



Notice of Complete Application and Plan Review Information

City of Bandon
555 Hwy 101
P.O. Box 67
Bandon, Or
97411
T: (541)347-7922

August 12th, 2022

Re: 22-065, GAR/Zoning Compliance, 1107 6th St SE

Dear Sheri McGrath,

The Planning Department has reviewed your application for Zoning Compliance and Geologic Assessment Review received on June 2nd, 2022 and has determined that it is complete as of today's date. The City has 120 days to exhaust all local review: December 10th, 2022.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted, but rather signifies that you have provided the materials required to process your application.

A fourteen-day public notice will be prepared and mailed for your Type II Review at the earliest practical date, considering other previously submitted applications and requirements for public notification. Your application will be issued a project page on the City's website and all materials and relevant dates will be uploaded there. Staff will prepare a staff report that will be available during the noticing period and will contain the relevant criteria and findings. Planning Staff is the reviewing body for Type II Reviews, with appeals to the City's Hearings Officer.

We will be in touch when a date for your Type II Review has been set. If you have any questions, please feel free to call the Planning Department at (541) 347-7922.

Sincerely,

Dana Nichols

Dana Nichols
Planning Manager
dnichols@cityofbandon.org



Zoning Compliance, Completeness Review Form

Application File Name (#):	Berry/McGrath (22-06)	Date:	6/22/2022
Applicant's Name:	Sheri McGrath, Coos Curry Consulting	Zoning:	R-1
Representative's Name:			
Reviewed by:	Dana Nichols, Planning Manager	Phone:	541-347-7922
Email:	dnichols@cityofbandon.org		

General Comments:	The request is for a 20 x 40 detached garage in the Residential 1 Zone. The property is also located in the Hazard Overlay Zone and is subject to a Geologic Assessment Review (see attached GAR completeness review).
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Site plan requirements				
Submitted	Missing	Incomplete	N/A	
X				Site plan is on 11 x 17 paper
X				Drawing is to-scale
X				North arrow is included
X				Property lines and setbacks clearly marked on all sides
X				All existing and proposed structures shown with setbacks
X				All existing and proposed sidewalks and driveways shown
			X	Location of all proposed equipment (utilities, mechanical, HVAC, etc.)
			X	Location of proposed water and sewer lines
			X	Required off-street parking
X				Lot calculations (impermeable surface, lot coverage, structure dimensions, lot dimensions)
			X	Native Grade determination (Site elevations at the centerline of each wall or an indication that the lot is flat)

Comments:



Other Plan Requirements				
Submitted	Missing	Incomplete	N/A	
			X	Design Feature Requirements clearly indicated on Elevation Drawings
X				Height clearly indicated on Elevation Drawings
X				Floor Plan
			X	Grading Plan
X				Foundation Plan
X				Drainage Plan
X				Geotechnical Report
Comments:				

Floodplain Information				
Submitted	Missing	Incomplete	N/A	
			X	If application is in the floodplain, it must be accompanied by a Floodplain Development Permit furnished by the City of Bandon
			X	Plans showing elevation, in relation to mean sea level, of the lowest floor of all structures.
			X	Elevation in relation to mean sea level to which any structure has been floodproofed
Comments: Property is not located in floodplain				

Wetland Information				
Submitted	Missing	Incomplete	N/A	
				If application requires notification to Oregon Division of State Lands concerning potential wetland permit requirements (Shown on Bandon Local Wetlands Inventory), notification has been prepared and attached.
Comments: Property does not contain wetlands				

Hazards Information				
Submitted	Missing	Incomplete	N/A	
X				If application requires a Geologic Assessment Report (GAR) due to high or very high likelihood of landslide or liquefaction, or because it is an oceanfront property, the required application has been filed with the City of



City of Bandon Planning Department

Bandon, Oregon 97411

Phone: 541-347-2437

www.cityofbandon.org/general/page/planning-department

				Bandon. Applicant may also file for a GAR exemption if applicable.
Comments: Geologic Report Submitted				



Geologic Assessment Review, Completeness Review Form

Application File Name (#):	Berry/McGrath, 22-065	Date:	8/12/2022 (re-review)
Applicant's Name:	Coos Curry Consulting	Zoning:	R-1
Representative's Name:			
Reviewed by:	Dana Nichols, Planning Manager	Phone:	541-347-7922
Email:	dnichols@cityofbandon.org		

General Comments:	Applicant is requesting to construct a new 20 x 40 stick framed detached garage. Concurrent application submitted for zoning compliance. Property is subject to Hazards Overlay Lay zone, per the findings of https://www.coastalatlant.net/coos-all-hazards/ which show high and very high landslide susceptibility along north property line.
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Geologic Report				
Submitted	Missing	Incomplete	N/A	
X				Statement regarding development (can be accomplished without measures, poses an elevated risk, or no high or very high geologic hazards present).
X				Prepared consistent with standard geologic practices, containing the applicable provisions of "Guideline for Preparing Engineering Geologic Reports", 5/30/2014.
			X	For oceanfront properties, addresses "Geologic Report Guidelines for New Development on Oceanfront Properties."
X				Statement from the preparer that all criteria have either been addressed or are not applicable to the review.
X				Description of the qualification of the licensed professional or professionals that prepare the report.
X				Report must be valid for five years.
Comments:				

Development Standards				
Submitted	Missing	Incomplete	N/A	
			X	Historical, Cultural, and Archeological Resources: proof of consultation
X				Hazard Disclosure Statement



			X	Minimum oceanfront setbacks: if required, must be shown on site plan
X				Erosion Control Measures: plan must be submitted to address 17.78.060(F)
Comments:				