



CITY OF BANDON PLANNING
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NOTICE OF PUBLIC HEARING

of the Bandon Planning Commission and City Council

Notice is hereby given that a Public Hearing has been set before the Planning Commission of the City of Bandon, regarding a proposed ordinance adoption to allow Accessory Dwelling Units as an outright permitted use in all zones that are zoned for detached, single-family dwellings in the City of Bandon. The Planning Commission will not make a decision on this proposal, they will only be making a recommendation to the City Council. The City Council is scheduled to conduct a Public Hearing on this proposal on December 3, 2018, pending future information.

The hearing has been set for Thursday, October 25, 2018 at 7:00 p.m. in the Council Chambers at City Hall, 555 Hwy 101, Bandon, Oregon. Time will be allowed for your verbal testimony at these hearings. It is recommended that testimony be presented in written form. Please note the deadlines below for submitting testimony:

- **5:00 pm, October 17, 2018:** Deadline for inclusion of testimony in meeting packet.
- **3:00 pm, October 24, 2018:** Deadline for electronic (e-mail or FAX), hand delivered or US mail testimony.
- **After 3:00 pm on October 24, 2018:** Testimony must be presented at the hearing.

Background: Housing affordability and availability are issues facing cities large and small nationwide. With increasing population, waning housing supply, and cost of living outpacing local wages, housing has become a greater burden for families and individuals to bear. These issues persist in our local community as well and have been addressed in the Housing Needs Assessment prepared for the City of Bandon in winter of 2018.

In an effort to address the lack of housing options and remove barriers to the development of new housing statewide, House Speaker Tina Kotek introduced House Bill 2007 in 2017. Senate Bill 1051 was the product of the legislative process addressing Kotek’s bill and was signed into law by Governor Kate Brown on August 15, 2017. This bill requires that cities with populations greater than 2,500 allow the development of at least one accessory dwelling unit for each detached single-family dwelling in areas that are zoned for detached, single-family dwellings. The Planning Commission has been tasked with developing reasonable regulations related to siting and design of these structures.

Since single-family detached dwellings are outright permitted in the following zones, changes will be made to language in the Bandon Municipal Code in each zone section, as well as in another, not yet determined, section regarding the specific requirements of accessory dwellings.

- Residential 1
- Residential 2
- Controlled Development 1
- Controlled Development 2
- Controlled Development 3
- Controlled Development Residential 1
- Controlled Development Residential 2

The Planning Commission has met twice in a work session regarding the proposed Accessory Dwelling Unit Ordinance: first on August 23rd, 2018 and then again on September 27th, 2018. Meeting documentation and minutes from these work sessions are available for review online through the City of Bandon webpage.

The proposed ordinance is available for inspection at the City of Bandon Planning Department at no cost, hard copies can be made available for purchase at the actual cost of copying, upon request. A copy of the Staff Report will be available for inspection at the City of Bandon Planning Department at no cost at least one week prior to the public hearing. The ordinance criteria applicable to this application is available to review online 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. All materials are available at the Bandon Planning Department, 555 Hwy 101, and Bandon, Oregon 97411. During the Public Hearing, time shall be allowed for 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 or comments concerning this notice, please contact the Planning Department (541) 347-2437 or planning@cityofbandon.org. Office hours are Monday – Friday, 8:30 am to 3:00 pm.