

AFFIDAVIT OF MAILING

I, Dana Nichols, hereby depose and say that I did, on November 30th, 2020 send a Notice of Public Hearing, regarding an application for a Plan Review and Conditional Use Permit to construct a new single-family dwelling and accessory dwelling unit on property in the CD-2 Zone and Shoreland Overlay in the City of Bandon. It was delivered to the United States post office at Bandon, Oregon on November 30th, 2020 for mailing to the attached list of participants.

Dana Nichols

DANA NICHOLS
PLANNING MANAGER

FOR: NOTICE OF PUBLIC HEARING: 28S-15W-25BD, TAX LOT 7400



NOTICE OF PUBLIC HEARING

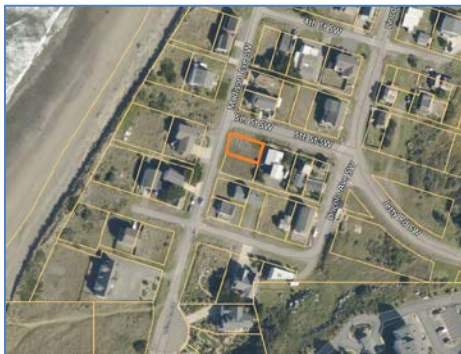
CITY OF BANDON

Notice is hereby given that a Public Hearing has been set before the Hearings Officer of the City of Bandon, regarding an application for a Plan Review and Conditional Use Permit to construct a new single-family detached dwelling with an Accessory Dwelling Unit on property zoned Controlled Development 2 (CD-2) with a Shoreland Overlay.

Property Owner:	Vivian Rowe
Applicant(s):	Vivian Rowe, File Number 20-105
Property Location:	28S-15W-25BD, Tax Lot 7400
Applicable Criteria List: (Bandon Municipal Code)	<i>16.42 Definitions</i> <i>17.24 Controlled Development 2 Zone</i> <i>17.76 Shoreland Overlay Zone</i> <i>17.92 Conditional Uses</i> <i>17.104 Supplementary Provisions</i>

The hearing has been set for **Monday, December 21, 2020 at 2:00 p.m.** and will be conducted electronically through Zoom. Parties that wish to participate in the public hearing must pre-register with the City’s Planning Department. Registrants will be provided with an email containing the Zoom meeting details and link. It is recommended that testimony be presented in written form. Pre-registration and submission of written testimony may be directed to planning@cityofbandon.org. All documents and evidence relied upon by the applicant, applicable criteria, and the Staff Report will be available for inspection through the City’s website ten days prior to the hearing and will be provided, upon request, at reasonable cost. Please note the deadlines below:

- **5:00pm, December 20th, 2020: Deadline for all testimony and pre-registration for participation in the public hearing.**



The ordinance criteria applicable to this application are available to review online at www.cityofbandon.org. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Bandon Planning Department, 555 Hwy 101, and Bandon, Oregon 97411. During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria.

If you have questions or comments concerning this request, please contact the Planning Department (541) 347-7922 or planning@cityofbandon.org. Electronic testimony may be emailed to planning@cityofbandon.org.