

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



FILE NUMBER: 21-113

LOCATION: 2953 Spinnaker Drive
Map Number 28S-15W-36CD/TL 614

APPLICANT: Simplicity Homes, LLC
PROPERTY OWNER: Rita Hatstrup

REQUEST: Approval of a Plan Review (PR) to site a new single-family dwelling on property zoned Controlled Development 1 (CD-1) in the City of Bandon

REVIEWING BODY: Dana Nichols, Planning Manager

NOTICE DATE: November 5th, 2021

RECORD CLOSED: November 22nd, 2021 at 5:00 PM

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

FINAL ORDER: **APPROVED WITH CONDITIONS**

SIGNED: This 23RD day of November 2021.

Dana Nichols, Planning Manager

EXPIRATION:
This Plan Review 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 2953 Spinnaker Drive Plan Review submitted before the close of the record at 5:00 pm on November 22nd, 2021.

The City provided timely Notice of the November 22nd, 2021 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 November 22nd, 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’s designee adopts and incorporates staff’s analysis, and on that basis and 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.