

**RECORD OF TYPE II DECISION
OF THE PLANNING DEPARTMENT
FOR THE CITY OF BANDON, OREGON**



FILE NUMBER: 23-026

LOCATION: 335 1st St SE
Map Number 28S-14W-30BC/TL 995Z1

REPRESENTATIVE: Coos Curry Consulting, Sheri McGrath
PROPERTY OWNER: Port of Bandon

REQUEST: Request for approval to construct a new building subject to Off-Street parking & Loading, Shoreland Overlay, Signage, and Architectural Review on property zoned Marine Commercial (C-3) in the City of Bandon.

REVIEWING BODY: Dana Nichols, Planning Manager

COMENNT NOTICE DATE: July 28th, 2023

RECORD CLOSED: August 11th, 2023 at 5:00 PM

APPLICABLE CRITERIA: BMC (Bandon Municipal Code) Chapters:
16.04 Administration & Enforcement
17.48 Marine Commercial (C-3) Zone
17.76 Shoreland Overlay (SO) Zone
17.84 Architectural Review (AR) Overlay Zone
17.90 Signs
17.96 Off-Street Parking & Loading

FINAL ORDER: **APPROVED**

SIGNED: This 29th day of August, 2023.

Dana Nichols

Dana Nichols, Planning Manager

EXPIRATION:
This Approval expires two (2) years from the date of signature.

EFFECTIVE DATE OF DECISION:
An administrative decision becomes effective 12 days after the City mails Notice of Decision unless the decision is appealed.

APPEAL:

Appeal of this administrative decision by parties with standing, requires filing a letter of Intent to Appeal to the City Recorder and payment of the actual cost of the appeal, plus \$250 deposit within the 10-day appeal period, beginning from the date of mailing of this action's Notice of Decision.

The following findings and conclusions are based upon the application, plans, and all written testimony for the above-referenced 335 1st St SE request submitted before the close of the record at 5:00 pm on August 11th, 2023.

The City provided timely Notice of the Administrative Review with a 14-day comment period for submission of written testimony. The City did not receive any comments during the noticing period.

Staff reviewed the applicant's request, as detailed in the Staff Report, and found the proposal met the minimum standards outlined in the Bandon Municipal Code. To ensure conformance with the code as construction begins, conditions were recommended that are included below.

Finding no objection with the findings prepared in the Staff Report, the application is approved with the following conditions:

1. All proposals of the applicant shall become conditions of approval.
2. Approval of the plan is based on information provided by the applicant. No other approvals are expressed or implied. Any changes to the approved plan shall be submitted, in writing, and approved by the Planning Department prior to implementation.
3. All state, federal, and city permits associated with this approval shall be obtained by the applicant prior to operation.
4. The applicant shall submit for a Fill & Grade permit from the Public Works Department prior to any ground disturbance.
5. Landscaping and/or landscaping elements shall be installed in the front of the structure.
6. Fencing and screening materials shall be wood, iron, stone or plant material.
7. No mechanical equipment may be located along the front façade. All mechanical equipment shall be screened with a fence or plant materials.
8. Dumpsters, trash receptacles, and storage areas shall be screened or fenced and not visible from the street.
9. Six parking spaces shall be maintained for the new High Dock building.
10. Areas used for parking vehicles and for maneuvering shall have durable and dustless surfaces maintained adequately for all weather use and so drained as to avoid flow of water across sidewalks.
11. Parking spaces along the outer boundaries of a parking lot shall be contained by a bumper rail or by a curb which is at least four inches high, and which is set back a minimum of four-and one-half feet from the property line.
12. A standard parking space shall be eight and one-half feet by nineteen (19) feet.
13. All parking lots will meet requirements of the Americans with Disabilities Act.
14. The applicant shall be required to obtain zoning compliance prior to the start of construction.