

AFFIDAVIT OF MAILING

I, Nicolette Cline, hereby depose and say that I did, on March 7th, 2024, send a Notice of Decision, regarding the appeal to the City Council of a Planning Commission approval of PA 23-045. It was delivered to the United States post office at Bandon, Oregon for mailing to the attached list of participants the same day.



Nicolette Cline
PLANNING ASSISTANT

FOR: NOTICE OF DECISION: GRAVEL POINT APPEAL TO CITY COUNCIL



NOTICE OF DECISION CITY OF BANDON CITY COUNCIL

On February 21st, 2024, the Bandon City Council held a public hearing on appeal for Planning Action 23-045, Gravel Point. The City Council denied the appeals and upheld the Planning Commission’s approval of the Conditional Use Permit and Plan Review request with a 4:2 vote. You have received this notice because you participated in the Public Hearing.

Applicant(s):	Bandon Beach Ventures, LLC & Perk Development Group, LLC
Property Owner(s):	Bandon Beach Ventures, LLC
Representative(s):	O’Connor Law, LLC & Coos Curry Consulting, Sheri McGrath
Appellant(s):	Bruce Spencer Oregon Coast Alliance, represented by Sean T. Malone
Application Number:	23-045
Lead Staff:	Dana Nichols, Planning Director
Property Location:	0 Beach Loop Drive (28S-15W-36BC TL 219 & 28S-15W-36C TL 400, 500, 600, 700, 1500)
Decision:	In the matter of the appeal of the Planning Commission’s approval of planning action 23–045, it is hereby ordered that the appeals are denied, and the Planning Commission’s decision is affirmed, subject to the modifications and conditions of approval listed in the final order. This constitutes a final decision on this matter.

Date of Mailing:	Thursday, March 7 th , 2024
Appeal Deadline:	Thursday, March 28 th , 2024

Materials concerning this decision are available to review online through the Planning Department’s webpage at <https://www.cityofbandon.org/planning/page/recent-land-use-decisions>. Copies may be purchased from Bandon City Hall located at 555 Hwy 101, Bandon, Oregon.

Right to Appeal: This decision may be appealed pursuant to ORS 197.830. If you wish to appeal, you must file a written Notice of Intent to Appeal with the State of Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of the mailing of the decision. Appeal requirements are found in the Oregon Revised Statutes and the LUBA Rules of Procedure. For more information, contact LUBA at:

Land Use Board of Appeals
775 Summer Street NE, Suite 330
Salem, OR 97301-1283
(503) 373-1265
LUBA.Support@luba.oregon.gov

Failure to carefully follow all appeal requirements may result in dismissal of the appeal without a decision on the merits. Thank you for your interest and participation in the public hearings concerning this project.

OWNER	MAIL1	MAILCITY	MAILST	ZIP
ANDREW & LYNN CHRISTENSEN	1373 STRAWBERRY DRIVE SW	BANDON	OR	97411
ARLENE ESQUEDA	855 JACKSON AVE SW	BANDON	OR	97411
BANDON BEACH VENTURES LLC	1805 SCENIC WAY	ANCHORAGE	AK	99501
BANDON COMMUNITY SWIMMING POOL	PO BOX 1398	BANDON	OR	97411
BETTY DANIELS	2915 SPINNAKER DR	BANDON	OR	97411
BEVERLY P. MINN	2723 LINCOLN AVE SW	BANDON	OR	97411
BILL BECK	POB BOX 2018	BANDON	OR	97411
BOB & LISA SCHROETER	1375 11TH ST	BANDON	OR	97411
BOB JOHNSON	1486 FIR CT	BANDON	OR	97411
BRIAN MITCHELL	760 CARTER ST	BANDON	OR	97411
BRUCE R. SPENCER	1349 STRAWBERRY DRIVE SW	BANDON	OR	97411
CAROL STANGE	1284 JACKSON AVE SW	BANDON	OR	97411
CAROLYN FORBES	2685 BEACH LOOP DR	BANDON	OR	97411
CAROLYN REED	2626 CEDAR LOOP DR	BANDON	OR	97411
CATHERINE C. MILLS	2832 LINCOLN AVE SW	BANDON	OR	97411
CHAD OLAFSON	85 JUNE AVE	BANDON	OR	97411
CHRIS BOTTALICO	1193 FACE ROCK DRIVE	BANDON	OR	97411
CHRISTINE BENTNIEN		BANDON	OR	97411
CODY PLYMYER	2949 LINCOLN AVE SW	BANDON	OR	97411
COLLEEN WELCH	1275 TISH-A-TANG	BANDON	OR	97411
CRAIG GORDON		BANDON	OR	97411
DAN O'CONNOR	670 G STREET, SUITE B	JACKSONVILLE	OR	97530
DAN SKAGGS	825 CARTER ST	BANDON	OR	97411
DAN WARD	2997 LINCOLN AVE SW	BANDON	OR	97411
DARCY GRAHEK	PO BOX 1714	BANDON	OR	97411
DAVID & BEV KEOPKE	2488 BEACH LOOP DR	BANDON	OR	97411
DAVID & SHEILA FULLER	623 CARTER ST	BANDON	OR	97411
DENISE FRAZIER	1259 WAVECREST LN SW	BANDON	OR	97411
DON & LESLIE SUVA	1357 STRAWBERRY DRIVE SW	BANDON	OR	97411
DOROTHY THARSING				
DOUG & JULIE KIRCHNER	54895 HARRISON RD	BANDON	OR	97411
DOUG PELL	2682 CEDAR LOOP DR	BANDON	OR	97411
EDINA JENKINS	1195 THREE WOOD DRIVE	BANDON	OR	97411
EDIT & HUGH MORAN	2686 LINCOLN AVE	BANDON	OR	97411
EDITH SCHWIRIAN	1088 CARTER ST SW	BANDON	OR	97411
ELAINE STATILER	2624 CEDAR LOOP DR	BANDON	OR	97411
ELWOOD CABAN	2991 SPINNAKER	BANDON	OR	97411
EVA CREW	803 CARTER ST	BANDON	OR	97411
FRED & IAMBIE WORSLEY	1312 VILLAGE LOOP	BANDON	OR	97411
FRED GERNAJDT	PO BOX 533	BANDON	OR	97411
GEORGE SCHWIRIAN	1087 CARTER ST SW	BANDON	OR	97411
GERALDINE DANBY & ANDREW MOLAMPHY	1381 STRAWBERRY DR	BANDON	OR	97411
GILBERT OROS	2695 FRANKLIN AVE	BANDON	OR	97411
GLEN LAMB	2686 CEDAR LOOP DR	BANDON	OR	97411
GREG GILBERT	2594 E BARNETT RD, SUITE B	MEDFORD	OR	97504
GUS & SHELBY BOSTON	1421 LIBERTY PARK LANE	PARADISE	CA	95969

HARVEY CONN	871 CARTER ST	BANDON	OR	97411
JACK DURKIN	2688 CARYLL CT	BANDON	OR	97411
JAMES DESURRA	2729 SPINNAKER DR	BANDON	OR	97411
JANE UJHAZI	215 13TH ST SW	BANDON	OR	97411
JANET MCCARTY	49612 Hwy 101	BANDON	OR	97411
JANICE BOLGER	739 CARTER ST	BANDON	OR	97411
JAY FORSBERG	2612 CEDAR LOOP DR	BANDON	OR	97411
JEAN & HONANI POLEQUATEWA	1397 VILLAGE LOOP	BANDON	OR	97411
JEAN LYON	2656 CASCARA AVE	BANDON	OR	97411
JEFF SCOTT & JANNA EDEN	2624 CASCARA AVE	BANDON	OR	97411
JIM SIGMAN	934 ROGERS PL	BANDON	OR	97411
JOE & STEPHANIE MILDENBERGER	2422 CARYLL COURT	BANDON	OR	97411
JOHN & MARLENE KINSELLA	1122 THREE WOOD DRIVE	BANDON	OR	97411
JOHN KREADY	743 ROGERS PL	BANDON	OR	97411
JONATHAN WARD	2954 LINCOLN AVE SW	BANDON	OR	97411
JUDY GILBERT		MEDFORD	OR	97504
JUSTIN GALIMER	2627 LINCOLN AVE SW	BANDON	OR	97411
KAREN RICHMOND	665 ROGERS PL	BANDON	OR	97411
KATHLEEN J. FRIEDLAND	2705 SPINNAKER DRIVE SW	BANDON	OR	97411
KENNETH & CHRISTINE HALL	1346 STRAWBERRY DRIVE SW	BANDON	OR	97411
KENT HALL	2723 LINCOLN AVE SW	BANDON	OR	97411
KEVIN HUNTING	2669 CEDAR LOOP DR	BANDON	OR	97411
KEVIN HUNTING	2669 CEDAR LOOP DR	BANDON	OR	97411
KEVIN MONTGOMERY & LINDA PEZANOSKI	2949 LINCOLN AVE SW	BANDON	OR	97411
KIM CONSOL	54914 HARRISON RD	BANDON	OR	97411
LARRY HEIRIGS	937 CARTER ST	BANDON	OR	97411
LAUREN PAQUET	768 11TH ST SW	BANDON	OR	97411
LAWRENCE & ROLENE FINK	2752 COLONY CIRCLE	BANDON	OR	97411
LINDA & RUSS CARNES	2678 CEDAR LOOP DR	BANDON	OR	97411
LINDA WILCOX	PO BOX 685	BANDON	OR	97411
LISA PALMER & LARRY BASCH	2682 CEDAR LOOP DR	BANDON	OR	97411
LOIS OLDS & SHERRYLYNN RICHARDS	2941 SPINNAKER	BANDON	OR	97411
LORIE BECKER	847 CARTER ST	BANDON	OR	97411
MAREY BARTHOFF		BANDON	OR	97411
MARK DONLEY	880 ROGERS PL	BANDON	OR	97411
MARK LANE	2638 CEDAR LOOP DRIVE	BANDON	OR	97411
MARTHA LANE	1296 NEWPORT AVE SW	BANDON	OR	97411
MARY GARRETT	1151 THREE WOOD DRIVE	BANDON	OR	97411
MARY GIDDENS	665 EDISON AVE SW	BANDON	OR	97411
MARY J WOOLLEY & JOHN E. MITCHELL	2821 LINCOLN AVE SW	BANDON	OR	97411
MARY O'DEA	PO BOX 820	BANDON	OR	97411
MARY STEWART	2976 LINCOLN AVE SW	BANDON	OR	97411
MICHAEL J. SCALICI	525 BLUFF AVE SW	BANDON	OR	97411
MICHELLE ORTIZ	728 ROGERS PL	BANDON	OR	97411
MIKE NEKY	2652 CEDAR LOOP DR	BANDON	OR	97411
MISTY JOHNSON	87661 JOHNSON CREEK	BANDON	OR	97411
NANCY BAILEY & BRUCE WILLIAMS	601 SEABIRD DR SW	BANDON	OR	97411

NANCY POST	1365 STRAWBERRY DR SW	BANDON	OR	97411
NEAL BARLOW	1250 TISH-A-TANG LN	BANDON	OR	97411
PATRICIA ARMSTRONG	2392 BEACH LOOP DR	BANDON	OR	97411
PEREE PETERSON	905 CARTER ST	BANDON	OR	97411
PETER & JANE DYNDIUK	615 CARTER ST	BANDON	OR	97411
PETER J. HUGHES	1195 FACE ROCK DRIVE	BANDON	OR	97411
QUINLAN, KATHERINE & COOPER, TED	2731 COLONY CIR	BANDON	OR	97411
RAY PINOCHI	2603 CASCARA AVE	BANDON	OR	97411
RAYMOND HINO	2635 CEDAR LOOP DR	BANDON	OR	97411
RICH BATCHELDER	2654 CEDAR LOOP DR	BANDON	OR	97411
RICH SHEASBY	2640 CEDAR LOOP DR	BANDON	OR	97411
RICHARD AND ELIZABETH POECKER	3375 NATALIE WAY	BANDON	OR	97411
RICHARD HACCKER	2964 SPINNAKER	BANDON	OR	97411
RICK CODDINGTON	1460 STRAWBERRY DR	BANDON	OR	97411
ROBERT & TERESA BERRY	2936 SPINNAKER	BANDON	OR	97411
ROSE BAJORINS	800 ROGERS PL	BANDON	OR	97411
ROSEMARY DUNSTER	2673 CASCARA AVE	BANDON	OR	97411
SALLY & DOUGLASS WEYMOUTH	1257 BEACH LOOP DR	BANDON	OR	97411
SANDRA SCHROEDER	2939 SPINNAKER DR	BANDON	OR	97411
SARA MICHAEL AND STEVEN ROBB	2924 SPINNAKER DRIVE	BANDON	OR	97411
SARA STRAIN	823 ROGERS PL	BANDON	OR	97411
SCOTT KENNELLY	9761 LOTT RD	DURHAM	CA	95938
SCOTTY & DEBORAH FREEMAN	2651 LINCOLN AVE SW	BANDON	OR	97411
SEAN T. MALONE	PO BOX 1499	EUGENE	OR	97440
SHERI MCGRATH	PO BOX 1548	BANDON	OR	97411
SHERREE WISMER	739 ROGERS PL	BANDON	OR	97411
SHERYL BREMMER	3221 NATALIE WAY	BANDON	OR	97411
STEVE AND TAMI LUCKESEN	2903 LINCOLN AVE SW	BANDON	OR	97411
STEVE RINKLE	2910 SPINNAKER DR	BANDON	OR	97411
STEVEN ROBB	2924 SPINNAKER DRIVE	BANDON	OR	97411
SUSAN D. KOHARSKI	1275 SANDPIPER LN SW	BANDON	OR	97411
SUSAN MILLER	989 CARTER ST SW	BANDON	OR	97411
TERI SPENCER	1051 ROGERS PL	BANDON	OR	97411
TERRY WESTOVER	2976 LINCOLN AVE SW	BANDON	OR	97411
TIM & MONICA HAIDER	2611 CARYLL CT	BANDON	OR	97411
TIM GLIDDEN & CAROLINE CORDANO	PO BOX 1889	BANDON	OR	97411
TIM TERRY	2841 BEACH LOOP DR	BANDON	OR	97411
TOM PRATUM & PEGGY LEVITON	1335 VILLAGE LOOP	BANDON	OR	97411
VICTORIA AKINS & DOUG WARREN	2660 HARRISON AVE	BANDON	OR	97411
WILLIAM SWEET	711 ROGERS PL	BANDON	OR	97411
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LAURIE FRIEDMAN	808 9TH ST SW	BANDON	OR	97411
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CAMERON LAFOLLETTE	PO BOX 857	ASTORIA	OR	97103
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TIM TERRY	2841 BEACH LOOP DR	BANDON	OR	97411
ROBERT MORRIS	1051 JUNE AVE	BANDON	OR	97411
MICHAEL CLAASSEN	1455 PELICAN PL	BANDON	OR	97411
BEAR SLOTHOWER	597 OHIO ST	BANDON	OR	97411
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