



## Notice of Complete Application and Plan Review Information

**City of Bandon**  
555 Hwy 101  
P.O. Box 67  
Bandon, Or  
97411  
T: (541)347-7922

March 17<sup>th</sup>, 2022

Re: 22-015, 1880 Beach Loop Drive SW

Dear Sheri McGrath,

The Planning Department has reviewed your application for a new single-family dwelling received on February 7<sup>th</sup>, 2022 and has determined that it is complete as of March 7<sup>th</sup>, 2022. Once the application is deemed complete, the City has 120 days to exhaust all local review: **July 5<sup>th</sup>, 2022.**

Please be aware that a determination of a complete application does not guarantee an approval for your proposal as submitted, but rather signifies that you have provided the materials required to process your application.

A 14-day public notice will be prepared and mailed for the Geologic Assessment Review at the earliest practical date, considering other previously submitted applications and requirements for public notification. Your application will be issued a project page on the City's website and all materials and relevant dates will be uploaded there. Planning Staff are the reviewing body for Type II decisions (Plan Reviews) and will issue a Notice of Decision after the noticing period has concluded.

We will be in touch when a date for the review has been set. If you have any questions, please feel free to call the Planning Department at (541) 347-7922.

Sincerely,

*Dana Nichols*

**Dana Nichols**  
Planning Manager  
[dnichols@cityofbandon.org](mailto:dnichols@cityofbandon.org)



**Zoning Compliance, Completeness Review Form**

<b>Application File Name (#):</b>	22-015	<b>Date:</b>	3/7/22
<b>Applicant's Name:</b>	Sheri McGrath, Coos Curry Consulting	<b>Zoning:</b>	CD-1
<b>Representative's Name:</b>			
<b>Reviewed by:</b>	Dana Nichols, Planning Manager	<b>Phone:</b>	541-347-7922
<b>Email:</b>	<a href="mailto:dnichols@cityofbandon.org">dnichols@cityofbandon.org</a>		

<b>General Comments:</b>	Application is for a single-family dwelling, and outright permitted use in the zone. The applicant is also required to Geologic Assessment Review because it is located in the Hazards Overlay Zone.
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Site plan requirements				
Submitted	Missing	Incomplete	N/A	
X				Site plan is on 11 x 17 paper
X				Drawing is to-scale
X				North arrow is included
X				Property lines and setbacks clearly marked on all sides
X				All existing and proposed structures shown with setbacks
X				All existing and proposed sidewalks and driveways shown
X				Location of all proposed equipment (utilities, mechanical, HVAC, etc.)
X				Location of proposed water and sewer lines
X				Required off-street parking
X				Lot calculations (impermeable surface, lot coverage, structure dimensions, lot dimensions)
X				Native Grade determination (Site elevations at the centerline of each wall or an indication that the lot is flat)
<b>Comments:</b> Required parking areas need to be completely located on the private property.				



Other Plan Requirements				
Submitted	Missing	Incomplete	N/A	
X				Design Feature Requirements clearly indicated on Elevation Drawings
X				Height clearly indicated on Elevation Drawings
X				Floor Plan
			X	Grading Plan
X				Foundation Plan
			X	Drainage Plan
X				Geotechnical Report
<b>Comments:</b> Drainage and grading shown on site plan.				

Floodplain Information				
Submitted	Missing	Incomplete	N/A	
			X	If application is in the floodplain, it must be accompanied by a Floodplain Development Permit furnished by the City of Bandon
			X	Plans showing elevation, in relation to mean sea level, of the lowest floor of all structures.
			X	Elevation in relation to mean sea level to which any structure has been floodproofed
<b>Comments:</b> Property is not located in the floodplain				

Wetland Information				
Submitted	Missing	Incomplete	N/A	
				If application requires notification to Oregon Division of State Lands concerning potential wetland permit requirements (Shown on Bandon Local Wetlands Inventory), notification has been prepared and attached.
<b>Comments:</b> Property does not contain a known wetland				

Hazards Information				
Submitted	Missing	Incomplete	N/A	
X				If application requires a Geologic Assessment Report (GAR) due to high or very high likelihood of landslide or liquefaction, or because it is an oceanfront property, the required application has been filed with the City of



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				Bandon. Applicant may also file for a GAR exemption if applicable.
<b>Comments:</b> Applicant submitted a Geotechnical Report for review. Staff will notify you regarding the timeline for this application.				