

City of Bandon

PLANNING COMMISSION AGENDA DOCUMENTATION

DATE: December 16, 2021

HEARING: Conditional Use Permit for 0 11th Street SE (28S-14W-30CC/TL 5800) – Request for a Conditional Use Permit for “multiple-housing” (two detached dwelling units) on property zoned General Commercial (“C-2”) - #21-112 Mark Uecker & Sheri McGrath

ITEM NO: 5.2

SUBMITTED BY:



Dana Nichols, Planning Manager

**STAFF REPORT
OF THE PLANNING DEPARTMENT
FOR THE CITY OF BANDON, OREGON**



FILE NUMBER: 21-112

LOCATION: 0 11th Street SE
Map Number: 28S-14W-30CC/TL 5800

APPLICANT: Sheri McGrath, Coos Curry Consulting Group
PROPERTY OWNER: Mark Uecker

REQUEST: Approval of a Conditional Use Permit (CUP) for “multiple housing” (two detached dwelling units) on property zoned General Commercial (C-2) in the City of Bandon

LEAD CITY STAFF: Dana Nichols, Planning Manager

REVIEW INFORMATION: Planning Commission Regular Meeting, December 16th, 2021 at 7:00 PM

RELEVANT DATES: Application Received: September 16, 2021
Deemed Incomplete: September 28, 2021.
Revised Materials Received: October 12, 2021
Deemed Complete: October 15, 2021
Notice of Public Hearing mailed: November 24, 2021
120 Day Expiration: February 12, 2021

APPLICABLE CRITERIA: BMC (Bandon Municipal Code) Chapters:

- 16.04 Administration and Enforcement
- 16.12 Conditional Uses
- 17.02 Definitions
- 17.44 General Commercial
- 17.96 Off-Street Parking and Loading
- 17.102 Wetland Protection Standards
- 17.104 Supplementary Provisions

Purpose of Staff Report:

Staff reports provide the reviewing body and community members with information regarding current land use requests and staff’s analysis of the application. The staff report provides preliminary information and recommendations. The reviewing body will consider the staff report as well as public testimony and other materials submitted to the City in writing, when making decisions on the application.

I. Procedural – Required Burden of Proof

The applicable approval criteria for this application have been include below. The applicant has provided Findings for each of these criteria and the staff report will evaluate and analyze this information to provide the Commission with a recommendation. Bandon Code language will appear in italics.

Chapter 16.04 – ADMINISTRATION AND ENFORCEMENT

16.04.070 Type III Procedure

Type III decisions are made by the Planning Commission after a public hearing, with an opportunity for appeal to the City Council.

A. Application Requirements.

1. *Application forms. Applications requiring Quasi-Judicial review shall be made on forms provided by the Planning Department.*
2. *Submittal Information. The Planning Department shall advise the applicant on application submittal requirements. At a minimum, the application shall include all of the following information:*
 - a. *The information requested on the application form;*
 - b. *Plans and exhibits required for the specific approval(s) being sought;*
 - c. *A written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards in sufficient detail;*
 - d. *Information demonstrating compliance with prior decision(s) and conditions of approval fir the subject site, as applicable; and*
 - e. *The required fee.*

FINDING: The applicant submitted all required materials and fees sufficient to process the application. Staff finds these criteria have been met,

Chapter 16.12 – CONDITIONAL USES

16.12.010 Authorization to grant or deny conditional uses

Conditional uses are those which may be appropriate, desirable, convenient or necessary in the zoning district in which they are allowed, but which by reason of their height or bulk or the creation of traffic hazards or parking problems or other adverse conditions may be injurious to the public safety, welfare, comfort and convenience unless appropriate conditions are imposed. Applications for uses designated in this title as conditional uses may be granted, granted with modifications or denied by the Planning Commission in accordance with the standards and procedures set forth in this chapter.

Finding: The applicant has applied for a conditional use permit to allow for the construction of a single-family dwelling with a detached garage and additional dwelling unit. Bandon Municipal Code Chapter

17.44.030 allow for “multiple housing” as a conditional use in the General Commercial Zone. The Planning Commission is the reviewing body for requests involving conditional uses.

16.12.020 Authorization to impose conditions.

In approving an application for a conditional use or the modification an existing and functioning conditional use, the city may impose, in addition to those standards and requirements expressly specified by this title, any additional conditions which the city considers necessary to assure that the use is compatible with other uses in the vicinity and to protect the city as a whole. These conditions may include but are not limited to:

- A. Changing the required lot size or yard dimensions;*
- B. Limiting the height of the building(s);*
- C. Controlling the location and number of vehicle access points;*
- D. Requiring additional right-of-way areas or changing the street width;*
- E. Requiring public improvements, including, but not limited to streets, sidewalks, sewer and water line extensions, and bike paths;*
- F. Changing the number of off-street parking and loading spaces required;*
- G. Limiting the number, size and location of signs;*
- H. Requiring diking, fencing, screening or landscaping to protect adjacent or nearby property;*
- I. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor and dust;*
- J. Limiting the hours, days, place and manner of operations;*
- K. Limiting or setting standards for the location and intensity of outdoor lighting;*
- L. Setting requirements on the number, size, location, height and lighting of signs;*
- M. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas and drainage areas.*

Finding: The applicant’s proposal is for a residential use in a commercial zone and includes two dwellings situated on a 21,465 square foot lot. The Planning Commission may wish to discuss the above list to determine if additional conditions may be required to allow for compatible development within the zone.

16.12.040 Approval standards for conditional uses.

The approval of all conditional uses shall be consistent with:

- A. The comprehensive plan;*
- B. The purpose and dimensional standards of the zone except as those dimensional standards have been modified in authorizing the conditional use permit;*
- C. That the site size and dimensions provide adequate area for the needs of the proposed use;*
- D. That the site size and dimensions provide adequate area for aesthetic design treatment to mitigate possible adverse effect from the use of surrounding properties and uses;*
- E. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features;*

- F. *All required public facilities and services have adequate capacity to serve the proposal, and are available or can be made available by the applicant;*
- G. *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the permitted uses listed in the underlying zoning district;*
- H. *All other requirements of this title that apply.*

Findings: The applicant’s proposal is for a residential use in a commercial zone. This is allowed through the conditional use permit process and is consistent with other provisions of the Bandon Municipal Code and the city’s Comprehensive Plan. The large lot is sufficient to accommodate the proposed development, and the construction will occur without impact to the wetlands. The site has adequate street frontage and access to utilities. While the property is zoned commercial, the area is comprised of primarily residential structures and low-impact commercial uses. The proposed use would not alter the neighborhood that would limit or impair surrounding properties. Staff recommends that a condition of approval be placed on the application requiring conformance with the minimum requirements for housing in a residential zone. This would include setbacks, design features, height, and lot coverage.

16.12.090 Standards governing conditional uses.

A conditional use shall comply with the standards and purpose of the zone in which it is located except as these standards may have been modified in authorizing the conditional use or as otherwise provided as follows:

- A. *Yards. In any zone, additional yard requirements may be imposed.*
- C. *Limitation on Access to Property. The Planning Commission may limit vehicle access from a conditional use to a street.*
- H. *Multifamily Housing. When considering a conditional use for multifamily housing, conditions shall not be placed which would exclude needed housing, unnecessarily decrease density, or allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delays.*

Finding: The Planning Commission may choose to discuss adding additional conditions to meet the above standards. Staff does not recommend anything beyond what has already been recommended.

16.12.100 Time limitation

- A. *A conditional use permit shall become void one (1) year after approval, or after such greater or lesser time as may be specified as a condition of approval, unless within that time the required building construction, alteration or enlargement has been commenced and diligently pursued or, if no such construction, alteration or enlargement is required, unless the permit activity is being regularly conducted on the premises.*
- B. *The Planning Commission may extend a use permit for an additional period of one (1) year, subject to the requirements of this title.*
- C. *A conditional use permit shall become void if the use is discontinued for a period of one year.*

Finding: The applicant has not requested an extension to the standard one-year approval for a conditional use permit, therefore Staff recommends a condition of approval that the permit become void one-year after the effective date of approval if construction has not been diligently pursued.

Chapter 17.44 – GENERAL COMMERCIAL (C-2) ZONE

17.44.010 Purpose.

The purpose of the C-2 zone is to provide sufficient and appropriate space for the general shopping, business and commercial needs of the city and surrounding areas, and to encourage the development of such space in a pleasant and desirable manner. These areas are intended to encourage the continuing quality of business retail services and to protect these uses from uses which would break up such continuity.

Finding: The applicant’s request is for a residential use, which is conditionally permitted in the zone. While this area is appropriate for a mixture of residential and commercial uses, the neighborhood has built out as primarily residential. Surrounding properties are single-family dwellings, a dental clinic, mini-storage, and audio equipment manufacturing. Staff finds that the proposed development is not inconsistent with the purpose of the zone.

17.44.30 Conditional uses.

In the C-2 zone, the following uses and their accessory uses may be allowed in accordance with Chapter 16.12 and the provisions of this title:

- D. Single-family, two-family, or multiple housing, including mobile or manufactured home;*

Finding: The applicant has proposed to construct a single-family detached dwelling and a garage with additional unit. While “multiple housing” is not defined as part of the Bandon Municipal Code, Staff finds it appropriate to deem this request as multiple housing because more than one dwelling unit has been proposed. With that in mind, Staff finds this criterion has been met.

17.44.040 Limitations on uses.

In the C-2 zone, the following conditions and limitations shall apply:

- A. The dedication of additional street width may be required when an officially adopted street plan or the nature of the proposed development indicates the need for additional width.*
- B. The use shall not be objectionable because of odor, dust, smoke, fumes, noise, glare or the effects of vehicular traffic.*
- C. Limitations on use may be waived as a conditional use, subject to the provisions of Chapter 16.12.*

Finding: The proposed development will not be objectionable based on the standards above. Staff finds this criterion has been met.

17.44.060 Lot size.

In the C-2 zone, lot size shall have no requirements.

Finding: The lot is 21,465 square feet, so Staff finds this criterion has been met.

17.44.070 Yards.

Except as provided in Section 17.104.060, in the C-2 zone minimum yards shall be as follows:

- A. *In the event of a common property line, a side yard abutting a residential zone shall be at least fifteen (15) feet plus one foot for each two feet by which the height of the building exceeds twenty-eight (28) feet.*
- B. *The rear yard shall meet the same requirements as a side yard.*

Finding: The applicant has proposed setbacks that meet the standard requirements of a structure in a residential zone. Staff recommends adopting a condition of approval that states that setbacks must be at least 20 feet from the front property line, 15 feet from the street-facing side yard, 10 feet in the rear, and 5 feet on the opposite side yard.

17.44.080 Height of building.

In the C-2 zone, no building shall exceed a height of forty-five (45) feet.

Finding: The applicant has proposed a building that is 20 feet in height. Staff recommends a condition of approval that height of a residential structure be limited to 28 feet.

17.44.090 Lot coverage.

In the C-2 zone, buildings shall not occupy more than seventy-five (75) percent of the developed lot or lots.

Finding: The applicant has stated that lot coverage is no more than 35%, so Staff finds this criterion has been met.

Chapter 17.96 – OFF-STREET PARKING AND LOADING

17.96.020 Off-street parking.

At the time a new structure is erected or enlarged or the use of an existing structure is changed, off-street parking spaces shall be provided as set forth in this section unless greater requirements are otherwise established. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if it would result in less space than is required by this title. When square feet are specified, the area measured shall be the gross floor area of the building but shall exclude any space within a building devoted to off-street parking or loading. When the number of employees is specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space. Parking requirements for specific uses are shown in the following table:

Table 17.96.020

PARKING REQUIREMENTS FOR SPECIFIC USES

Use	Requirement
A. Residential Uses	
1. Single-family dwelling	Two spaces.
2. Two- or multifamily dwelling units	Spaces equal to 1.5 times the number of dwelling units.
3. Apartment house, rooming house or boarding house	Spaces for eighty (80) percent of the guest accommodations plus one additional space.

Finding: The proposed development will have four off-street garage parking spaces, with additional driveway space available for parking. Staff finds this criterion has been met.

II. Discussion

The applicant also provided findings related to Chapter 17.104 Supplementary Provisions for the second unit. Staff asserts that the criteria would not apply since Accessory Dwelling Units are allowed only where single-family dwellings are outright permitted, which does not include commercial zones. Instead, the proposal as a whole should be viewed as two separate dwelling units, under the “multiple housing” allowance, each meeting the standards of the code.

Further, Staff recommends that despite being located in a commercial zone, that the Planning Commission adopt conditions of approval that the structures meet the setback, height, lot coverage, and lot size requirements of a residential zone for the residential use. Many existing homes in the area were permitted without these provisions and now staff is unable to regulate development, including the placement, height, and number of accessory structures and fences.

The property also contains a wetland, as shown on the applicant’s site plan. As part of this preliminary review, the applicant submitted an off-site wetland determination report to the Department of State Lands (DSL) to determine what level of reporting and permitting will be required as part of the development process. DSL responded that wetlands are present and that a wetland determination or delineation is needed prior to site development. Staff recommends a condition of approval requiring conformance with the provided Determination and that a delineation be submitted, per the requirements of Bandon Municipal Code Chapter 17.102 as part of Zoning Compliance approval.

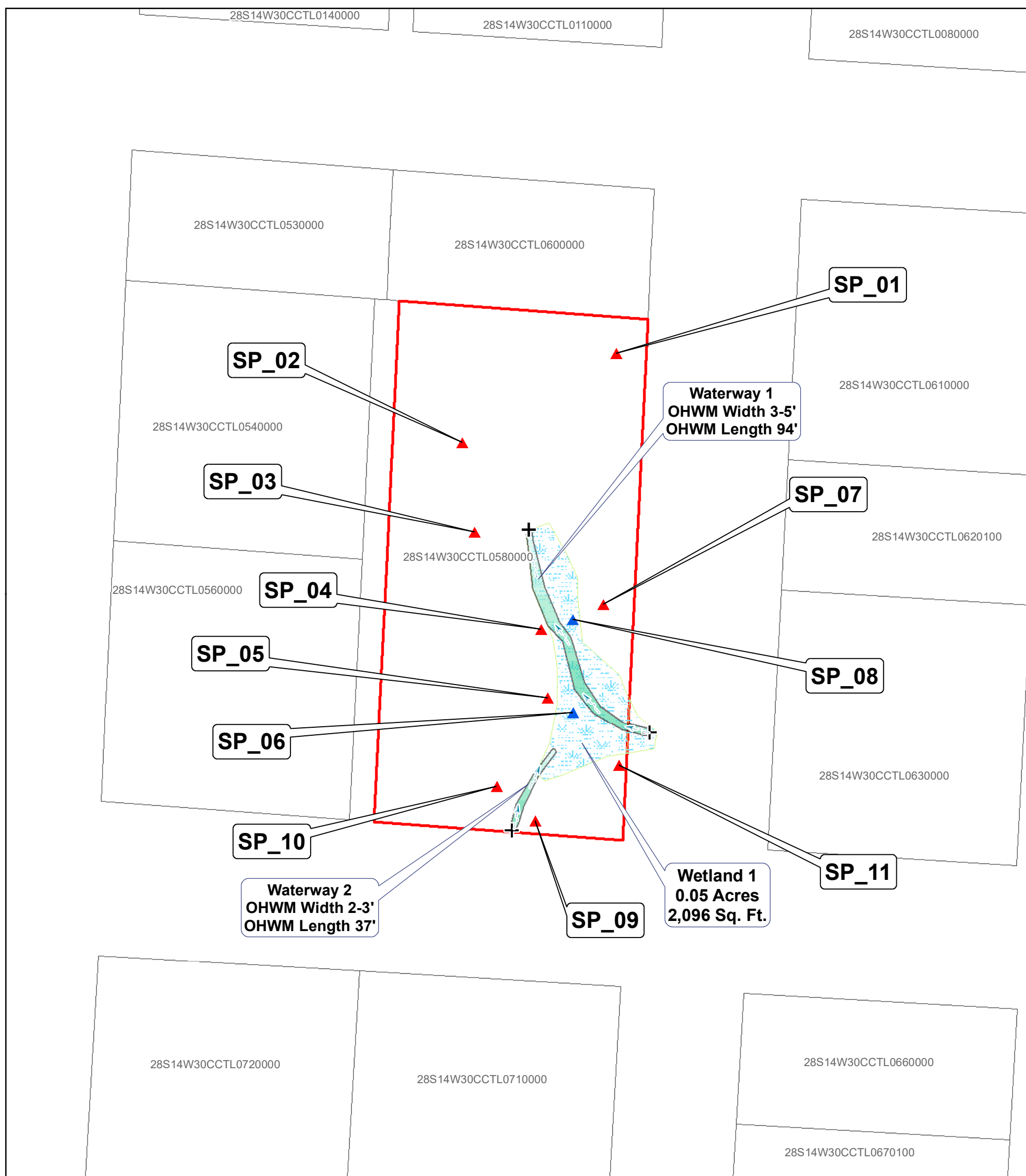
III. Recommendations

Based on the information provided by the applicant and the requirements of the Bandon Municipal Code, Staff recommends approval with the following conditions added:

1. All proposals of the applicant shall become conditions of approval unless otherwise modified by the reviewing body.
2. Plans submitted for Zoning Compliance approval shall be in substantial conformance with the plans reviewed and approved herein.
3. All current and future development shall conform to the yard, height, and lot coverage requirements of the R-1, Residential Zone. Front yard setback shall be 20 feet, side yard setback abutting the street shall be 15 feet, the opposite side yard 5 feet, and the rear yard setback 10 feet. No residential structure shall exceed 28 feet in height. Buildings shall not occupy more than fifty (50) percent of the lot area.
4. The applicant shall adhere to all conditions and permitting requirements of the Department of State Lands.
5. The applicant shall submit a wetland delineation in conformance with Chapter 17.102 of the Bandon Municipal Code before or during the Zoning Compliance process.

Tax Lot 28S14W30CC 5800 Wetland Delineation

Bandon, Coos County, Oregon



1:500

Legend	Notes:	
Study Area	<p>1. All wetland points and boundary features were collected with a resource grade GPS and have an horizontal accuracy of 0.5 meter or less.</p>	
Tax Lot	<p>2. Tax Lot boundaries provided by Coos County, spatial accuracy assumed accurate to within 1-meter.</p>	
Culvert	<p>3. Study Area consists of entirety of tax lot 28S14W30CC005800 and is accurate to within 1-meter.</p>	
Flow Line	<p>4. Native size of map layout is 11"x17".</p>	
Waterway	<p>5. Area calculations limited to those areas within Study Area.</p>	
Wetland		
Sample Plot		
Upland		
Wetland		



Sheri McGrath <cooscurry@gmail.com>

Offsite Determination: Uecker

5 messages

Sheri McGrath <cooscurry@gmail.com>
To: Lynne McAllister <lynne.mcallister@dsl.state.or.us>
Cc: Sheri McGrath <cooscurry@gmail.com>

Thu, Sep 30, 2021 at 2:09 PM

Hi, Lynne,

I have attached an off site wetland determination request for a project in Bandon. I have spoken to Bob Lobdell about this property already, and he has seen the attached plot plan. The city is requesting that I submit your formal response with the application.

Thank you in advance!

Sheri McGrath
Coos Curry Consulting
P.O. Box 1548
Bandon, OR 97411
541-982-9531
cooscurry@gmail.com

2 attachments **Wetland Overlay Map.pdf**
68K **Wetland Determination Request.pdf**
326K


Sheri McGrath <cooscurry@gmail.com>
To: Andrea.DOWNING@dsl.oregon.gov
Cc: Sheri McGrath <cooscurry@gmail.com>

Mon, Oct 4, 2021 at 12:23 PM

Here is another one I sent to Lynne last week. I have added the tax assessor's map to this file.

Thank you!
Sheri McGrath
Coos Curry Consulting
P.O. Box 1548
Bandon, OR 97411
541-982-9531
cooscurry@gmail.com

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3 attachments **Wetland Overlay Map.pdf**
68K **Wetland Determination Request.pdf**
326K **28s14w30cc.pdf**
299K

Sheri McGrath <cooscurry@gmail.com>
To: DOWNING Andrea * DSL <Andrea.DOWNING@dsl.oregon.gov>, Lynne McAllister <lynne.mcallister@dsl.state.or.us>
Cc: Sheri McGrath <cooscurry@gmail.com>

Mon, Oct 4, 2021 at 4:15 PM

Hi, again,

I visited this site today to take some pictures for your review process. The wetland overlay I show on the plot plan is the top of bank. The pictures show that there is a culvert at the bottom that is the "wetland". It was dry when I was there today. I included pictures from both sides of the top of bank, so that you can see the topography change. That is the outline on my map.

Hope this is helpful,
Sheri

[Quoted text hidden]

 **Photos of Drainage Ditch.pdf**
1685K

HOWARD Heather * DSL <Heather.HOWARD@dsl.oregon.gov>
To: Sheri McGrath <cooscurry@gmail.com>

Fri, Oct 8, 2021 at 11:32 AM

We received your wetland determination request on 9/30/2021 for the Site in Bandon. **Lynne McAllister** (lynne.mcallister@dsl.oregon.gov, 503-986-5300) is the Jurisdiction Coordinator assigned to review and the DSL file number is **WD2021-0545**. You can expect a response in *approximately 30 days*.

Heather Howard

Support Services Specialist

Oregon Department of State Lands

775 Summer St. NE, Ste. 100

Salem, OR 97301

(503) 986-5235

www.oregon.gov/dsl

**Online Payment Portal, <https://apps.oregon.gov/ECommerce/EPS/DSL>

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HOWARD Heather * DSL <Heather.HOWARD@dsl.oregon.gov>
To: Sheri McGrath <cooscurry@gmail.com>

Fri, Oct 8, 2021 at 12:35 PM

Received. Thank you!

Have a great weekend!

Heather Howard

Support Services Specialist

Oregon Department of State Lands

775 Summer St. NE, Ste. 100

Salem, OR 97301

(503) 986-5235

www.oregon.gov/dsl

**Online Payment Portal, <https://apps.oregon.gov/ECommerce/EPS/DSL>

From: Sheri McGrath <cooscurry@gmail.com>
Sent: Monday, October 4, 2021 12:24 PM
To: DOWNING Andrea * DSL <Andrea.DOWNING@dsl.oregon.gov>
Cc: Sheri McGrath <cooscurry@gmail.com>

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Sheri McGrath <cooscurry@gmail.com>

Uecker Plot Plan and Overlay

4 messages

Sheri McGrath <cooscurry@gmail.com>

Tue, Aug 10, 2021 at 11:31 AM

To: Bob Lobdell <bob.lobdell@dsl.state.or.us>

Cc: Sheri McGrath <cooscurry@gmail.com>, Mark Uecker <uecker57@live.com>

Hi, Bob,

Thank you for the call today. Per our conversation, I will be submitting to you our construction plans prior to submitting the application to the City of Bandon.

For today's conversation, I have overlaid (very roughly!) the proposed plot plan over the existing topographic survey. That is attached along with the actual topo and plot plan. You can see the wetland area outlined in blue on the overlay.

Thank you for your time and consideration on this matter. Have a great day!

Sheri McGrath
Coos Curry Consulting
P.O. Box 1548
Bandon, OR 97411
541-982-9531
cooscurry@gmail.com

3 attachments **Rough Overlay of Plot on Topo Map 8-10-21.pdf**
307K **Proposed Plot Plan 8-10-21.pdf**
506K **Topographic Survey.pdf**
1017K

LOBDELL Bob * DSL <bob.lobdell@dsl.state.or.us>

Tue, Aug 10, 2021 at 11:46 AM

To: Sheri McGrath <cooscurry@gmail.com>

Cc: Mark Uecker <uecker57@live.com>

Thanks Sheri,

Looks like the areas will be avoided completely. I can provide you a better response when the construction plans are completed. I have asked the City to seek our comments on the development proposal when you all submit for the CUP. Thanks for the fast response, I appreciate it.

Robert Lobdell

Aquatic Resource Coordinator

Oregon Department of State Lands

Office – (503) 986-5282

Cell – (503) 580-2747

Robert.lobdell@dsl.state.or.us

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Sheri McGrath <cooscurry@gmail.com>

Thu, Sep 16, 2021 at 2:47 PM

To: LOBDELL Bob * DSL <bob.lobdell@dsl.state.or.us>

Cc: Mark Uecker <uecker57@live.com>, Sheri McGrath <cooscurry@gmail.com>

Hi, Bob,

I have attached a copy of the conditional use permit application with supporting documents for your review and records. The city will also be notifying you for comments during the review process. I drew a nicer wetland overlay for you and it is included.

Have a great weekend, and thank you for your input!

Sheri McGrath
Coos Curry Consulting
P.O. Box 1548
Bandon, OR 97411
541-982-9531
cooscurry@gmail.com

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 **Conditional Use Permit Application with Supporting Documentation.pdf**
12130K

Sheri McGrath <cooscurry@gmail.com>
To: LOBDELL Bob * DSL <bob.lobdell@dsl.state.or.us>
Cc: Sheri McGrath <cooscurry@gmail.com>

Tue, Sep 28, 2021 at 1:22 PM

Hi, Bob,

The City of Bandon is asking that I provide proof that you have been notified of this project, and that DSL is not going to require a permit. I guess they changed this to be the applicant's responsibility instead of them contacting you during the review process.

Thank you in advance!

Sheri McGrath
Coos Curry Consulting
P.O. Box 1548
Bandon, OR 97411
541-982-9531
cooscurry@gmail.com

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City of Bandon
Planning Department
P.O. Box 67
Bandon, OR 97411
Phone: 541-347-2437
www.cityofbandon.org

September 28, 2021

McGrath, Sheri
PO Box 1548
Bandon, OR 97411

Completeness Review: CUP; Application number 21-112

Thank you for submitting a Planning Permit Application to construct a new single-family dwelling at 0 11TH St SE (28S-14W-30CC / TL 5800). Our completeness review process provides an opportunity to address unclear, incomplete, or missing items before your application is evaluated for consistency with our land use code. Please review the attached Completeness Review document for more details.

Based on our review of your submission, we have determined that the application is **incomplete** as of the date of this letter. Please review the enclosed Completeness Review for more details on which items are incomplete or missing.

In Oregon, an applicant has 180 days from the date an application is first submitted to make an application complete. On the 181st day, the application becomes void. Your application was submitted on September 16, 2021, and will become void on March 15, 2022, unless the procedures outlined in the attached Completeness Review document are completed.

Please review and complete the **Incomplete Land Use Application Form**. If you have any questions, please contact me by email: emontes@cityofbandon.org or phone: 541-347-7922.

Sincerely,

Eric Montes
Planning Technician

Attachments

- Incomplete Land Use Application Form
- Planning Completeness Review



General Land Use Application Completeness Review

The City reviews land use applications for completeness according to State law (ORS 227.178). The Bandon Municipal Code requires that a land use application must address each of the criteria and standards applicable to the proposed use, including any adjustments to standards requested in the application. It is the applicant's responsibility to provide persuasive evidence that the application complies with the approval criteria and applicable standards. Supplying the information requested by the City will provide the necessary documentation for an informed decision. Refusal to submit all or some of the missing information could result in a denial of the application.

When you are ready to submit your application, meet with the Planning Department between 9:00 am – 3:00 PM, Monday-Thursday, located at City Hall, 555 Highway 101, Bandon, OR 97411. Be sure to include the following items in your application packet:

- Completed application form(s)
- All required materials listed in the application form
- Application fee

If you have any questions about this process, please call the Planning Department at 541-347-7922. Application forms, the Bandon Municipal Code, fee schedule, and other useful materials can be found on our website:

www.cityofbandon.org/planning

City Staff will perform a counter check for you upon submittal. This review will only look at whether the correct applications, supplementary materials, and fees have been submitted. A planner will perform a Completeness Review within 30 days of submittal.

If City Staff determine that an application contains sufficient information for review, staff will inform the applicant in writing and the application will be deemed "complete." Once an application is deemed "complete", City staff will begin the application review process.

If City Staff determine that an application is "incomplete", staff will inform the applicant in writing and provide a list of missing or incomplete materials. The City will begin the review of the "incomplete" application upon review and determination that the following items have been received:

1. All missing or incomplete materials requested by the City; or
2. Some of the missing or incomplete materials requested by the City and a written statement from the applicant that none of the other missing information will be provided; or
3. A written statement from the applicant indicating that none of the missing information will be provided.

To help ensure City staff know how to proceed with an "incomplete" application, applicants are requested to submit a form titled, "Incomplete Land Use Application".

Per State law, an applicant has 180 days from the date an application is first submitted to make the application complete. On the 181st day after a land use application is first submitted, it will be void if an applicant has not submitted the required form.



City of Bandon
 Planning Department
 P.O. Box 67
 Bandon, OR 97411
 Phone: 541-347-2437
www.cityofbandon.org

Incomplete Land Use Application Form 180 Day Completeness Review Process

Please Complete and Return to:

Bandon Planning Department

Attn: Dana Nicoles

File #: 21-112

PO Box 67

Bandon, OR 97411

FAX – (541) 347-1415

Completeness Review Step *(Check ONE Box):*

- I intend to submit all of the missing or incomplete materials as identified by the City in completeness review. I understand that according to State law I have up to 180 days from the date the application was submitted to provide the missing or incomplete materials and that after that date, if I have not submitted the missing information, my application will be void. I also hereby agree to allow the City a reasonable period of time for a review and determination of completeness upon submittal of the missing or incomplete materials and the required number of copies. Required information has been provided. An electronic copy was sent 10-12-21.

- I intend to submit some, but not all, of the missing or incomplete materials as identified by the City in completeness review. I understand that according to State law I have up to 180 days from the date the application was submitted to provide the missing or incomplete materials that I intend to submit and that after that date, if I have not submitted the missing information, my application will be void. I also hereby agree to allow the City a reasonable period of time for a review and determination of completeness, upon submittal of the missing or incomplete materials and the required number of copies. The materials I do not intend to submit are those items I have listed on the lines below (attach additional sheets of necessary).
Findings have already been provided and include the information listed on the incomplete letter. A grading plan is not required as the foundation will match the existing grade and step down to match grade. No additional fill or removal is needed. A material will be kept on site. DSL has been notified of the project. The existing site conditions are listed in the narrative. It is vacant land.

- I do not intend to submit any of the missing or incomplete materials as identified by the City in the completeness review. I understand that the City will proceed with review of the application materials previously submitted. I also understand that incomplete applications may not provide adequate evidence to demonstrate compliance with applicable criteria and standards. Please deem my application complete as of the date this form is received by the Bandon Planning Department.

Sheri McGrath on behalf owner

Printed Name of Applicant or Applicant’s Representative

Signature of Applicant or Applicant’s Representative

10-12-21

Date

AFFIDAVIT OF MAILING

I, Eric Montes, hereby depose and say that I did, on November 24, 2021, send a Notice of Public Hearing regarding application #21-112 requesting a conditional use permit to construct a new single-family dwelling in a General Commercial Zone (C-2) at 0 11th St SE, Bandon OR 97411. It was delivered to the United States post office at Bandon, Oregon on November 24, 2021, for mailing to the below described list of participants.



Eric Montes
PLANNING TECHNICIAN

FOR: NOTICE OF PUBLIC HEARING: 0 11TH ST SE – CONDITIONAL USE PERMIT



NOTICE OF PUBLIC HEARING CITY OF BANDON PLANNING COMMISSION

Notice is hereby given that a Public Hearing has been set before the Planning Commission of the City of Bandon, regarding application #21-112, request for a conditional use permit to construct “multiple housing” (two detached dwelling units) on a property zoned General Commercial (C-2) in the City of Bandon. You have received this notice because your property is located within 250 feet of the subject property.

Property Owner:	Mark Uecker
Applicant(s):	Coos Curry Consulting Group
Property Location:	28S-14W-30CC / TL 5800
Lead Staff:	Dana Nichols, Planning Manager
Meeting Date:	Thursday, December 16, 2021 at 7:00 PM
Proposal:	Conditional use permit to construct multiple housing on property zoned General Commercial (C-2).
Applicable Criteria List: (Bandon Municipal Code)	16.04 Administration and Enforcement 16.12 Conditional Uses 17.02 Definitions 17.44 General Commercial 17.96 Off-Street Parking and Loading 17.102 Wetland Protection Standards 17.104 Supplementary Provisions

The hearing has been set for **Thursday, December 16 at 7:00 p.m.** and will be conducted in-person and through Zoom Webinar.

Link to Zoom webinar: <https://us02web.zoom.us/j/83761667843>. Application materials and supporting documents can be viewed on the Planning Department’s webpage, through www.cityofbandon.org.




Time will be allowed for your verbal testimony at the hearing. It is recommended that testimony also be presented in written form. Testimony may be submitted in person, by mail, or may be electronically submitted to planning@cityofbandon.org. Please note the deadlines below for submitting testimony:

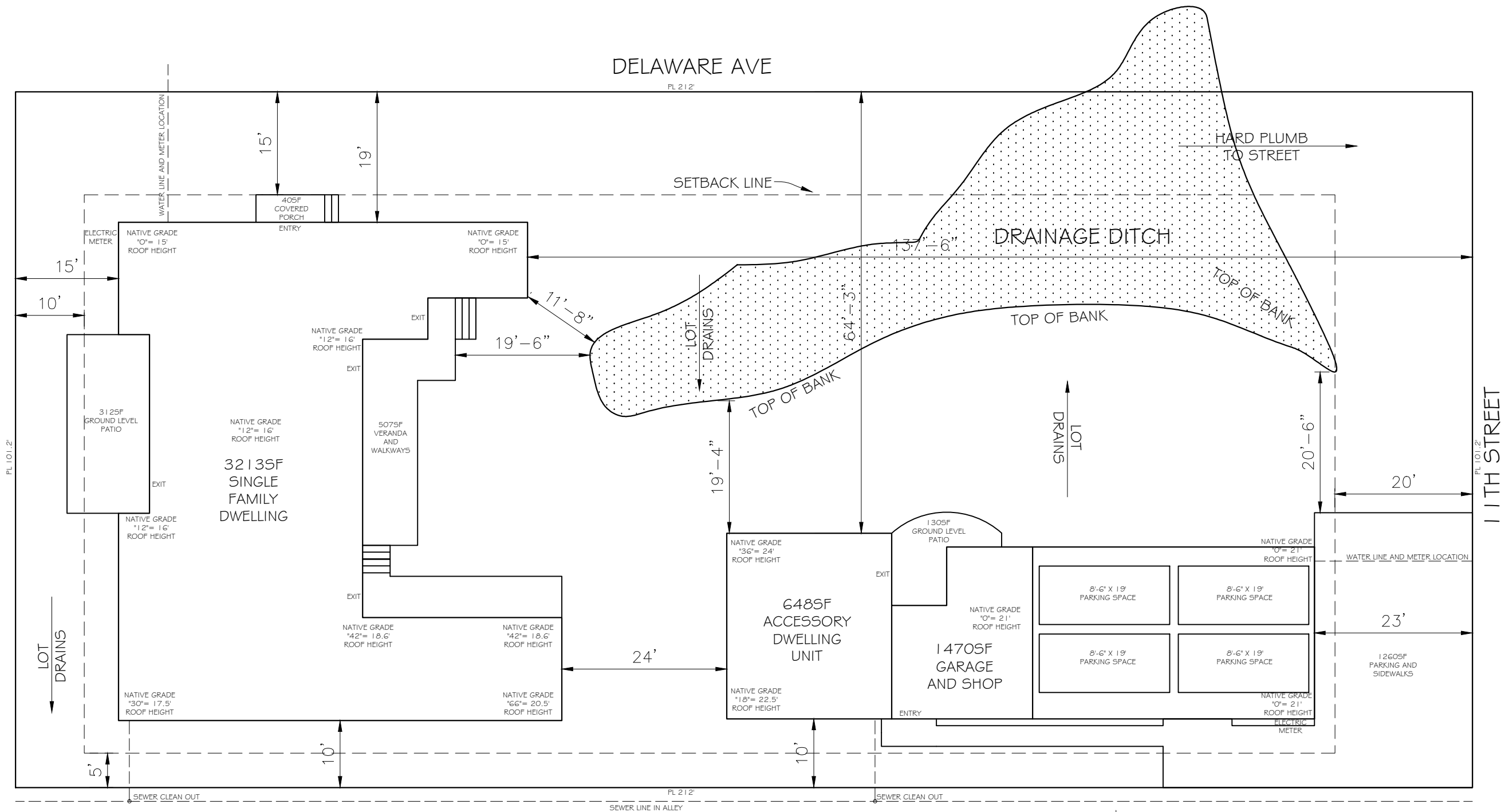
- **5:00 pm, December 8, 2021: Deadline for inclusion of testimony in meeting packet.**
- **5:00 pm, December 15, 2021: Deadline for receipt of hand delivered, mailed and/or electronic testimony.**
- **After 5:00 pm on December 15, 2021: Testimony must be presented verbally at the public hearing.**

Map of Noticing Properties: 0 11th St SE (28S-14W-30CC/ TL 5800)



Legend

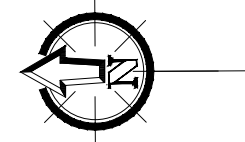
-  0 11th St SE (28S-14W-30CC/ TL 5800)
-  250' Buffer
-  Noticing Properties



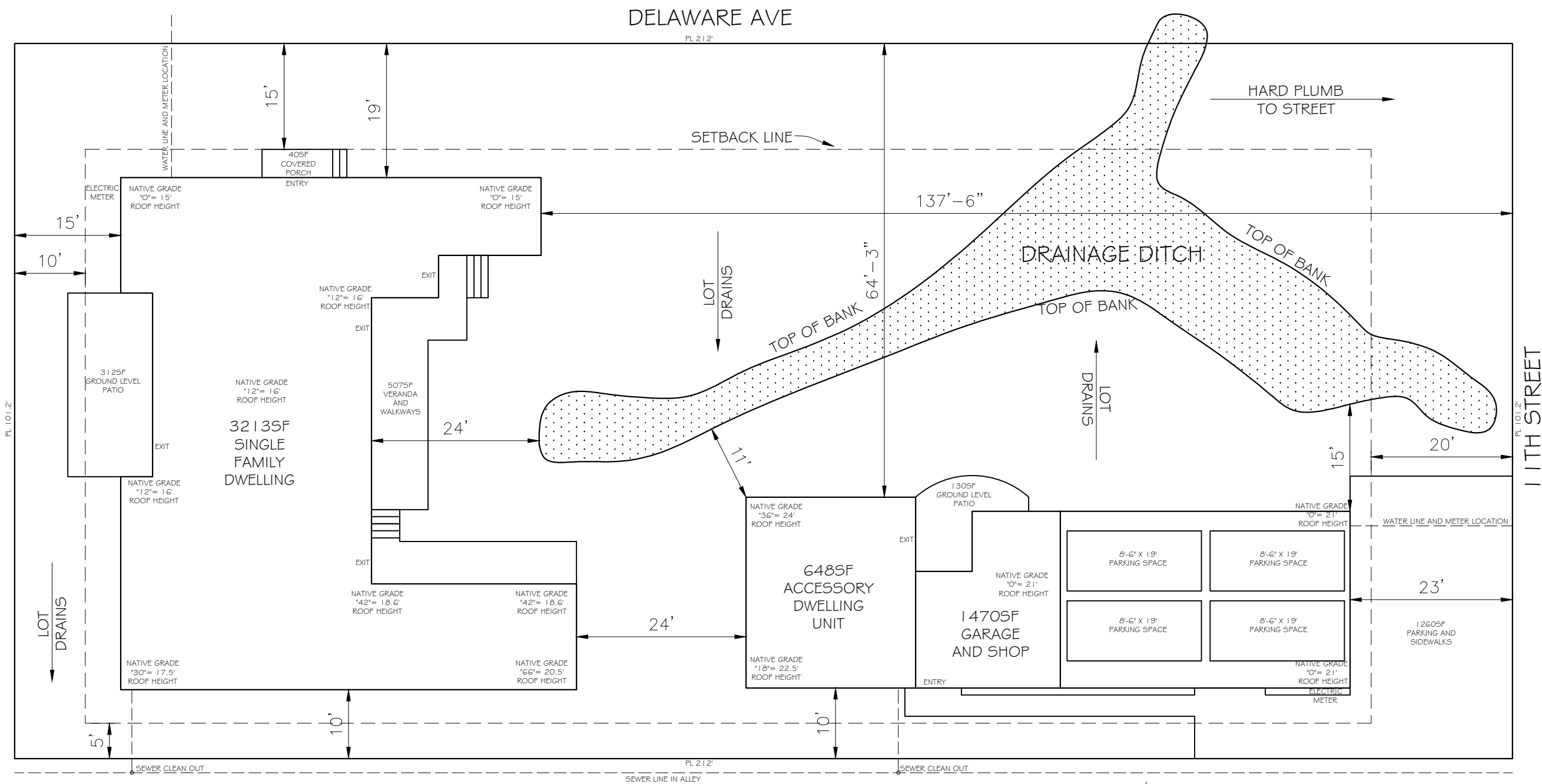
OWNER INFORMATION:
 MARK UECKER
 5108 W OUTLOOK AVE
 BOISE, ID 83703

SITE INFORMATION:
 28-14-30CC TL 5800
 TAX ACCT 3161400

PROPOSED PLOT PLAN
 $\frac{1}{16}'' = 1'-0''$



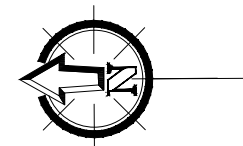
LOT SF = 21,465
 HOME SF = 3213
 GARAGE SF = 2118
 CONCRETE = 2142
 TOTAL IMPERMEABLE SURFACES = 35%



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 $\frac{1}{16}'' = 1'-0''$



LOT SF = 21,465
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 CONCRETE = 2142
 TOTAL IMPERMEABLE SURFACES = 35%

September 16, 2021
APPLICATION FOR RESIDENTIAL USE IN THE C-2 ZONE
28-14-30CC TL 5800
Tax Account #3161400

PROPERTY OWNER

Mark Uecker
5108 W Outlook Ave
Boise, ID 83703

APPLICANT

Coos Curry Consulting Group
P.O. Box 1548
Bandon, OR 97411

Office Contact:
Sheri McGrath
cooscurry@gmail.com
541-982-9531

EXISTING PROPERTY CONDITIONS

The subject property is located in Bandon, found in Coos County, Oregon. The property is known as Tax Lot 5800 on the Coos County Tax Assessor's Map 28-14-30CC. The property is Lots 4-9 of Block 29 of the Woodland Addition Bandon. The property is located in the C-2 zoning district and is 101.25'x212' in size. A situs address has not been assigned to this property. The lot is located at 11th Street and Delaware Avenue and is considered a corner lot.

There is no existing development on the site. The southern property boundary abuts 11th Street which is an open street. Delaware Avenue to the east is not developed, though an existing driveway is located within that right of way. The surrounding area is predominantly residential in nature.

A drainage ditch is located in the approximate center of the property, and is well defined by a top of bank. The actual wetland area can not be seen or reached from the top of the bank. All proposed development is well outside of the wetland boundary, and the Department of State Lands has been notified of the proposed development. Vegetation consists of blackberry vines, gorse, wildflowers and trees. The majority of vegetation is in or around the wetland area. The remainder of the lot is maintained grass and gorse.

PROPOSED PROPERTY CONDITIONS

The Uecker Family would like to construct a stick framed single family dwelling on the subject property. They are also proposing a detached garage with a small living space for their young adult son. The living space can be permitted conditionally by the planning commission in lieu of

multi-family or two family housing on this property. The applicant is requesting a conversation about the proposed use, and is open to hearing the thoughts of the commission regarding the long term use of the property and much needed housing in Bandon. The proposed use will enhance the character of the neighborhood. In contrast, a commercial use or multi-family dwelling would increase traffic and noise and would disrupt the neighboring properties.

Proposed access will be from 11th Street where the garage will be facing. Both the driveway and the driveway apron will be finished with concrete. The proposed garage will provide four off street parking spaces.

The front entry of the main home is proposed to face Delaware Avenue. There are no architectural features listed in the C-2 zone for residential units, though we are offering the following for architectural review. Features include an eave depth greater than 6", roof pitches greater than 3:12, mullioned windows, covered porches, building and roof offsets, hardi-plank siding with a natural stain and the garage structure will match.

All steps and deck posts are within the allowed building area and not within the required yards.

The lot square footage is 21,465sf. The proposed dwelling has a footprint of 3213sf and the garage with studio has a footprint of 2118sf. There are proposed concrete decks and the parking pad which have a footprint of 1992sf. The driveway will be 150sf. The total percentage of impermeable surfaces equals 35% of lot coverage. The total height of the main structure is proposed to be 20' from the lowest native grade. The height of the garage structure is also 20' from native grade.

The applicant is requesting clearance for the single family dwelling, detached garage and additional dwelling unit. Below are findings to support the request. A Planning Permit Application and supporting documents are enclosed with the permit application deposit of \$1,000.00.

CITY OF BANDON MUNICIPAL CODE

16.12.010 "Conditional uses are those which may be appropriate, desirable, convenient or necessary in the zoning district in which they are allowed, but which by reason of their height or bulk or the creation of traffic hazards or parking problems or other adverse conditions may be injurious to the public safety, welfare, comfort and convenience unless appropriate conditions are imposed. Applications for uses designated in this title as conditional uses may be granted, granted with modifications or denied by the Planning Commission in accordance with the standards and procedures set forth in this chapter".

The applicant has applied for a conditional use permit for the development of a single family dwelling, detached garage and accessory dwelling unit in the C-2 zone.

16.12.020 The city may impose additional conditions which may be considered necessary to assure compatibility with the surrounding area.

The applicant is aware that additional conditions may be placed on the permit approval.

16.12.040 The approval of all conditional uses shall be consistent with (A. The comprehensive plan.

The proposed dwelling is consistent with the Plan. The Plan projected a shortage of residential units in the year 2000 of 1082 units. The proposal is for 2 dwelling units. A multiple family unit would be difficult to construct on this lot due to the wetland feature. Separating the units maintains the park-like setting and avoids all disturbance of the wetland.

(B. The purpose and dimensional standards of the zone except as those dimensional standards have been modified in authorizing the conditional use permit.

This area of Bandon has a mix of commercial and residential uses. The properties to the immediate north, east and west of the subject property have residential units. Commercial uses are south of 11th Street.

(C. That the site size and dimensions provide adequate area for the needs of the proposed use.

The lot size exceeds the square footage requirements for multi-housing in the residential zones. The C-2 zone does not have a lot size requirement. All setbacks and lot coverage requirements can be met.

(D. That the site size and dimensions provide adequate area for aesthetic design treatment to mitigate possible adverse effects from the use of surrounding properties and uses.

The proposed dwelling meets at least 6 of the residential architectural features to ensure aesthetic design has been met.

(E. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features.

The lot size is larger than the minimum lot size for residential development. Even with the wetland feature, the building area of the lot is relatively flat, open and does not require the clearing of trees or established plants. It is covered in coastal grasses and gorse.

(F. All required public facilities and services have adequate capacity to serve the proposal, and are available or can be made available by the applicant.

Water, Sewer and Electric are available to the lot with main lines located in 11th Street. Some utilities are installed within the Delaware Avenue right of way as well.

(G. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the permitted uses listed in the underlying zoning district.

The proposed use is residential and is surrounded by residential structures. Residential uses are to the immediate north and west. Residential development is on the east side of Delaware as well. The character of the area will not be altered.

(H. All other requirements of this title that apply.

The applicant is confident that all areas of the municipal code can be met and have been addressed in this application for development.

16.12.050 Conditional uses can not grant variances.

The applicant has not requested a variance.

16.12.060 The applicant for a conditional use must be the property owner or an authorized representative. The following information must be included with the application:
(A. Twelve (12) copies of the site development plan(s) drawn to scale and necessary data or narrative which explains how the development conforms to the standards.

The city no longer requires the 12 copies. An electronic copy has been sent to the planning department.

(B. The required fee.

A \$1,000.00 deposit has been paid. The applicant understands that additional review fees may be invoiced later.

(C. The conditional use plan, data and narrative shall include the following:

1. Existing site conditions.

The applicant has provided this narrative.

2. A site plan for all proposed improvements.

A plot plan is enclosed.

3. A grading plan.

This is not applicable for this lot.

4. A landscape plan.

This is not applicable for residential development.

5. Architectural elevations of all structures.

Elevations are enclosed.

6. A sign plan.

This is not applicable for residential development.

7. A copy of all existing and proposed restrictions or covenants.

There are no restrictions or covenants on the subject property.

(D. In the case where any or all of the above are unnecessary, as in the case of a change of use in an existing structure, the planning director shall determine which items in Bandon Municipal Code, Title 16, Codified 06-03-2021 Page 28 of 60 subsection (C)(1) through (7) of this section will not be required for application. The Planning Commission may request additional items if they determine that these additional items are necessary to understand and make a decision on the application.

The applicant has provided a complete application, though it is understood that additional information may be required during the review process.

16.12.090(A) In any zone, additional yard requirements may be imposed.

The applicant understands that additional requirements may be imposed, though none are anticipated. The front yard is 20' facing 11th Street, the side yard facing Delaware Avenue is 15', the side yard is 5' and the rear yard is 10'.

16.12.100 (A. A conditional use permit shall become void one (1) year after approval, or after such greater or lesser time as may be specified as a condition of approval, unless within that time the required building construction, alteration or enlargement has been commenced and diligently pursued or, if no such

construction, alteration or enlargement is required, unless the permit activity is being regularly conducted on the premises.

(B. The Planning Commission may extend a use permit for an additional period of one (1) year, subject to the requirements of this title.

(C. A conditional use permit shall become void if the use is discontinued for a period of one year.

The applicant understands the validity of the permit and required steps to keep the permit active.

16.12.110 The Planning Commission may revoke any conditional use permit for noncompliance with conditions set forth in the granting of said permit after first holding a public hearing and giving notice of such hearing as provided in Chapter 16.04.

The applicant understands that there are consequences when the conditions of approval are not complied with.

17.02 "Access" means a legally and physically defined area available and practical for motor vehicle ingress and egress to a parcel or lot. In determining practicality, the topography, drainage, potential for erosion and other factors may be considered.

"Architectural projections" means protrusions of a building wall that are extended so as to create articulation of the exterior building wall.

"Architectural recesses" means portions of a building wall that are set back so as to create articulation of the exterior building wall.

"Building footprint" means the outline of a building, as measured around its foundation.

"Driveway" means areas that provide vehicular access to a site, except for public and private streets. A driveway begins at the property line and extends into the site. Driveways do not include parking, maneuvering or circulation areas in parking space areas.

"Driveway apron/approach" means the edge of a driveway where it abuts a public right-of-way; usually constructed of concrete or asphalt.

"Face" means the facade of a structure facing a street.

"Height of building or structure" means the vertical distance from the native grade to the highest point of the roof. On slopes, the height of the structure shall be determined by taking the height of each side of the building measured from grade

at the center of the wall to the highest point of the roof and divided by the number of measured sides.

"Lot corner" means a lot, parcel or portion thereof, situated at the intersection of two or more streets."Lot depth" means the average horizontal distance between the front lot or parcel line and the rear lot or parcel line.

"Lot coverage" means the area of a lot covered by a building or buildings expressed as a percentage of the total lot area.

"Off-street parking" means all off-street areas designed, used, required or intended to be used for the parking of motor vehicles.

"Setback" means the distance from a lot line to any point of a building or structure. Minimum and maximum setbacks may be required for front, side and rear yards.

"Single-family dwelling means a dwelling that does not share a wall with any other building and is located on its own lot or parcel.

17.44.010 "The purpose of the C-2 zone is to provide sufficient and appropriate space for the general shopping, business and commercial needs of the city and surrounding areas, and to encourage the development of such space in a pleasant and desirable manner. These areas are intended to encourage the continuing quality of business retail services and to protect these uses from uses which would break up such continuity."

17.44.030 The C-2 zone allows residential uses as a Conditional Use and lists the uses as: Single-family, two-family, or multiple housing, including mobile or manufactured home.

The applicant is requesting clearance for two dwelling units. They are contained in two structures, are not adjoining, and are less intensive in use than an apartment complex and or mobile home park. A multiple family unit would be difficult to construct on this lot due to the wetland feature. Separating the units maintains the park-like setting and avoids all disturbance of the wetland.

17.44.040 There are limitations on some uses in this zone.

The applicant understands the limitations, and does not believe these to be applicable to the request.

17.44.050 There are code considerations for signage.

The applicant is not proposing signage.

17.44.060 There are no lot size requirements in the C-2 zone.

The applicant has based their proposal on the square footage requirements for residential zones in order to provide proof that the proposed use exceeds the normal residential development standards.

17.44.070 The setbacks for the C-2 zone are based on commercial uses. Exceptions are found in 17.104.060.

The applicant has proposed a residential use that abuts other residential uses that are all within the C-2 zone. The applicant has proposed the same yard setbacks that are required in residential zones. If a reduction in setbacks is permitted, then the applicant is asking for clarification on what would be permitted.

17.44.080 The height restriction in the C-2 zone is 45'.

The applicant is proposing structures that are less than the allowed height.

17.44.090 There is a 75% lot coverage restriction in the C-2 zone.

The applicant is proposing a total lot coverage of 35%.

17.44.110 There are exceptions to the height limit in this zone.

The applicant is not requesting an exception.

17.96.020 Two off street parking spaces are required for a single family dwelling. For two family and multi family dwellings, the required spaces are 1.5 times the number of units.

The applicant has provided 4 off street parking spaces within the proposed garage, and additional parking is available in front of the garage.

17.96.040(G) Parking within the required setback areas include:

(1. A maximum of three (3) motor vehicle parking spaces shall be allowed within the required front or street-side setback area, two (2) of which may be counted towards meeting the minimum number of required off-street parking spaces. Any such parking spaces must be located within a driveway surfaced with concrete, asphalt, gravel, or other material approved by the City.

The applicant has provided (2) parking spaces outside of the required setback area and there will be room for an additional (2) parking spaces in the front required setback area.

(2. Motor vehicle parking within the required front or street-side setback area shall be located no closer than five (5) feet from any interior property line.

The applicant understands this requirement.

17.104.020(B) Accessory Dwellings are allowed as a permitted use anywhere single-family dwellings are outright permitted. Accessory dwellings shall comply with all requirements of the primary use except where specifically modified by the title and shall comply with the following limitations.

Single family dwellings are allowed as a conditional use in the C-2 zone. The applicant is applying for a conditional use for the single family dwelling and the accessory dwelling.

17.104.020(B,1) Accessory Dwelling Units are prohibited from use as a Vacation Rental Dwelling in all zones and are also prohibited on properties designated as Vacation Rental Dwellings.

The subject property is vacant, and the owner has no intention of applying for a vacation rental dwelling.

17.104.020(B,2) A detached Accessory Dwelling shall not exceed 650 square feet of floor area, or 40 percent of the primary dwelling's floor area, whichever is smaller.

The proposed dwelling unit is 648sf in size.

17.104.020(B,3) An attached or interior Accessory Dwelling shall not exceed 650 square feet of floor area, or 40 percent of the primary dwelling's floor area.

The proposed dwelling unit is 648sf in size and is 30% of the structure square footage and 20% of the detached single family dwelling.

17.104.020(B,4) One additional off-street parking space, beyond the two required for a single-family dwelling, is required for an accessory dwelling.

The applicant is proposing 4 off street parking spaces within the garage and additional parking in front of the garage.

17.104.020(B, 5) Development of an Accessory Dwelling Unit (DU) shall require the payment of a systems development charge of \$5,500.00.

The applicant understands the fee for the SDC.

17.104.020(B,6) Detached Accessory Dwelling Units shall have electric and water meters separate from the primary residence.

The applicant understands the requirement for separate meters.

17.104.030 Cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features and other similar architectural features shall not project more than eighteen (18) inches into a required yard.

The applicant is not proposing any projections that will be within the required yards.

17.104.040 No lot area, yard or other open space, or required off-street parking shall be reduced below the minimums required by this title.

The subject property has adequate square footage, and exceeds that of a residential lot. There are no lot size requirements in the C-2 zone.

17.104.050(A) General exception to lot size requirements: A parcel or lot which does not meet the current lot size requirements of the zone in which the property is located may be developed, provided that all other requirements of the zone are met.

The lot size can accommodate the required parking, utilities and the two proposed structures.

17.104.080(A) All lots shall abut a street other than an alley for a width of at least forty (40) feet.

The subject property abuts 11th Street for a width of 101.25'.

17.104.090(A) "Residential driveways shall have a minimum vision clearance area formed by the intersection of the driveway center line, the street right-of-way line and a straight line joining said lines through points twenty (20) feet from their intersection. This measurement will form a triangle which will be used to calculate the vision clearance area."

The applicant will exceed the required vision clearance requirement.

17.108.040(A) A legally created parcel or lot which does not meet the current lot size requirements of the zone in which the property is located may be developed, provided that all other requirements of the zone are met.

The parcel is considered legally created and exceeds the lot size requirements for the zone and for residential development.

CITY OF BANDON COMPREHENSIVE PLAN

Chapter 3 The Plan recognizes a shortage of multi-family dwelling units in the Bandon area in relation to such housing in Coos County and the entire State of Oregon.

Page 139 The Plan states “Buildable lands are not adequate to accommodate projected housing needs.”

STATE OF OREGON

HB 2001 The State of Oregon recognizes the need for affordable and diverse housing in Oregon. House Bill 2001 addresses the fact that more than a quarter of households are a single person living alone. Young adults and retired persons need an affordable place to live that works with a limited income. Oregon is encouraging housing alternatives.

The applicant is requesting clearance to construct an accessory dwelling unit within the detached garage for a young adult son. The design meets the 650sf requirement for an ADU as permitted by the City of Bandon.

OREGON REVISED STATUTES

ORS 197.312 This statute requires that “at least one accessory dwelling be allowed per detached single-family dwelling in every zone within an urban growth boundary that allows detached single-family dwellings.

The City of Bandon allows for Single Family Dwellings within the C-2 Zone. The use is conditional in nature, but the Oregon Revised Statute does not differentiate between permitted outright and permitted conditionally. The proposed uses can be permitted conditionally.

ADDITIONAL SUPPORTING DOCUMENTS

Land Use Application and Fee
Coos County Tax Assessor’s Map 28-15-30CC
Coos County Tax Assessor’s Summary Report
Consent Form
Proposed Plot plan
Proposed Floor Plans
Proposed Elevations
Wetland Overlay



Conditional Use Form

Supplemental to Planning Permit Application

CITY OF BANDON PLANNING
P.O. BOX 67
555 HWY 101
BANDON, OR 97411
P:(541) 347-7922
F:(541)347-1415

I. Findings of Fact: Conditional Use Permits may be approved if the Planning Commission finds that the applicant has shown that approval standards A through H of the Bandon Municipal Code (BMC), listed below, have been met. The burden of proof is on the applicant to show how the request meets the approval standards and code provisions. **A written response to all applicable approval standards and provisions must be part of your application. If a standard or provision is not applicable to your request, explain why. Attach as many sheets of paper as necessary; be sure to address each standard and provision.**

Approval standards for conditional uses (BMC 17.92.040)

The approval of all conditional uses shall be consistent with:

- A. The Comprehensive Plan;
- B. The purpose and dimensional standards of the zone except as those dimensional standards have been modified in authorizing the conditional use permit.
- C. That the site size and dimensions provide adequate area for the needs of the proposed use;
- D. That the site size and dimensions provide adequate area for aesthetic design treatment to mitigate possible adverse effect from the use of surrounding properties and uses;
- E. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features;
- F. All required public facilities and services have adequate capacity to serve the proposal, and are available or can be made available by the applicant;
- G. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the permitted uses listed in the underlying zoning district;
- H. All other requirements of this title that apply.

1. Project Description:	
(Please check all that apply) <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Other:	Additions to Building: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard
Present Use: <i>Vacant Land</i>	
Proposed Use: <i>Single Family dwelling and detached garage with 648SF ADU</i>	

In addition to this completed form, the applicant must provide the following:

- A completed Planning Permit Application: Conditional Use Permit. (Pre-application required)
- Written Findings of Fact addressing all approval standards and provisions.
- Other information deemed necessary by the Planning Director to allow review of the applicant's proposal.
- Payment of applicable review fees, which can be found on the City's web page.

I hereby certify that the statements contained herein are in all respects true and correct to the best of my knowledge and belief.

X <i>Mark Hunter</i>	
Property Owner's Signature	Date <i>8-17-21</i>
X <i>[Signature]</i>	
Applicant's Signature	Date <i>8-17-21</i>

AN ELECTRONIC COPY OF THIS FORM IS ACCEPTABLE FOR THE PURPOSE OF FILING AN APPLICATION. HOWEVER, THE ORIGINAL WILL BE REQUIRED PRIOR TO FINAL APPROVAL.

Coos Curry Consulting Group
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Mark Uecker of 5109 W. Outlook Ave. Boise, ID 83703 give
permission to Coos Curry Consulting Group to represent me on all design, permit and
consulting matters concerning the property located on Coos County Tax Assessor's
Map 28-14-30CC TL 5800. The tax account for this property is 3161400.

Sheri McGrath is the direct contact for all permit application questions, plan review
comments, concerns or questions, and any other information related to the above
property.


Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411


This consent automatically expires twelve months from the date below, without
requirement of notice.

DATED: July 15, 2021

COOS CURRY CONSULTING GROUP


By: SHERI MCGRATH

CLIENT


By: MARK UECKER



3-308

Planning Fee Assessment Form

Planning Action:	
Address:	28-14-30CC, TL 5800
Last Name:	McGrath/Jecker

CITY OF BANDON PLANNING
 P.O. BOX 67
 555 HWY 101
 BANDON, OR 97411
 P:(541) 347-2437
 F:(541)347-1415

APPLICATION TYPE	DEPOSIT OR BASE FEE	FEE ASSESSED
General		
<input type="checkbox"/> Records Request	Hourly Rate + Cost of materials	
<input type="checkbox"/> Research Request (greater than 5 minutes)	Hourly Rate + Cost of materials	
<input type="checkbox"/> Pre-Application Meeting	\$250	
<input type="checkbox"/> GIS Maps	\$25	
<input type="checkbox"/> Public Hearing Notices and Publication	Actual Cost	
<input type="checkbox"/> Third Party Review (Engineering, geotechnical or soils report, etc.)	Actual Cost	
<input type="checkbox"/> Permit Extension (Administrative Approval)	\$200	
<input type="checkbox"/> Re-Submittal Review Fee	30% of original application fee	
<input type="checkbox"/> Re-inspection Fee	\$50	
<input type="checkbox"/> After-the-fact Permit	\$500	
<input type="checkbox"/> Outside City Water Service Request	\$95	
<input type="checkbox"/> Vacation*	\$500	
<input type="checkbox"/> Street Opening*	\$500	
TYPE I		
Residential Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$50	
<input type="checkbox"/> Minor Decision -Type I	\$200	
<input type="checkbox"/> Residential Structure Under 1500 square feet	\$500	
<input type="checkbox"/> Residential Structure 1501 - 2500 square feet	\$750	
<input type="checkbox"/> Residential Structure 2501 - 3499	\$1,250	
<input type="checkbox"/> Residential Structure 3500 square feet and up	\$2,500	
Commercial Zoning Compliance Review		
<input type="checkbox"/> Temporary Structure + Other Type I Review	\$75	
<input type="checkbox"/> Accessory Structure/Remodel Under 200 square feet	\$300	
<input type="checkbox"/> Accessory Structure/Remodel Over 200 square feet – or new connections	\$500	
<input type="checkbox"/> Commercial Structure Up to 3500 square feet	\$2,000	
<input type="checkbox"/> Commercial Structure 3501 – 10,000 square feet	\$2,500	
<input type="checkbox"/> Commercial Structure 10,001 or more	\$3,000	
<input type="checkbox"/> Home Occupation Permit	\$300	
<input type="checkbox"/> Sign Permit	\$100	

<input type="checkbox"/> Certificate of Appropriateness	\$100	
<input type="checkbox"/> Property Line Adjustment*	\$350 per adjustment	
<input type="checkbox"/> Final Plat Review	Actual Cost	
TYPE II		
Plan Review		
<input type="checkbox"/> Residential	Actual Cost + \$500 Deposit	
<input type="checkbox"/> Commercial	Actual Cost + \$1,000 Deposit	
<input type="checkbox"/> Subdivision Tentative Plan*	Actual Cost + \$1,600 and \$200/lot Deposit	
<input type="checkbox"/> Partition*	Actual Cost + \$1,000 and \$100/lot Deposit	
<input type="checkbox"/> Appeal of a Type II Decision	\$250	
TYPE III		
<input type="checkbox"/> Planned Unit Development (PUD)	Actual Cost + \$2,750 and \$200/unit Deposit	
<input type="checkbox"/> Variance	Actual Cost + \$500 Deposit	
<input checked="" type="checkbox"/> Conditional Use Permit*	Actual Cost + \$1,000 Deposit	
<input type="checkbox"/> RV/Manufactured Dwelling Park	Actual Cost + \$500 and \$100/unit Deposit	
<input type="checkbox"/> Appeals	Actual Cost + \$250 or half of original fee, up to \$1,000 Deposit	
TYPE IV		
<input type="checkbox"/> Annexation*	\$3,750	
<input type="checkbox"/> Zoning Code Amendment (text/map)*	\$3,000	
<input type="checkbox"/> Comprehensive Plan Amendment*	\$3,500	
<input type="checkbox"/> Combined Map/Plan Amendment*	\$3,700	

Planning Staff Contact: Dana Nichols Date Assessed: 08/23/2021

Finance Staff Contact: June Hingosio Date Paid: 16th September 2021

Receipt Number: 9.118662

CITY OF BANDON
PO BOX 67
555 HIGHWAY 101
BANDON OR 97411

541-347-2437

Receipt No: 9.118662

Sep 16, 2021

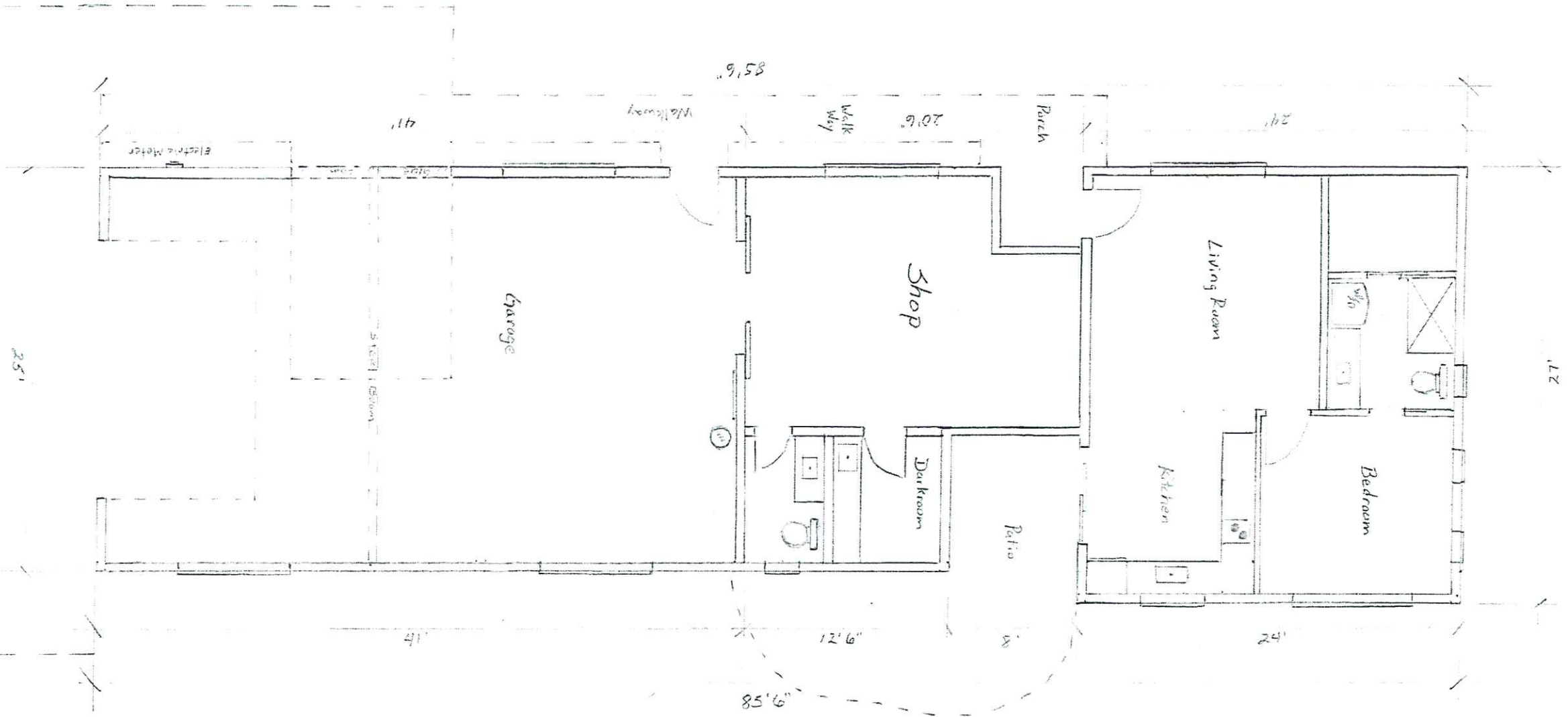
MCGRATH/UECKER

Previous Balance:	.00
LICENSES AND PERMITS	
CUP DEPOSIT	1,000.00
100-413-09	
PLANNING PERMIT FEES	
Total:	1,000.00
CHECK	
Check No: 1217	1,000.00
Payor:	
MCGRATH/UECKER	
Total Applied:	1,000.00
Change Tendered:	.00

Duplicate Copy
09/16/2021 4:37 PM

Driveway to Street

Driveway





 1/8" = 1'-0"

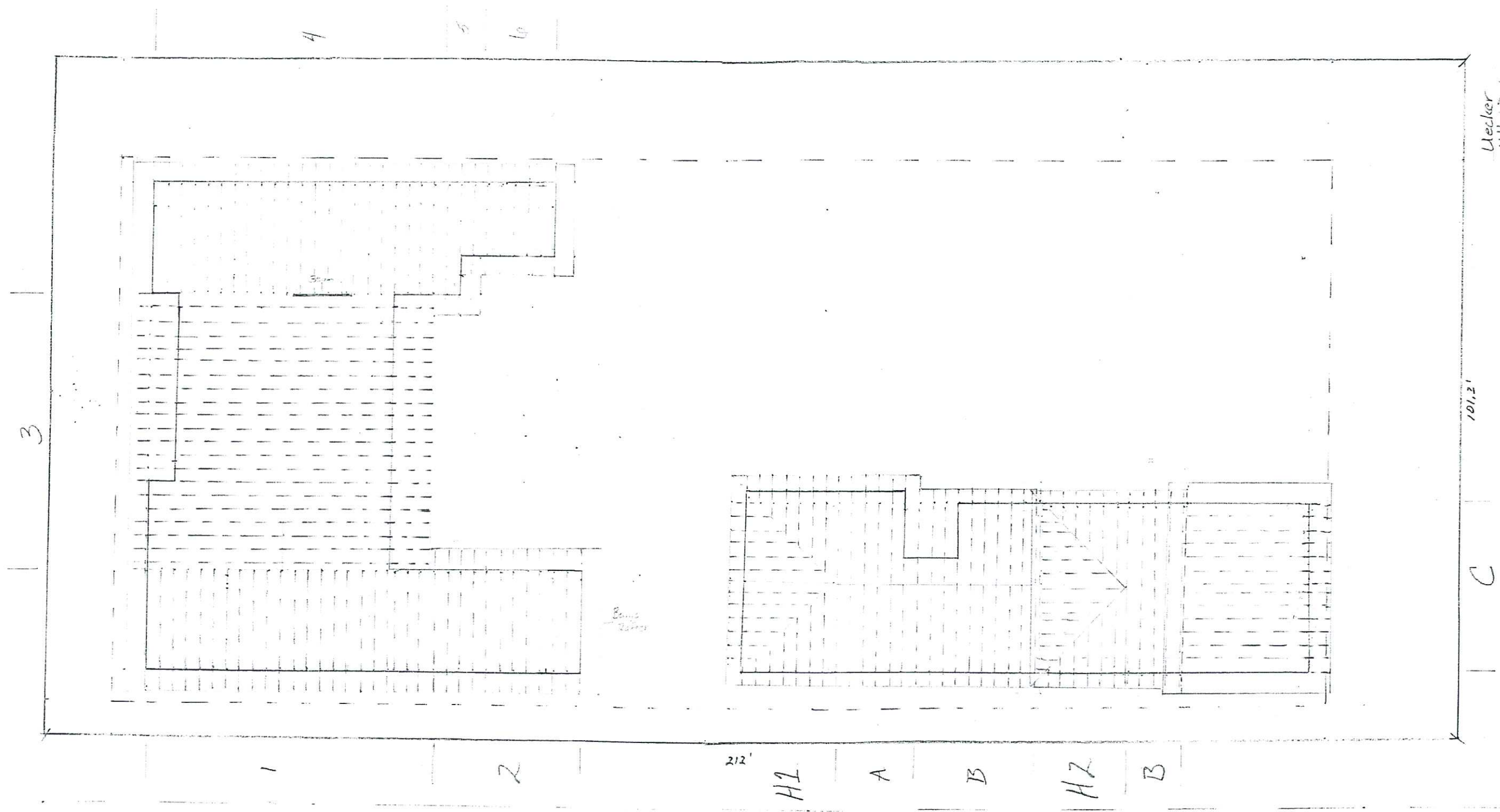
Wecker
 1114 Delaware
 TRS 285-14-3000 TL 5800
 Tax ID: 3161400

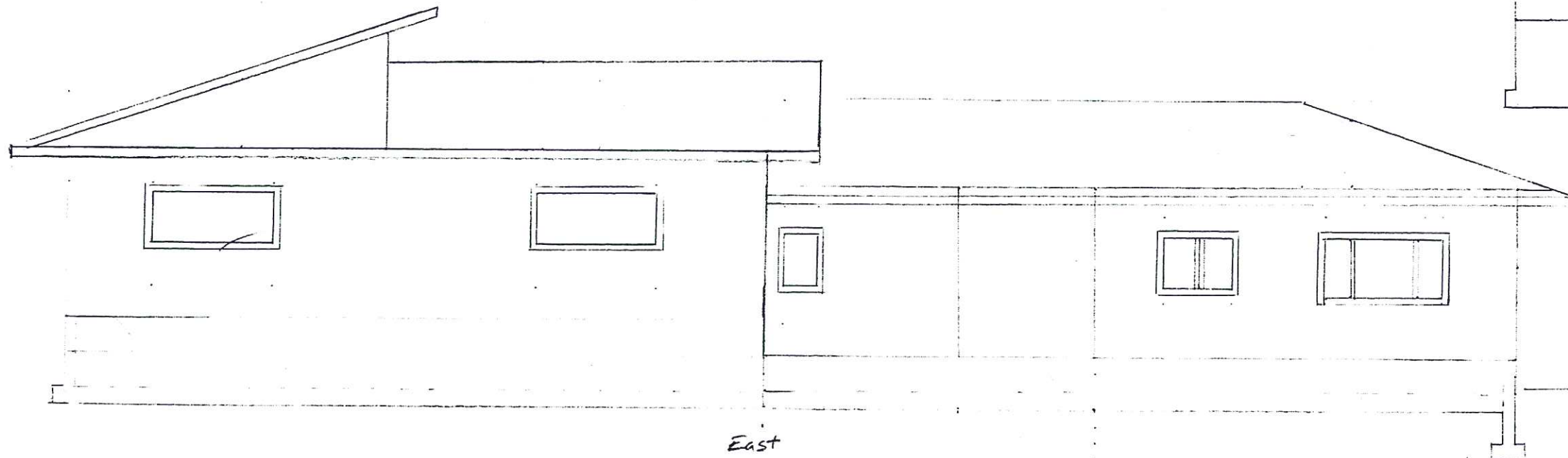
N

Delaware St

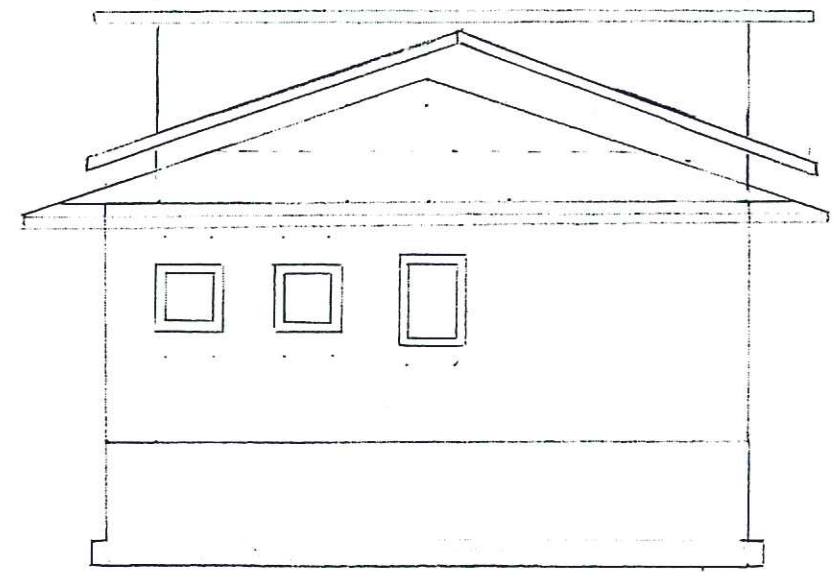
Uecker
11th & Delaware
TR 285-14-30cc 71 5800
Tax ID: 3161900

11th St

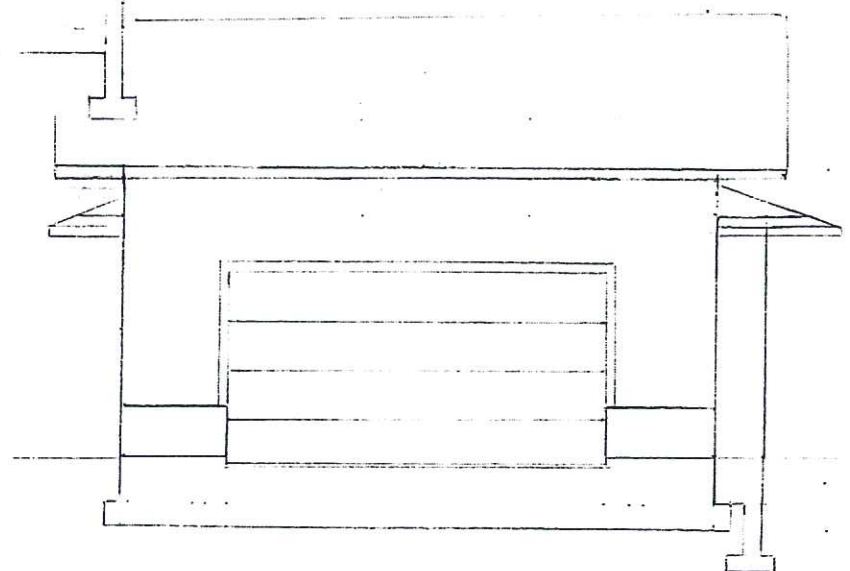




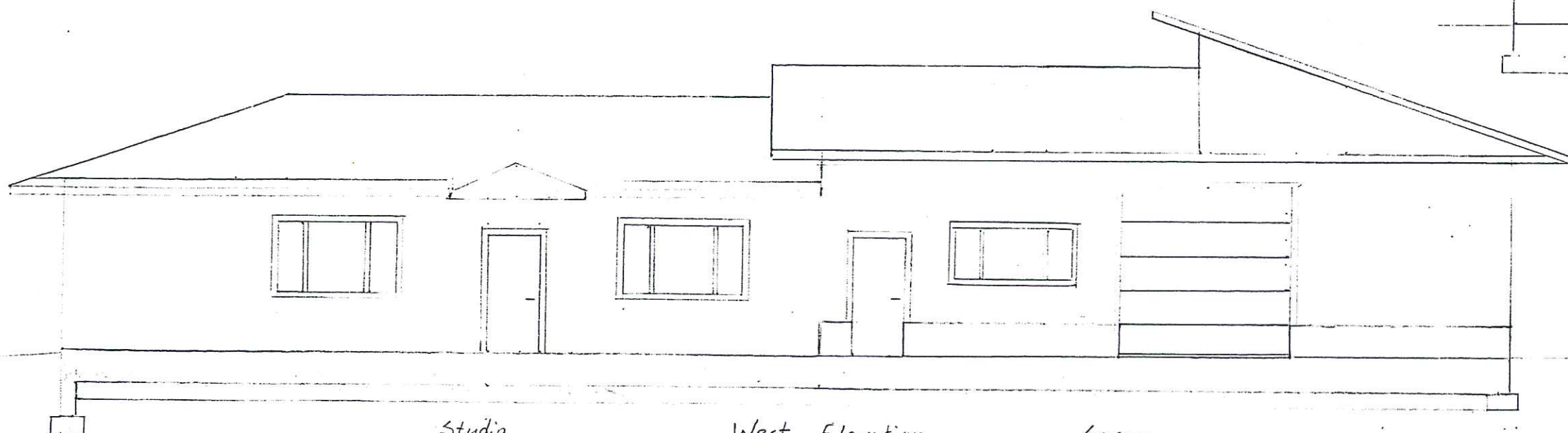
East



North



South



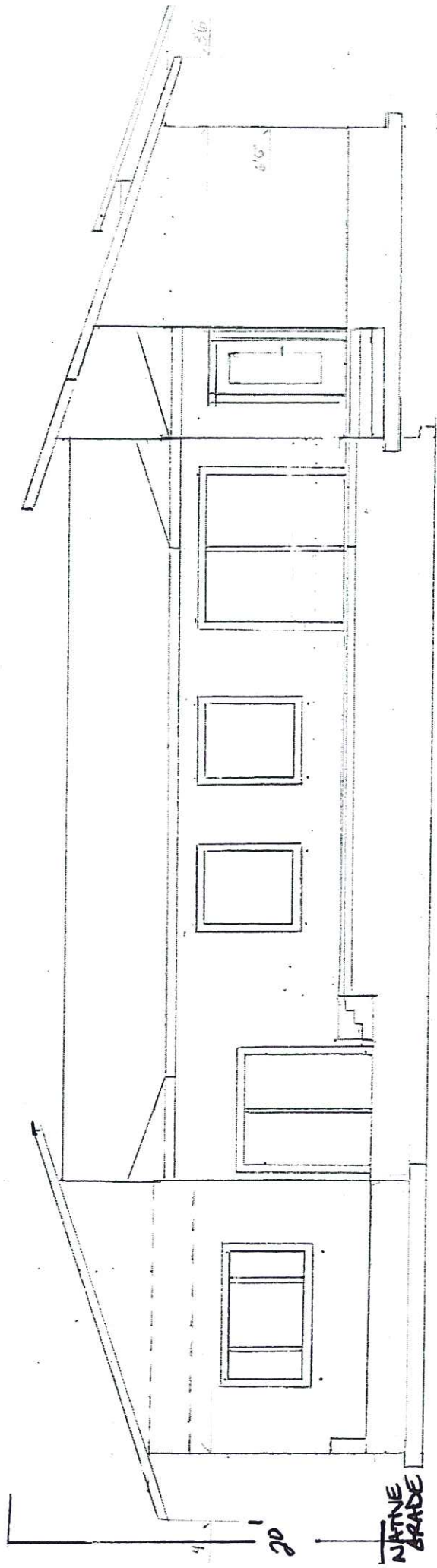
Studio

West Elevation

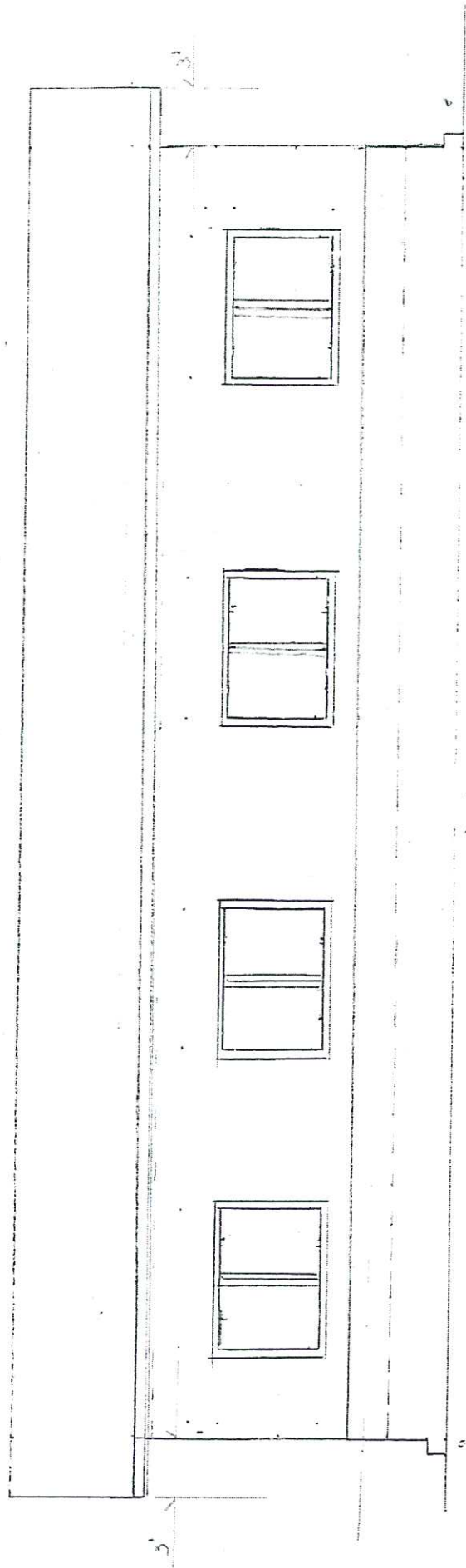
Garage

Uecker
11th & Delaware
TRS 285-14-30CC TL 5800
Tax ID: 3161400

1/8" = 1'0"

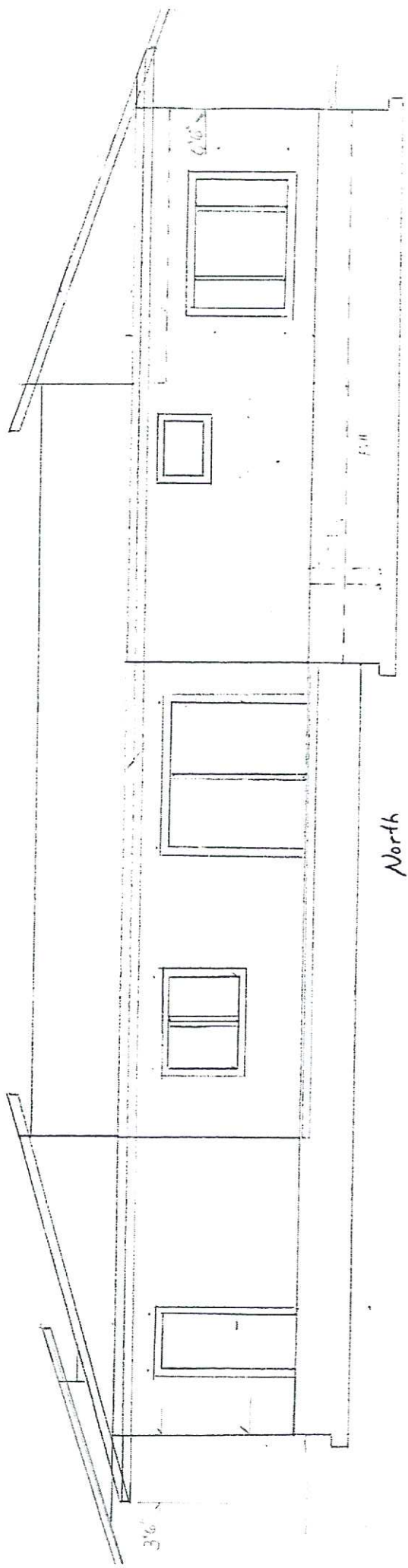


South



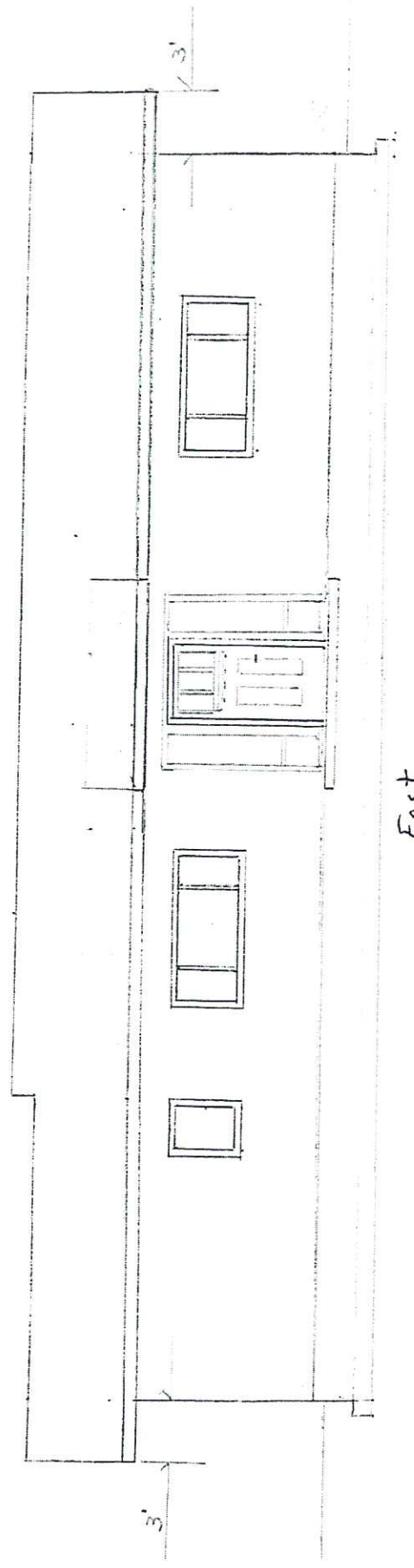
West

1/8" = 1'0"



North

Uecker
11th & Delaware
TRs 285-14-30CC TL 5800
Tax ID: 3161400



East

