

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



**FILE NUMBER:** 21-069

**LOCATION:** 542 Seabird Drive SW  
.19-acre lot located on the north side of Seabird Drive in the Seabird Village II Subdivision  
Map Number 28S-15W-36DC/TL 6700

**APPLICANT:** Tom Stadelman  
**PROPERTY OWNER:** Bandon Land Corporation

**REQUEST:** Approval of a Plan Review (PR) to build single-family dwelling in the Controlled Development 1 (CD-1) zone in the City of Bandon.

**REVIEWING BODY:** Dan Chandler, Planning Director

**REVIEW DATE:** August 20, 2021

**RECORD CLOSED:** August 18, 2021

**APPLICABLE CRITERIA:** BMC (Bandon Municipal Code) Chapter 17.20, *Controlled Development 1 (CD-1) Zone*

**FINAL ORDER:** **APPROVED WITH CONDITIONS**

**SIGNED:** This 20th day of August, 2021.

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Dan Chandler, Planning Director

**EXPIRATION:**  
**This Plan Review Approval expires two 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 to the Bandon Hearings Officer, by parties with standing, requires filing a letter of Intent to Appeal to the City Recorder and payment of appeal fee 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 application 21-069 submitted before the close of the record at 5:00 pm on August 18, 2021.

The City provided timely Notice of the Plan Review, which provided a 14-day comment period for submission of written testimony. As provided in the Notice, written testimony was accepted through 5:00 pm on August 18, 2021. The City received no written testimony in response to the Notice.

The Plan Review Staff Report evaluates the Plan Review request against each of the applicable approval criteria in BMC Chapter 17.20 – Controlled Development (CD-1) Zone, and recommends that the request be found to comply with all applicable criteria. The Planning Director adopts and incorporates staff's analysis, and on that basis concludes that the requested Plan Review complies with all applicable approval criteria.

Based on the analysis and findings in the staff report, the requested Plan Review is approved, including all conditions of approval listed in the staff report.