



**DECISION OF THE HEARINGS OFFICIAL
FOR THE CITY OF BANDON, OREGON
PLAN REVIEW FINAL ORDER**

FILE NUMBER: 20-139
LOCATION: 1133 Seacrest Drive
0.17-acre lot located off Seacrest Drive
Map Number 29S-15W-01BA/TL 200
APPLICANT: Caleb Lillie
PROPERTY OWNER: Caleb Lillie
REQUEST: Approval of a Plan Review (PR) to build single-family dwelling in the Controlled Development 1 (CD-1) zone in the City of Bandon.
HEARINGS OFFICER: Virginia G Lucker
REVIEW DATE: February 11, 2021
RECORD CLOSED: February 11, 2021
APPLICABLE CRITERIA: BMC (Bandon Municipal Code) Chapter 17.20, *Controlled Development 1 (CD-1) Zone*; and Chapter 17.120, *Administration and Enforcement*

FINAL ORDER: **APPROVED WITH CONDITIONS**

SIGNED: This 12th day of February, 2021

Virginia G. Lucker, Hearings Officer

ATTEST:

Megan Lawrence, City Planner

EXPIRATION:

This Plan Review Approval expires six (6) months from the date of signature.

The following findings and conclusions are based upon the application, plans and all written testimony for the above-referenced Seacrest Drive Plan Review submitted before the close of the record at 5:00 pm on February 11, 2021.

The City provided timely Notice of the February 11, 2021 Plan Review, which provided a 14-day comment period for submission of written testimony. As provided in the Notice, written testimony was accepted through 5:00 pm on February 11, 2021. The City received no written testimony in response to the Notice.

The February 3, 2021 Plan Review Staff Report evaluates the subject Plan Review request against each of the applicable approval criteria in BMC Chapter 17.20 – Controlled Development (CD-1) Zone, and recommends that the request be found to comply with all applicable criteria. The Hearings Officer notes that while the proposed use is consistent with the purposes of the CD-1, the Purpose Statement in BMC 17.20.010 does not, in itself, constitute an approval criterion for the Plan Review. The Hearings Officer otherwise adopts and incorporates the staff's analysis, and on that basis concludes that the requested Plan Review complies with all applicable approval criteria.

Based on the analysis and findings in the staff report, the Hearings Officer approves the requested Plan Review, including all conditions of approval listed in that report.