

February 27, 2025

Dana Nichols, Planning Director
City of Bandon Planning Department
555 Highway 101
Bandon, OR 97411

Dear Dana,

We are applying for approval for a new house at 1190 Beach Loop Road, Tax Map 28S 15W 25 CC, Lots 4600, 4601, 4601. The application includes this cover letter, the application form, deed, stormwater calculations, and 11x17 plans.

We are interested in constructing the house per the native grade shown on the Native Grade Exhibit on sheets NG-1 to NG-4. Views of Face Rock and the scenic coastline to the southwest become visible over neighbors' roofs with the slightly increased (around 18") height this provides. Our 3d modeling shows that the height of the proposed residence does not affect neighbors' views.

In my professional opinion, the native grade just north of the now-filled Tupper Creek was previously higher and the native grade exhibit is accurate. Here is the evidence we have found:

- Historic surveys, photos and aerials prove that the Tupper Creek valley at the south of the property was filled between 1974 and 1977.
- Fill is always provided from a nearby source if practical. Hauling imported fill from a remote site is both expensive and time consuming.
- Historic photos just after the 1936 fire show that the grade south of Tupper Creek at Queen Anne Court has not changed. We know this area was not the source of the valley fill.
- Historic photos show a higher native grade in the area indicated on the exhibit, just north of the now-filled valley. Multiple items from aerials before and after the valley was filled indicate the higher native grade in this area.
- The amount of material required to fill in the valley corresponds to the scooped out area just north of the now-culverted Tupper Creek.
- Trees in the scooped out area are younger than when the valley was filled.

Sincerely,



Matthew J. Reilly