



Frequently Asked PLANNING Questions

1) What are the Statewide Planning Goals and how do they affect me?

In the 1970's, the State of Oregon adopted a revolutionary statewide planning system, which now consists of 18 Statewide Planning Goals covering everything from public facilities to recreation to housing and economic development. Each City and County was required to develop a Comprehensive Plan to address each of the Goals. The statewide planning goals serve as a broad framework for policy development which is reflected in the City's Comprehensive Plan and Municipal Code.

2) What is the Comprehensive Plan?

The Comprehensive Plan, or Comp Plan, is a document that addresses the Statewide Planning Goals. It contains background and inventory information, as well as Goals, Policies, and Implementation Measures. The Comp Plan is a policy document that is implemented through the land development regulations contained in the Bandon Municipal Code.

3) What is the Municipal Code?

The Bandon Municipal Code contains the rules and laws of the City which have been adopted by the City Council since the incorporation of the City in 1891, from land use regulations like zoning and floodplain regulations to general health and welfare rules. It is the rulebook for the City, used by the City Council, Planning Commission, ARB, the public and City staff.

4) How does the City decide what type of development is appropriate and desirable for certain areas?

This process is known as zoning. Historic patterns of development dictate the general zoning in all areas, and issues like transportation, availability of water and sewer, natural features like streams or wetlands, economic factors, and needs of the community are all considered when zoning and/or rezoning is considered.

5) What are Systems Development Charges (SDC's)?

SDC's are charges applied to new development that pay the cost of the capacity being used by the new use. For instance, the water SDC is paid by someone building a new house in order to pay for a share of the new water plant. SDC's can only be used for capital improvements, not maintenance.

6) Why are application fees so high?

Planning application fees were recently increased to more accurately recover the cost of processing by the Planning Department. The theory being that new development should pay its own way, and not be totally subsidized by the taxpayer. Generally, the larger and more complicated the application is, the higher the application fee is.

7) Regarding Noticing: Why are my neighbors notified when I submit an application to do something with my property?

In the majority of applications, no notice is required. Staff makes an administrative decision based on objective criteria contained in the Municipal Code. However, there are certain areas in the City where notice is given to property owners in the vicinity, and there are certain actions such as a Conditional Use Permit or Variance that notice is given as well. Notice is part of the land-use decisionmaking process which is required by Oregon Law.

8) How can someone be allowed to build a house right in front of mine which will impact my view?

The zoning ordinance has strict requirements for building in certain areas. These requirements include height limitations, setbacks, etc. If there is a vacant property in front of you, unless you buy that property or purchase a view easement from the property owner, one must go on the assumption that there will be something built in front of you at some point.

9) What is the difference between a workshop/open house vs. work/study sessions.

Generally, workshops and open houses are held to present information, plans, and other materials to the public, to discuss the issues, and solicit feedback. They are usually aimed at a single issue or group of closely related issues. A work session or study session is a block of time set aside by the council or commission (usually at their regular meeting) to develop and refine drafts of ordinances or plan amendments. Public comment is not taken at that time, but rather at hearings held prior to adoption of the ordinance or plan amendment.