



NOTICE OF ADMINISTRATIVE DECISION

The City of Bandon has approved a Planning Application for a Plan Review for a new single-family dwelling at 3214 Fairway Ct, on property zoned CD-1 in the City of Bandon.

Property Owner:	Rita Hatstrup
Applicant(s):	Simplicity Homes, LLC
Application Number:	21-113
Lead Staff:	Dana Nichols, Planning Manager
Property Location:	2953 Spinnaker Drive (28S-15W-36CD / TL 614)
Proposal:	Request for a new single-family dwelling
Date of review:	Tuesday, November 23 rd , 2021
Applicable Criteria List:	17.20 Controlled Development 1 (CD-1) Zone

Date of Review:	Tuesday, November 23 rd , 2021
Date of Mailing:	Tuesday, November 23 rd , 2021
Appeal Deadline:	Friday, December 3rd, 2021

On November 23rd, 2021 the Bandon Planning Department approved a Plan Review request to construct a new single-family dwelling at 2953 Spinnaker Drive on property zoned CD-1 in the City of Bandon. Staff found that the proposal met the criteria listed in the Bandon Municipal Code (BMC), 17.20, CD-1 Zone.

Materials concerning this decision, including the Record of Decision dated November 23rd, 2021, are available to review online through the Planning Department’s webpage at www.cityofbandon.org. Copies may be purchased from Bandon City Hall located at 555 Hwy 101, Bandon, Oregon.

This decision may be appealed to the Bandon Hearings Officer within 10 days from the date of this mailing. Appeals must be submitted in writing and all fees paid no later than **5 PM on Friday, December 3rd, 2021**. The written notice of appeal shall include all matters specifically appealed, including a brief summary of the material submitted by the applicant upon which the decision, which is being appealed, was based. Further, specific statutory citations supporting the appeal shall also be included. Failure to raise an issue accompanied by statements or evidence sufficient to afford the Hearings Officer and relevant parties an opportunity to respond to the issues precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

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

- 1) **Who may appeal?** The following people have legal standing to appeal: the applicant; any person who was mailed written notice of the original decision; or any other person who participated in the proceeding by submitting written comments.
- 2) **Notice of Appeal.** Any person with standing to appeal, as provided in Step 1, above, may appeal the decision by filing a Notice of Appeal according to the following requirements:

The Notice of Appeal shall contain:

- An identification of the decision sought to be reviewed, including the name, site, location information and the date of the decision;
- A statement of the interest of the person seeking the review and that the individual was a party to the initial proceedings;
- The specific grounds upon which the review and appeal are being based. The criteria against which the appeal and review are being requested were addressed during the original determination.
- Payment of \$250 deposit.

- 3) **Time for filing.** A Notice of Appeal, in the form of a business letter and stating the reasoning for the appeal based on the applicable criteria, shall be filed with the City Recorder within 10 calendar days from the date of the Notice of Decision was mailed.

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.