



NOTICE OF TYPE II REVIEW

The City of Bandon has received a Planning Application requesting approval to construct a new Port office called the “High Dock building,” on property zoned Marine Commercial (C-3). This project is also subject to Off-Street Parking & Loading requirements, Shoreland Overlay, Signage, and Architectural Review overlay. This site is also located in the floodplain, however this will be reviewed along with zoning compliance at a later date. This request requires a Commercial Plan Review and a Certificate of Appropriateness, which are Type II decisions.

Applicant’s Representative:	Coos Curry Consulting, Sheri McGrath
Property Owner:	Port of Bandon
Application Number:	23-026
Lead Staff:	Dana Nichols, Planning Manager
Property Location:	335 1 st St SE, Bandon, OR 97411
Proposal:	Request for a Type II review – Certificate of Appropriateness and Commercial Plan Review
Date of Notice:	Friday, July 28 th , 2023
Applicable Criteria List: (Bandon Municipal Code)	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

This request requires a Type II Administrative Decision and **does not require a public hearing**. This notice provides for a 14-day period for submission of written comments, to be considered during the review. Planning Department Staff are the reviewing body for this action. All materials related to this decision can be found on the City’s website: <https://www.cityofbandon.org/general/page/23-026-type-ii-review-port-bandon-high-dock>

Written comments may be submitted in-person, or by US mail to the City of Bandon, P.O. Box 67, Bandon OR 97411, attn: Planning, located at 555 Hwy 101 in Bandon, Oregon, or emailed to planning@cityofbandon.org. Please note the deadline for submitting written comments below:

- **5:00pm –August 11th, 2023:** Deadline for all testimony (Electronic, hand delivered or US mail).

After the comment period closes, the City will issue its decision and the decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.



The ordinance criteria applicable to this application are available to review 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 are available for inspection at the City Planning Department, copies will be provided upon request, at reasonable cost. A copy of the staff report, if a staff report is prepared, will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available to review upon request, in the Bandon Planning Department, 555 Hwy 101, Bandon, Oregon 97411.

If you have questions or comments concerning this request, please contact the Planning Department by email planning@cityofbandon.org or phone (541) 347-7922.