

AFFIDAVIT OF MAILING

I, Eric Montes, hereby depose and say that I did, on April 8, 2021, send a Public Hearing notice, regarding an application to partition a 2.26 acre property into two parcels at 2764 Oregon Ave SW in the City of Bandon. It was delivered to the United States post office at Bandon, Oregon on April 8, 2021, for mailing to the attached list of participants.



ERIC MONTES
PLANNING ASSITANT

FOR: Public Hearing Notice: 2764 Oregon Ave SW



NOTICE OF PUBLIC HEARING CITY OF BANDON PLANNING COMMISSION

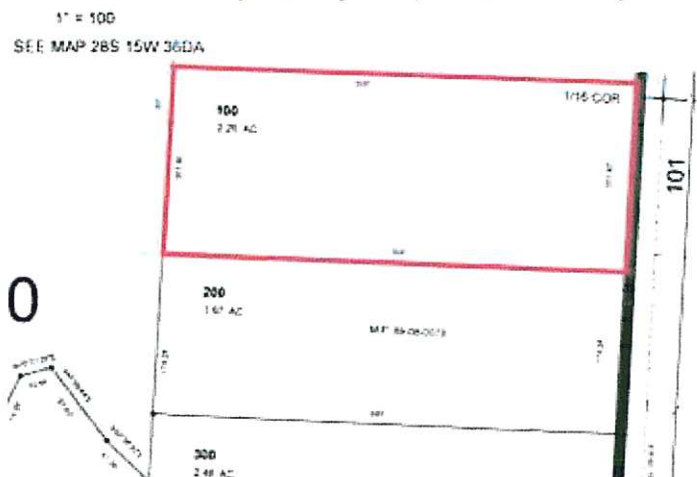
Notice is hereby given that a Public Hearing has been set before the Planning Commission of the City of Bandon, regarding application #20-060, request for a land partition, to create two parcels from one 2.26 acre property developed with an existing car wash and automotive service station on property zoned C-2 in the City of Bandon. You have received this notice because your property is located within 250 feet of the subject property.

Property Owner:	Larry & Tommi Cox
Applicant(s):	Larry & Tommi Cox
Property Location:	2764 Oregon Avenue SW (28S-15W-36DD / TL 100)
Lead Staff:	Dana Nichols, Planning Manager
Meeting Date:	Thursday, April 29, 2021 at 7:00 PM
Proposal:	Partition a 2.26 acre property into two parcels
Applicable Criteria List: (Bandon Municipal Code)	16.32 Land Partitions

The hearing has been set for **Thursday, April 29 at 7:00 p.m.** and will be conducted through Zoom Webinar. Register in advance for this webinar: https://us02web.zoom.us/webinar/register/WN_O9psMnjtR4Kp63bgFv4cyg After registering, you will receive a confirmation email containing information about joining the webinar. Application materials and supporting documents can be viewed on the Planning Department's webpage, through www.cityofbandon.org.

Time will be allowed for your verbal testimony at the hearing. It is recommended that testimony also be presented in written form. Testimony may be submitted in person, by mail, or may be electronically submitted to planning@cityofbandon.org. Please note the deadlines below for submitting testimony:

- **5:00 pm, April 22, 2021: Deadline for inclusion of testimony in meeting packet.**
- **5:00 pm, April 28, 2021: Deadline for receipt of hand delivered, mailed and/or electronic testimony.**
- **After 5:00 pm on April 28, 2021: Testimony must be presented verbally at the public hearing.**



The ordinance criteria applicable to this application is available to review in the Bandon Municipal Code, which can be found online in the Bandon Municipal Code 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 will be available for review on the City's website www.cityofbandon.org, and will be provided at cost, if requested. A copy of the Staff Report will be available for inspection ten days prior to the hearing and will be provided at cost, if requested. All materials are available online and 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 concerning this request, please contact the Planning Department at Planning@cityofbandon.org or (541) 347-7922.