.180 Effect of Final Development Plan Approval

4.5.190 Land Divisions

• **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 4.6 Forest and Forest Mixed Use.*

• **SECTION 4.5.110 DEFINITIONS**

- (1) *"Developed recreational facilities" means improvements constructed for the purpose of recreation and may include but are 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 a development which meets the standards in Section 4.6.030 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 4.5.165.*
- (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 4.5.120 – USE SPECIFIC SUBZONES**

- (1) *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.*
- (2) *All uses permitted in any subzone under in the use table shall be designed, sited and managed in accordance with applicable provisions of the Master Plan and the standards set out in Section 4.5.160. Uses not listed in the use table are prohibited except as authorized by antidiscrimination laws. Additional restrictions on listed uses may be imposed by the Master Plan, homeowner association bylaws, and private covenants, conditions, and restrictions.*
- (3) *Off-road recreational vehicle use is prohibited in all subzones, unless otherwise specified by the use table.*
- (4) *Residential development is limited to certain golf course/residential, special residential, Resort Village Center and mixed use center subzones, as indicated in the use tables; however, the location and mix of residential development types may be varied within the overall numerical limits for each such subzone established by the Master Plan.*
- (5) *Commercial uses are limited to those specifically listed in the use table. Such uses must be internal to the resort and limited to types and levels of use necessary to meet the needs of residents of and visitors to the resort.*
- (6) *Industrial uses of any kind are prohibited in all subzones.*

SECTION 4.5.125 – USES PERMITTED AND THE TYPE OF REVIEW REQUIRED

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) “FDP” means it is subject to Final Development Plan (Planning Director’s Decision or Type II Process) Final Development Plans are discretionary and require a Planning Director’s Decision. The process for Final Development Plans including criteria is listed in Sections 4.5.170. As a conditional permitted use Final Development Plans are valid for the period set forth in Section 4.5.180.*
- (4) “N” means a use is not permitted in that subzone unless it can meet one of the use exceptions located in Section 4.5.150*
- (5) “**” after a use means subject to use exceptions in Section 4.5.150*

The table is set up by listing uses in the first column list the number of the uses, next is the name of the uses, next set of columns are the subzones. All development is subject to the general development standards. All development subject to a CD shall provide a plot plan and compliance determination form but will be processed in the same manner as Article 5.11. All Final Development Plans shall be processed as a conditional use Article 5.2 and meet the criteria of Sections 4.5.160 through 4.5.180.

#	USE	MIXED USE CENTER SUBZONES (MXC)		
		1	2	3
		E		
Natural Resource and Cultural Uses				
1.	Open Space	P	P	P
2.	Wildlife Observation Facilities	CD	CD	CD
3.	Fish and Wildlife Research & Rehabilitation Facilities, Habitat Mitigation, Restoration & Enhancement	CD	CD	CD
4.	Wetland & Plant Research & Rehabilitation Facilities, Habitat Mitigation, Restoration & Enhancement	P	P	P
5.	Nature Interpretive Centers & Educational Facilities	P	P	P
6.	Accepted Agricultural & Forestry Practices	P	P	P
7.	Launching, Docking, & Limited Storage Facilities for Non-Motorized Boats**	P	P	N
8.	Fish Production & Sport Fishing **	P	P	N
9.	Native American Cultural Facilities, Art Studios, & Educational Facilities	P	P	P
10.	Museum, Botanical Garden, Observatory, Aquarium, College Field Station, or other Educational or Visitor-Oriented Facility	P	N	P
Residential Uses				
11.	Accessory Structures / Uses – including storage for personal & household effects	CD	CD	N

#	USE	MIXED USE CENTER SUBZONES (MXC)		
		1	2	3
		E		
12.	Employee Quarters/ Staff Housing	N	N	N
13.	Dwelling – Single Family	FDP	FDP	N
14.	Dwelling – Townhouses	FDP	FDP	N
Commercial Uses				
15.	Automated Teller Machines **	P	P	P
16.	Facilities Conference / Convention	FDP	FDP	FDP
17.	Facilities Day Care / Pre-School	FDP	FDP	FDP
18.	Facilities / Shops – Maintenance	FDP	FDP	FDP
19.	Golf Course – Small-Foot Print**	N	N	N
20.	Golf Course	FDP	FDP	N
21.	Grocery (neighborhood)	FDP	N	N
22.	Home Occupations	FDP	FDP	N
23.	Hotels / Overnight Accommodations**	FDP	FDP	N
24.	Kennel – boarding	FDP	N	N
25.	Pro Shops	FDP	FDP	N
26.	Related Services (Golf Course)	FDP	FDP	N
27.	Maintenance Support Facilities (Golf Course)	FDP	FDP	N
28.	Movie Theater	FDP	N	N
29.	Offices and Commissary to support Bandon Dunes Resort Facility	FDP	FDP	N
30.	Offices for independent businesses that serve the residents and visitors of the resort.	FDP	N	N
31.	Office – Home Offices	FDP	FDP	N
32.	Office – Real Estate	FDP	FDP	N
33.	Personal Service Establishment – spas, and other facilities that provide personal health or grooming services such as includes barber shops, beauty salons, tanning salons, wellness center and massage studios.	FDP	FDP	N
34.	Restaurants, Lounges, & Cafes	FDP	FDP	FDP
35.	Specialty Retail Shops – includes drug / sundries, book, and craft stores, art galleries, gift and specialty food shops, and snack bar	FDP	FDP	FDP
36.	Structures / Area – Equipment and Materials	FDP	FDP	FDP
37.	Temporary / Seasonal – Fairs, Festivals, Charity Events, Resort Promotional Activities, and Filming	P	P	P
Transportation and Infrastructure Uses				
38.	Roads – Paved	P	P	P
39.	Parking – Parking Plan Required	FDP	FDP	FDP
40.	Paths – Golf Cart - Paved	FDP	FDP	FDP
41.	Storage – Motor Vehicle	FDP	FDP	FDP
42.	Facilities – necessary for utilities serving the	CD	CD	CD

#	USE	MIXED USE CENTER SUBZONES (MXC)		
		1	2	3
		E		
	resort			
43.	Recycling and Garbage Collection Facilities**	FDP	FDP	FDP
Emergency Services				
44.	Facilities – Emergency Medical**	FDP	FDP	N
45.	Facilities –necessary for public safety serving the resort	CD	CD	CD
46.	Landing Site – Emergency Helicopter Transport**	FDP	FDP	N
Recreation and Community Services				
47.	Bicycle Paths & Equestrian Trails	P	P	P
48.	Churches	FDP	FDP	N
49.	Clubhouses	FDP	FDP	FDP
50.	Clubhouses, meeting rooms, libraries for resort residents.	FDP	N	N
51.	Community Meeting Halls	FDP	FDP	N
52.	Educational Facility – Post Secondary – subjects and training related to resort management	FDP	N	N
53.	Entertainment Structures / Facilities – Concert Shells, Dance Pavilions, and Theaters (live performances)	FDP	N	FDP
54.	Equestrian Facilities	FDP	N	FDP
55.	Game Room	FDP	FDP	N
56.	Pedestrian Hiking Trails, Nature Trails, Walkways, Bridges, & Lookouts	P	P	P
57.	Physical Fitness Facilities	FDP	FDP	N
58.	Playing Fields	FDP	FDP	N
59.	Recreational Vehicle Park	N	N	N
60.	Recreational Facilities to support residential development	N	N	N
61.	Restrooms – Public	CD	CD	CD
62.	Swimming Pool – Indoor/Outdoor	FDP	FDP	N
63.	Tennis Courts	FDP	N	N

FINDING: 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 which includes change in the road development, parking, new footpath, restaurant, accessory structures and lodging.

In detail the facilities will consist of one (1) restaurant structure that is 10,220 square feet and four (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). 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. Resort 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.

The second phase of this request includes 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. 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).

In the MXC-1 zone these use can be allowed with a Final Development Plan. The applicant submitted the Final Development Plan after a pre-application discussion to review the components.

- **SECTION 4.5.160–STANDARDS**

This section applies to all uses allowed in the BDR unless otherwise specified.

1. *Accessory structures and uses subordinate to any authorized primary use shall be permitted.*
2. *Development shall be located on a tract that contains a site of at least 160 acres.*
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.*
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.*
- 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.*
- 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.*
- 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: All the development standards have been complied with. The tract of land in which the development will be sited consists of tax lot 406 (100.97 acres), tax lot 1200 (87.31 acres) and tax lot 700 (5.34 acres) that will exceed the 160 acres tract in the Bandon Resort Properties LLC name. The improvements have exceeded the number of lodging units, restaurant seating and financial obligations. There are no residential units included at this time. There are no changes proposed to the open space plan. All setbacks will be met and road and parking standards meet the requirements of Chapter VII. Therefore, this section has been addressed.

- **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 information submitted was found to meet the criteria within thirty days of submittal. Additional information was request during the review. The notice of decision and appeal rights are part of this process. Therefore, this section has been addressed.

• **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 4.5.160.*
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.*

FINDING: This application request complies with the exception statement, master plan and the uses and restrictions. The Development meets the standards in Section 4.5.160 and are uses allowed within the subzone. Accessory structures will be subordinate. Therefore Section 4.5.170 has been complied with.

• **SECTION 4.5.175 – FINAL DEVELOPMENT PLAN MODIFICATION**

1. *Following approval of a final development plan for any phase or element of the destination resort, the original applicant for final development plan approval, or its designee, may submit for review a proposed modified final development plan that addresses all changes or conditions required by the Approval Authority. This shall be done through a Compliance Determination.*
2. *The Approval Authority shall review an application for modification of a final development plan as provided in Section 4.5.165, except as provided in subsection (3) of this section. The Approval Authority shall approve the requested modification if the final development plan as modified continues to conform to the Master Plan and Sections 4.5.160, 4.10.040, and 4.10.050.*
3. *If the Approval Authority finds that the modifications render the final development plan materially inconsistent with the Master Plan or Sections 4.5.160 or as identified in the use tables of Article 4.5, the Approval Authority shall:*
 - a. *If practicable, impose such reasonable conditions and adjustments as necessary to bring the final development plan into compliance; or*
 - b. *If the inconsistency cannot be so resolved, the Approval Authority shall deny the application.*

FINDING: This is a modification of two prior Planning Director Approvals. The modifications are consistent and have complied with all relevant criteria.

• **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: This is a final decision unless otherwise appealed. The request meeting the applicable standards and criteria.

VI. DECISION:

There is evidence to support the proposal in the MXC-1 Zone. There are conditions that apply to this use that can be found at Exhibit "A".

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-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.

[Signature] 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.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- 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
57744 Round Lake Rd. | Bandon, Oregon 97411

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

ZONING REFERENCE	FINAL DEVELOPMENT PLAN REVIEW/TOPIC CHECK LIST	COMMENT	SUPPLEMENTAL REFERENCE
SECTION A			
SITE PLAN DOCUMENTATION / MAPPING			
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

B1 • No new golf courses proposed Existing putting green will be modified as needed for this development.	CLIMATIC FACTORS & LANDSCAPE MANAGEMENT STRATEGIES		FDP Phase 1
	• Site conditions	• No comment required	
	• Climatic conditions	• No comment required	
	• Landscape design/management strategies	• No comment required	
B2 • Building surrounds subject to standard maintenance practices	HORTICULTURAL MANAGEMENT		FDP Phase 1
	Objectives and practices for	<i>Phase 13 FDP continues current policies and practices</i>	
	• Mowing	• Seasonal mowing for control of native grassland areas	
	• Tree removal and pruning	• Winter storm wind thrown or damaged trees to be removed	
	• Irrigation	• Spray and drip irrigation w/controlled application rates	
	• Use of fertilizers & pesticides	• The nitrogen and phosphorus components in the fertilizer used on the golf courses has been significantly reduced	
B3	INTEGRATED PEST MANAGEMENT	<i>Phase 13 Plan continues current policies and practices</i>	FDP Phase 1
	• Pest identification/monitoring strategies	• No comment required	
	• 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 assessments and/or reports necessary	
B4	PESTICIDE SAFETY PROGRAM	<i>Phase 13 FDP continues current policies and practices</i>	FDP Phase 1
	• Storage	• No comment required	
	• Handling	• No comment required	
	• Disposal	• No comment required	
	• Record keeping	• No comment required	
B5	MONITORING PROGRAM	<i>Phase 13 FDP continues current policies and practices</i>	FDP Phase 1
	• Water quality base line	• Not required at this time	
	• Testing locations	• Not required at this time	
	• Frequency of testing	• Not required at this time	
	• Analysis to be tested for	• Not required at this time	
	• Reporting protocols	• Not required at this time	

B6	SITE NURSERY		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	FIRE CONTROL/MANAGEMENT PLAN	<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	IMPACT ON RIPARIAN VEGETATION		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	WETLAND MITIGATION		Page 10
	• Quantity of wetlands affected	• No impact	
	• Mitigation measures	• No impact	

C3 • Old Macdonald Village: Phase 1 • Old Macdonald Village: Phase 2	DEVELOPMENT RESTRICTIONS	• N/A	
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C4 • Old Macdonald Village: Phase 1 • Old Macdonald Village: Phase 2	IMPACT ON BEACH & DUNE LAND	• 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	UTILITY SYSTEMS DESIGN		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"> • All improvements would be designed and constructed under the supervision of a registered engineer • Power and telephone service by current providers 	
--	--	---	--

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

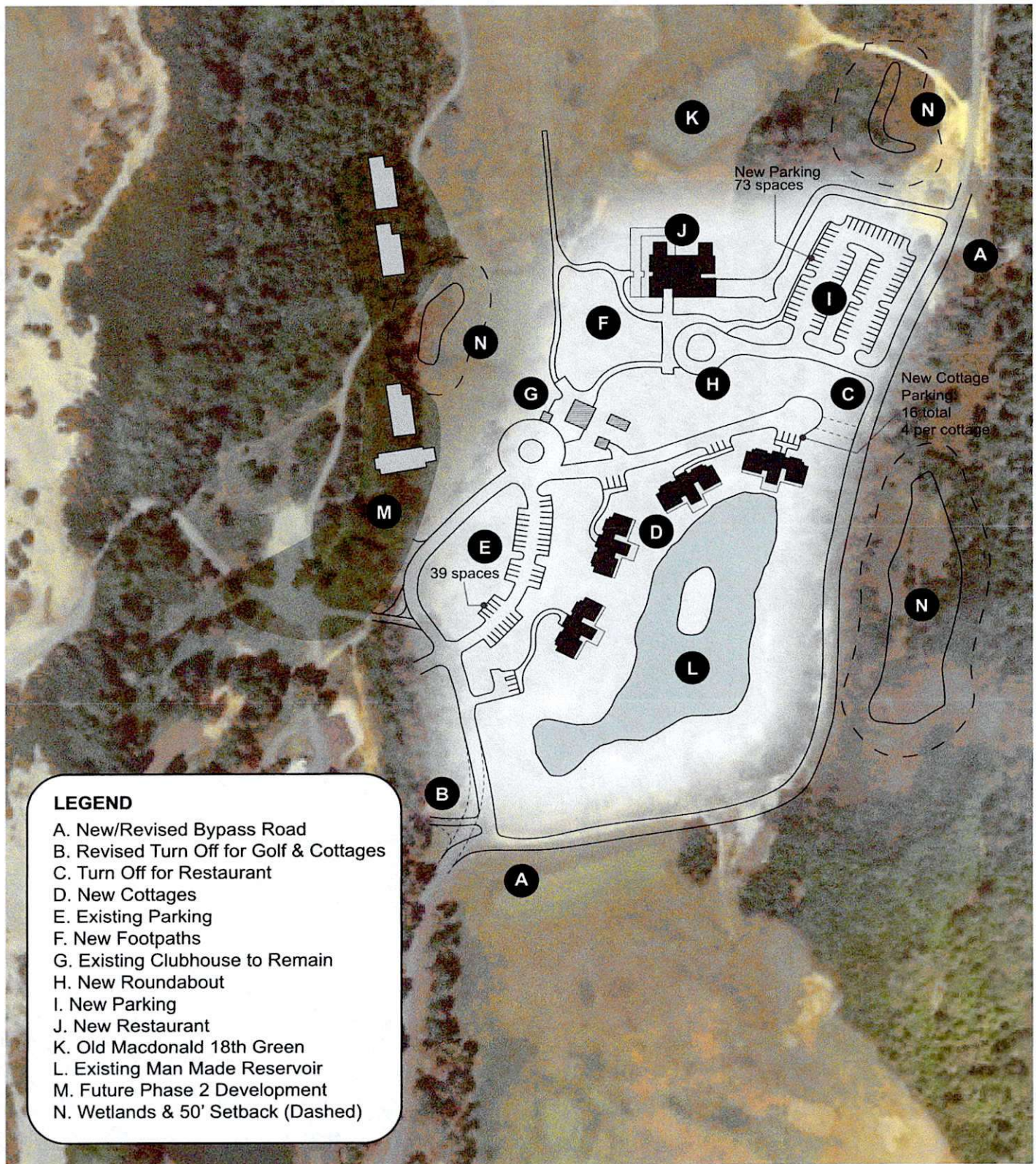
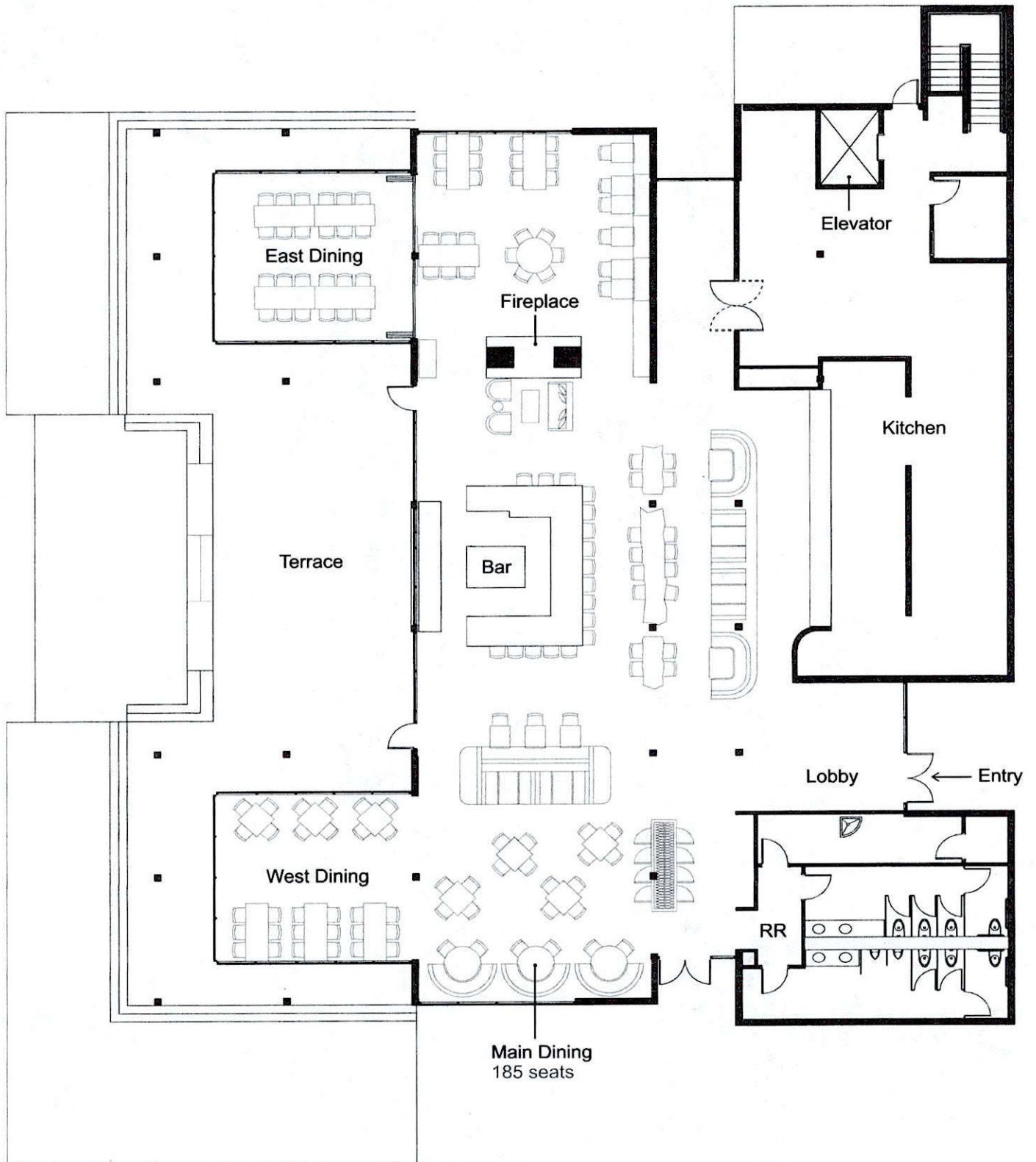



Exhibit B: Old Macdonald Restaurant Plan

Ground Level: 8,390 sf

Total: 10,220 sf



N  1/16" = 1'-0"

ACU-21-055

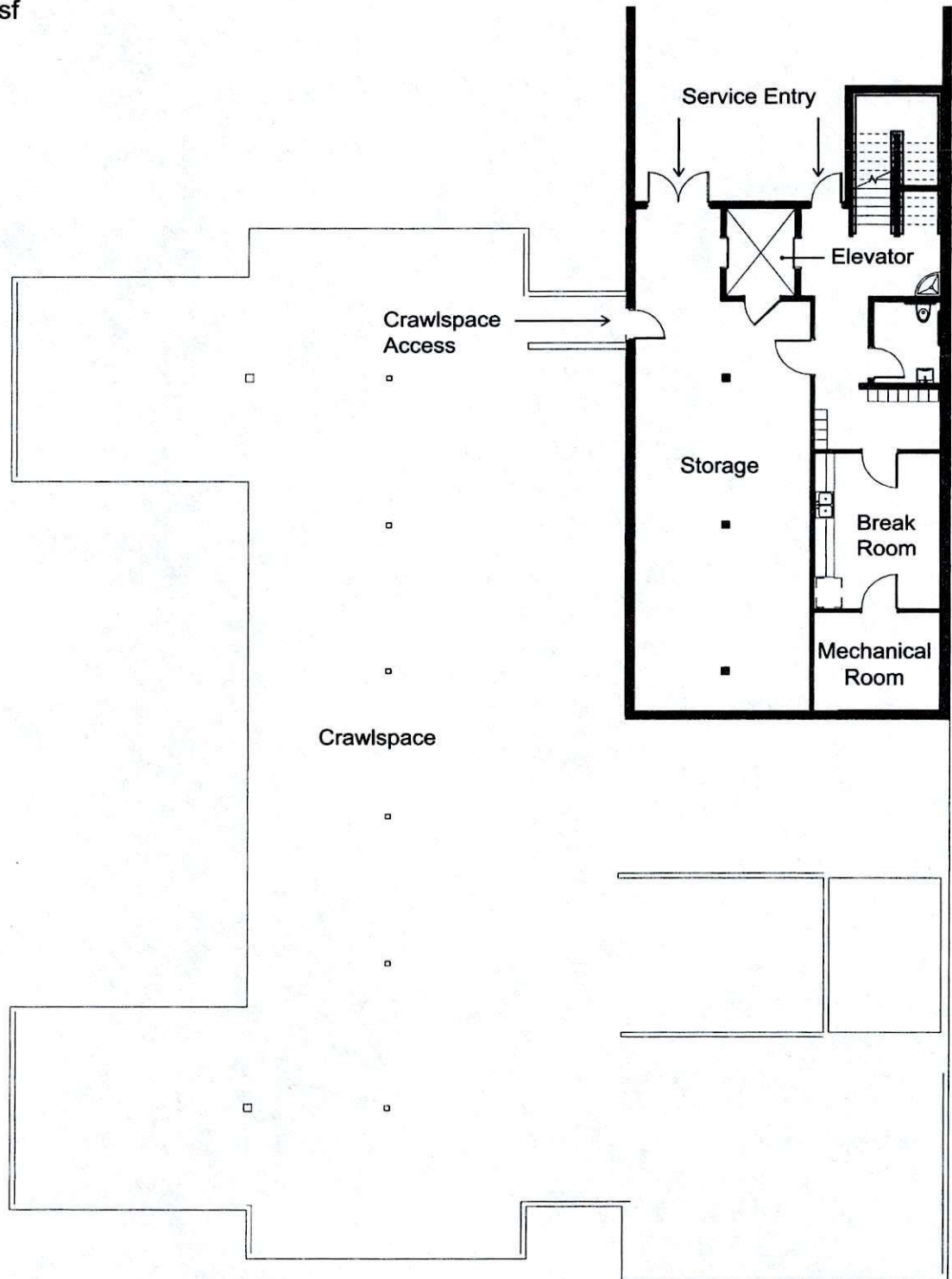
39




Exhibit B: Old Macdonald Restaurant Plan - Lower Level

Lower Level: 1,830 sf

Total: 10,220 sf



N  1/16" = 1'-0"

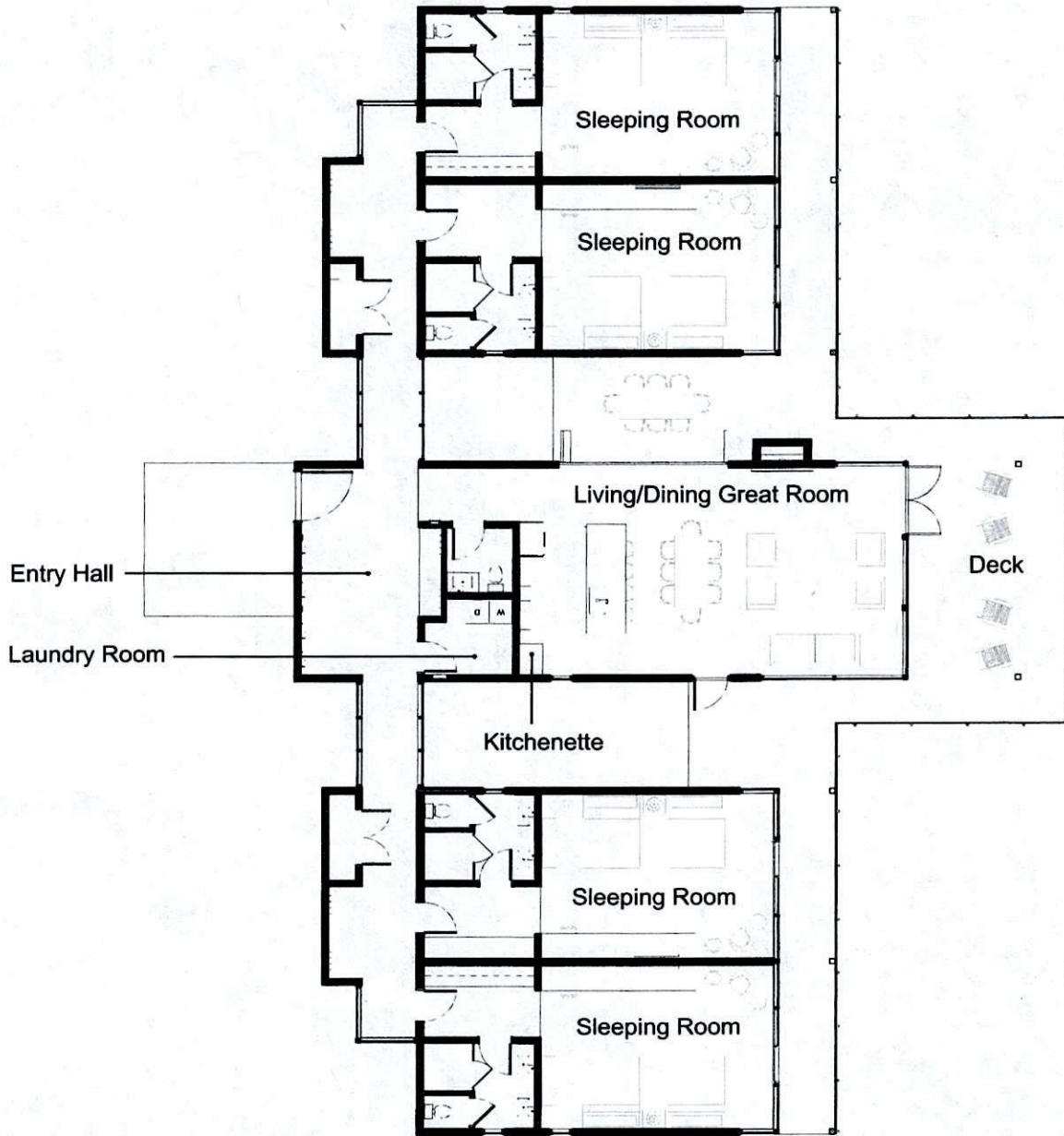
ACU-21-055

40



Exhibit C: Old Macdonald Typical Cottage Plan

3,384 SF



VARIES



1/16" = 1'-0"

ACU-21-055

41



Exhibit A: Old Macdonald Village Site Plan **Amended w/zones**

