

City of Bandon

CITY COUNCIL AGENDA DOCUMENTATION	DATE: November 6, 2017
SUBJECT: Planning Department Report	ITEM NO: 6.3.5

BACKGROUND: The Planning Department continues to work on a variety of projects and applications and this report provides a summary of those efforts.

New Single-Family Home Permits and Overall Building Activity:

New home construction activity is slowing down as we enter the Fall season. We are still seeing some new housing starts, as well as fences, sheds, and a few additions. The totals below show updated information for Bandon, but only data through the beginning of September for the other jurisdictions.

City	2015	2016	Total	2017
Coquille	3	3	6	Not available
Myrtle Point	3	7	10	3
Coos Bay	7	17	24	9
North Bend	11	18	29	Not available
Bandon	18	28	46	30

The total number of building permits for all requests (new homes, fences, sheds, additions, etc...) is now up to 139 since January 1, 2017).

Code Compliance: We're currently down a Code Compliance Officer, but we are looking at a variety of options to fill the position. We will hopefully have a solution soon. In the meantime, the Planning Staff is doing the best they can to keep up on the Code and Inspection issues in the city.

Major Applications: No new major applications have been received.

Recreational Marijuana: The Planning Commission is recommending ordinance amendments be adopted regarding the siting standards for Recreational Marijuana facilities. Generally following the current requirements medicinal marijuana, with the exception that they are recommending that the distance for both recreational and medicinal marijuana facilities be reduced from 1500' to 1000' from public schools. The Council will be hearing this at the November 6, 2017 meeting.

Coos County – Recreational Marijuana Application: On October 27, 2017, the Planning Department received a notice from Coos County Planning regarding a proposed marijuana retail business at 50375 Highway 101 in Bandon. This is at the south end of Bandon, just inside the Urban Growth Boundary, but outside the city limits. It is a yellow building that currently has an electronic sign located on the property. The City has until November 24, 2017 to provide comments. This is a permitted use in the C-1 zone in Coos County. The property owner is HVR Enterprises.

Planning Commission: At the September 28th, 2017 Planning Commission meeting, the Commission reviewed a Conditional Use Permit for a Vacation Rental Dwelling on Spinnaker Drive which involved a newly constructed home. This application is somewhat unique in that it is located a few blocks off Beach Loop Drive, and involves a newly constructed home that has never been lived in as a personal residence. After significant discussion and public involvement, the Planning Commission approved the Conditional Use request on a 4-3 vote.

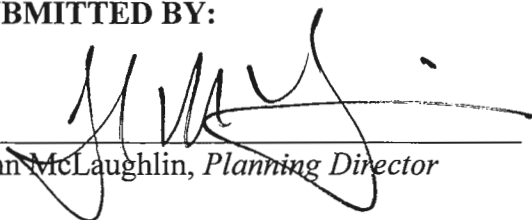
At the October 26 Planning Commission meeting, the Commission approved at Vacation Rental Dwelling at 1337 Beach Loop Rd. on a 5-1 vote. At the same meeting, the Commission unanimously denied a variance request related to the construction of a new home near 4th and Madison in the South Jetty neighborhood.

Also at the October meeting, the Planning Commission initiated an ordinance amendment process to update the Vacation Rental Dwelling standards and process, specifically asking for greater clarity regarding what constitutes an existing dwelling; limiting the permit to the applicant rather than running with the property; greater clarity on neighborhood impacts and compatibility; annual reviews; and other issues. Staff will be preparing some options and background information for the Commission to review at an upcoming meeting.

Highway 101 Redesign: The Planning Department continues public outreach regarding the redesign of Highway 101 and reducing the number of travel lanes. Presentations have been made to the Bandon Rotary Club, the management team at Bandon Dunes, some key community leaders, and discussions were held with the Greater Bandon Association Board. These are in addition to the presentations with the City Council and Planning Commission. The response has been positive, with limited concerns regarding the proposed change.

Planning Department: Dana Nichols, City Planner, just attended the Oregon Chapter of the American Planning Association/International Association of City and Regional Planners annual conference in Portland, gaining additional knowledge and information to share with the Bandon community.

SUBMITTED BY:



John McLaughlin, *Planning Director*