



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 #23-045, for a request of conditional use approval to construct a new resort on property zoned CD-1 in the City of Bandon. This request also requires a variance and plan review. You have received this notice because your property is located within 250 feet of the subject property.

Property Owner/Applicant:	Bandon Beach Venture, LLC
Applicant's Representative:	Coos Curry Consulting, Sheri McGrath
Application Number:	23-045
Property Location:	0 Beach Loop Drive (28S-15W-36BC / TL 219 & 28S-15W-36C /TL 400, 500, 600, 700, 1500)
Meeting Date:	Thursday, September 28 th , 2023 at 7:00 PM
Proposal:	Approval of a conditional use permit to construct a new resort – 110 room hotel, two restaurant spaces, meeting rooms, and spa, as well as 32 villas/suites. Approval of a variance to certain height restrictions, and plan review for commercial design standards, parking, and signage.
Applicable Criteria List: (Bandon Municipal Code)	16.12, Conditional Uses 16.36, Adjustments & Variances 17.20, Controlled Development 1 (CD-1) 17.90, Signs 17.94, Commercial Design Standards 17.96, Off-Street parking & Loading

The hearing has been set for **Thursday, September 28th, 2023 at 7:00 p.m.** and will be conducted in-person and through Zoom.

The meeting can be accessed by using the following credentials:

Meeting Link: <https://us02web.zoom.us/j/2157059460>

Meeting ID: 215 705 9460

The meeting link, as well as 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. Written 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:

- **12:00 pm, September 21, 2023: Deadline for inclusion of testimony in meeting packet.**
- **3:00 pm, September 28, 2023: Deadline for receipt of hand delivered, mailed and/or electronic testimony.**
- **After 3:00 pm on September, 2023: Testimony must be presented verbally at the public hearing.**



The ordinance criteria applicable to this application is available to review in the Bandon Municipal Code, which can be found online in the Bandon Municipal Code at www.cityofbandon.org. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria will be available for review on the City's website www.cityofbandon.org, and will be provided at cost, if requested. A copy of the Staff Report will be available for inspection ten days prior to the hearing and will be provided at cost, if requested. All materials are available online and at the Bandon Planning Department, 555 Hwy 101, and Bandon, Oregon 97411. During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria.

If you have questions concerning this request, please contact the Planning Department at Planning@cityofbandon.org or (541) 347-7922.