



NOTICE OF DECISION

CITY OF BANDON PLANNING COMMISSION

On July 25th, 2024, the Planning Commission of the City of Bandon approved Planning Action 24-007, a request for approval of a Conditional Use Permit to reconstruct an existing church in the Controlled Development 1 Zone in the City of Bandon. A new church building, approximately 5,300 square feet in size will replace a current 3,200 square foot building. Additional improvements to off-streets parking and lighting are included. You have received this notice because you participated in the Public Hearing.

Property Owner:	Holy Trinity Catholic Church
Applicant’s Rep:	Joe Slack, HGE Architects, Inc.
Property Location:	355 Oregon Ave SE (28S-14W-30CB / TL4100)
Proposal:	Approval of a conditional use permit to reconstruct the existing church.
Applicable Criteria List: (Bandon Municipal Code)	16.12, Conditional Uses 17.20, Controlled Development 1 (CD-1) 17.96, Off-Street Parking and Loading

Date of Public Hearing:	Thursday, June 27 th , 2024
Date of Decision:	Thursday, July 25 th , 2024
Date of Mailing:	Friday, July 26 th , 2024
Appeal Deadline:	Wednesday, August 14 th , 2024
Date Decision is Final:	Thursday, August 15 th , 2024

The Planning Commission approved the request with the following conditions:

Condition of Approval #1: The Zoning Compliance application shall be accompanied by a revised site plan showing all off-street parking spaces confined within the boundaries of the property. The two parking spaces in the City’s right-of-way must be removed. This plan must include at least 39 parking spaces that are at least 8.5’x 19’ to meet the city’s minimum standards. This plan shall be reviewed and approved by the City’s engineer for compliance with the Americans with Disabilities Act (ADA) and Architectural Graphic Standards. Additionally, this plan will be reviewed to ensure that proper fire access is provided. Zoning Compliance approval will not be issued until a revised site plan addressing Condition of Approval #1 is supplied to the Bandon Planning Department.

Condition of Approval #2: Prior to approval of the Zoning Compliance, the applicant shall submit a final drainage plan showing feasibility of the site’s ability to accommodate run-off. The drainage plan is subject to review and approval by the Public Works Department or their designee and is subject to revisions as dictated by Public Works Department or their designee.

Condition of Approval #3: As part of Zoning Compliance review, the applicant shall submit a revised site plan showing a fence on the south property line. Site Plan shall include a cut-sheet detailing the type and materials of fencing and shall be sight-obscuring and not less than five feet in height nor more than six feet in height.

Condition of Approval #4: The applicant’s lighting plan submitted for zoning compliance shall be in substantial conformance with the type, material, and location of light poles proposed as part of this approval. The lights shall be on a motion sensor and dimmed to at least 50% when not in use and shall also be shielded so as to not cause shine, glare or light pollution falling onto adjacent properties. Maintaining shielding of the lights is the on-going responsibility of the property owner.

Materials concerning this decision, including the Final Order, are available to review online through the Planning Department's webpage at www.cityofbandon.org or in person at City Hall. Copies may be purchased from Bandon City Hall located at 555 Hwy 101, Bandon, Oregon.

This decision may be appealed to the City Council within 20 days following the date of decision. Appeals must be submitted in writing and all fees paid no later than **Wednesday, August 14th, 2024**. If the application is not appealed, the decision will become final on **August 15th, 2024**.

If you would like to appeal this decision, the following standards must be met and steps completed:

1. **Who May Appeal:** The applicant or owner of the subject property or any other person who testified orally or in writing during the subject public hearing before the close of the record.
2. **Notice of Appeal:** Any person with standing may appeal a Type III Quasi-Judicial Decision by filing a Notice of Appeal according to the following procedures.
3. **Content of the Appeal:** The Notice of Appeal shall be accompanied by the required filing fee (\$250 + Actual Cost) and shall contain:
 - a. An identification of the decision being appealed, including the date of the decision;
 - b. A statement demonstrating the person filing the Notice of Appeal has standing to appeal;
 - c. A statement explaining the specific issues being raised on appeal; and
 - d. If the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period.

If you need additional information or have questions about the appeals process, please contact the Planning Department at (541) 347-7922 or via e-mail at planning@cityofbandon.org.

