

CITY OF BANDON NOTICE OF HEARING

PLEASE READ CAREFULLY

This notice is provided to you in order to comply with ORS 227.186 which requires the City to print the following information:

THIS IS TO NOTIFY YOU THAT THE CITY OF BANDON HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

The Planning Commission of the City of Bandon will hold a public hearing on November 21, 2013, at 7:00 P.M., in the City Council Chambers of the City Hall, 555 Highway 101, Bandon, Oregon, regarding the adoption of an ordinance amending Chapter 16.42 – Definitions, and Chapter 17.108 – Non-conforming Uses and Structures of the Bandon Municipal Code. The proposed ordinance would amend regulations regarding non-conforming uses. The amendments will allow property owners to rebuild or remodel non-conforming structures, provided the construction meets certain regulations. It also allows more flexibility for non-conforming uses and adds definitions to Title 16.42.

The City of Bandon has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

Time will be allowed for verbal testimony at the hearing. It is also recommended that testimony be presented in written form. You may also submit testimony by US mail or electronically.

Please note the deadlines below for submitting testimony:

- **5:00 pm, November 13, 2013:** Deadline for inclusion of testimony in Planning Commission packet.
- **5:00 pm, November 18, 2013:** Deadline for Electronic (e-mail or FAX) testimony. *PLEASE NOTE: Every effort will be made to deliver your electronic message to the commission. However, the City of Bandon is not responsible for failure of communications links, hardware or software in delivery of your testimony. In no event can the City ensure your electronic testimony will be given to the Commission unless it is electronically or physically received before 5 p.m. on November 18, 2013.*
- **5:00 pm, November 21, 2013:** Deadline for receipt of hand delivered or US mail testimony.
- **After 5:00 pm on November 21, 2013:** Testimony must be presented at the hearing.

The failure of an issue to be raised in this hearing in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the City Council/Land Use Board of Appeals based on that issue.

The proposed ordinance which amends the Bandon Municipal Code is available for inspection at the Bandon City Hall (555 Highway 101), the City Library (1201 11th Street SW) in City Park, and on the City website at www.ci.bandon.or.us. (click "Public Notices," then "Planning Commission Notices"). Black and white copies of the proposed ordinance may be purchased for \$1.00. For additional information, or to submit testimony, please contact Charli Davis, City Planner, at City Hall, P.O Box 67, Bandon, OR, telephone 541 347-2437, ext. 230, Fax 541-347-1415, or email cdavis06@ci.bandon.or.us.

October 4, 2013