

## “I’m building my dream home” FAQ

### **What do I need?**

- ^ A pre-application is the recommended first step when developing in the City of Bandon. The purpose of the pre-application is to allow the applicant and the Planning Department to discuss a proposed project early in the development process. This helps identify opportunities and key issues prior to the preparation and submission of formal applications. It also allows property owners or potential buyers and developers the opportunity to meet with Planning Staff to understand the regulations and development issues associated with a specific property and proposal.
- ^ Ultimately, you will need Zoning Compliance from the City of Bandon. Depending on where your property is located, additional applications or a public hearing may be required before the City is able to issue Zoning Compliance. To apply for Zoning Compliance you will need to prepare a site plan, submit building plans, complete a Planning Permit Application, and provide the City with any other agency’s approvals (ie. DEQ septic approval).
- ^ Once the City has issued Zoning Compliance you will need to apply to the State of Oregon for State Building Code Permits. The local field office is located at 1155 S 5th Street in Coos Bay, OR.
- ^ Depending on your project, you may be required to obtain permits from the City’s Public Works department in addition to Zoning Compliance and State Building Codes permits. The Public Works department issues permits for grading and filling and working in the right-of-way, but may require engineered drainage or street plans. The Public Works department is happy to help you determine which permits are necessary for your project.☒

### **How long will it take to be approved?**

Oregon Law allows the City up to 30 days to review an application to determine whether or not the application is “complete” or “incomplete.” Planning staff strives to be responsive and minimize this review period. However, careful and thorough reviews lay a foundation for smoother and quicker subsequent review processes. Once an application is deemed complete, it may take the City an additional 30 to 120 days for final approval to be issued, dependent upon the amount of required public noticing and process.

### **How much does it cost?**

In 2017, property owners spent on average, around \$15,000 for City of Bandon application fees, permits, System Development Charges, cost of water, electric and sewer hook-up, and account set-up. This cost can vary greatly depending on the size of your project, property conditions, available services, and the actual costs for service installations.

### **Can you recommend a good...?**

City Staff is ethically bound from referring companies or individuals, but there are many great professionals working in our local market. Check out the Bandon Western World’s Coffee Break, Craigslist, or the local phone book for more information.

### **What do I need to do throughout the construction process?**

If you do not have an authorized representative (general contractor), you will be responsible for scheduling all City inspections as well as maintaining a clean work site, coordinating with all agencies, and ensuring compliance with all conditions of approval. Inspections must be requested two business days in advance. To schedule a Code Compliance or Public Works inspection, call City Hall at (541)347-2437. State Building Codes inspections may be requested online, through the State’s website, or by phone at (541)266-1098.

**More Questions?** Please visit the Planning Department or email [planning@cityofbandon.org](mailto:planning@cityofbandon.org)