

CITY OF BANDON

CITY COUNCIL AGENDA DOCUMENTATION

DATE: December 5th 2022

SUBJECT: Resolution No. 22-18 authorizing expansion of opportunity zone.

ITEM NO. 5.3.3

BACKGROUND:

A group of local governments is seeking to expand the Coquille Enterprise Zone. The City of Bandon needs to consent, along with a number of other jurisdictions. The City Council heard this matter in September and tabled it for further discussion.

Oregon's Enterprise Zones primarily incentivize new business investments by abating all local property tax for a certain number of years. Sponsored by city, port, county, or tribal governments, an enterprise zone typically serves as a focal point for local development efforts. There are currently 76 enterprise zones across Oregon: 58 rural and 18 urban.

FISCAL IMPACT:

With the removal of the property near Coquille Point, there will be no direct fiscal impact to the City. There will be a short-term impact to other taxing districts on certain property improvements.

RECOMMENDATION:

Approve Resolution No. 22-13

SUBMITTED BY:



Dan Chandler City Manager

RESOLUTION NO. 22-18

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BANDON TO MODIFY THE BOUNDARY OF THE COQUILLE VALLEY ENTERPRISE ZONE

WHEREAS The City of Bandon sponsors the Coquille Valley Enterprise Zone jointly with the Port of Coquille River, Coos County, the City of Coquille, the City of Myrtle Point, and the Port of Bandon, and have determined to modify its boundary.

WHEREAS the municipal corporations, school districts, special service districts, and so forth that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of this enterprise zone, as amended, were sent notice regarding this boundary change.

WHEREAS This enterprise zone, as amended, has a total area of just over 10 square miles; it meets other statutory limitations on size and configuration, and it is depicted here on a drawn-to-scale map (Exhibit A), and its boundary is here described (Exhibit A).

WHEREAS The City of Bandon shall continue fulfill its duties and implement provisions [jointly with other cosponsors] under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law.

WHEREAS Modification of this enterprise zone does not grant or imply permission to develop land inside it without complying with jurisdictional zoning, regulatory and permitting processes and restrictions; nor does it indicate any intent to alter those processes or restrictions, except as otherwise done in accordance with Comprehensive Plans as acknowledged by the State of Oregon Land Conservation and Development Commission (LCDC).

WHEREAS The City of Bandon is interested in encouraging new business investment, job creation, higher incomes for residents, greater diversity of economic activity, and The City of Bandon appreciates the impacts that the designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Under ORS 285C.115, City of Bandon does hereby change the boundary of the Coquille Valley Enterprise Zone jointly with Coos County, City of Coquille, City of Myrtle Point, Port of Coquille River, and Port of Bandon as described in the exhibits.

CCD Business Development is authorized to submit documentation for this enterprise zone boundary change to the Oregon Business Development Department (OBDD) on behalf of the zone sponsor for purposes of a positive determination in favor under ORS 285C.117.

This enterprise zone boundary change takes effect on the date that this resolution/the latest resolution of a sponsoring government is adopted, or later, as so stipulated by OBDD in its determination pursuant to any revision and resubmission of documentation.

Subject to grant of approval by the director of OBDD, The City of Bandon would jointly waive the distance maximum of 15 miles between separate areas within the Coquille Valley Enterprise Zone under ORS 285C.120 (2) for purposes of this boundary change.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BANDON, AT A REGULAR MEETING ON DECEMBER 5TH, 2022.

Mary Schamehorn, Mayor

ATTEST:

June Hinojosa, City Recorder

Bradley Lake Prop & New River Dunes		
29S 15W 13 Parcel 1701	2.52	Acres
29S 15W 13 Parcel 1700	2.11	Acres
29S 15W 13 Parcel 401	32.1	Acres
29S 15W 13 Parcel 1903	45.23	Acres
29S 15W 24 Parcel 100	138.24	Acres
29S15W 24 Parcel 201	107.04	Acres
29S 15W 24 Parcel 400	114.72	Acres
29S 15W 25D Parcel 402	1.3	Acres
29S 15W 25D Parcel 401	4.48	Acres
29S 15W 25D Parcel 1500	5	Acres
29S 15W 25D Parcel 1501	4.78	Acres
29S 15W 36A Parcel 900	0.92	Acres
29S 15W 25 Parcel 900	30.89	Acres
29S 15W 25 Parcel 1000	93.56	Acres
29S 15W 25 Parcel 1200	40	Acres
29S 15W 25 Parcel 1300	19.72	Acres
29S 15W 36B Parcel 800	4.92	Acres
29S 15W 36B Parcel 100	4.75	Acres
29S 15W 36B Parcel 700	5.41	Acres
29S 15W 25D Parcel 100	15	Acres
29S 15W 25D Parcel 700	12.74	Acres
<i>Section Total</i>	685.43	Acres

Oberman Site		
29S 15W 01 Parcel 2500	9.1	Acres
<i>Section Total</i>	9.1	Acres

Grand Total (Acres)	694.53	Acres
1 Acre = .0015625 Sq Mi	0.0015625	
Total Square Miles	1.085203125	Sq. Miles

**Coquille Valley Enterprise Zone Boundary Description, 2019
(other than North Bandon/Dunes Area)**

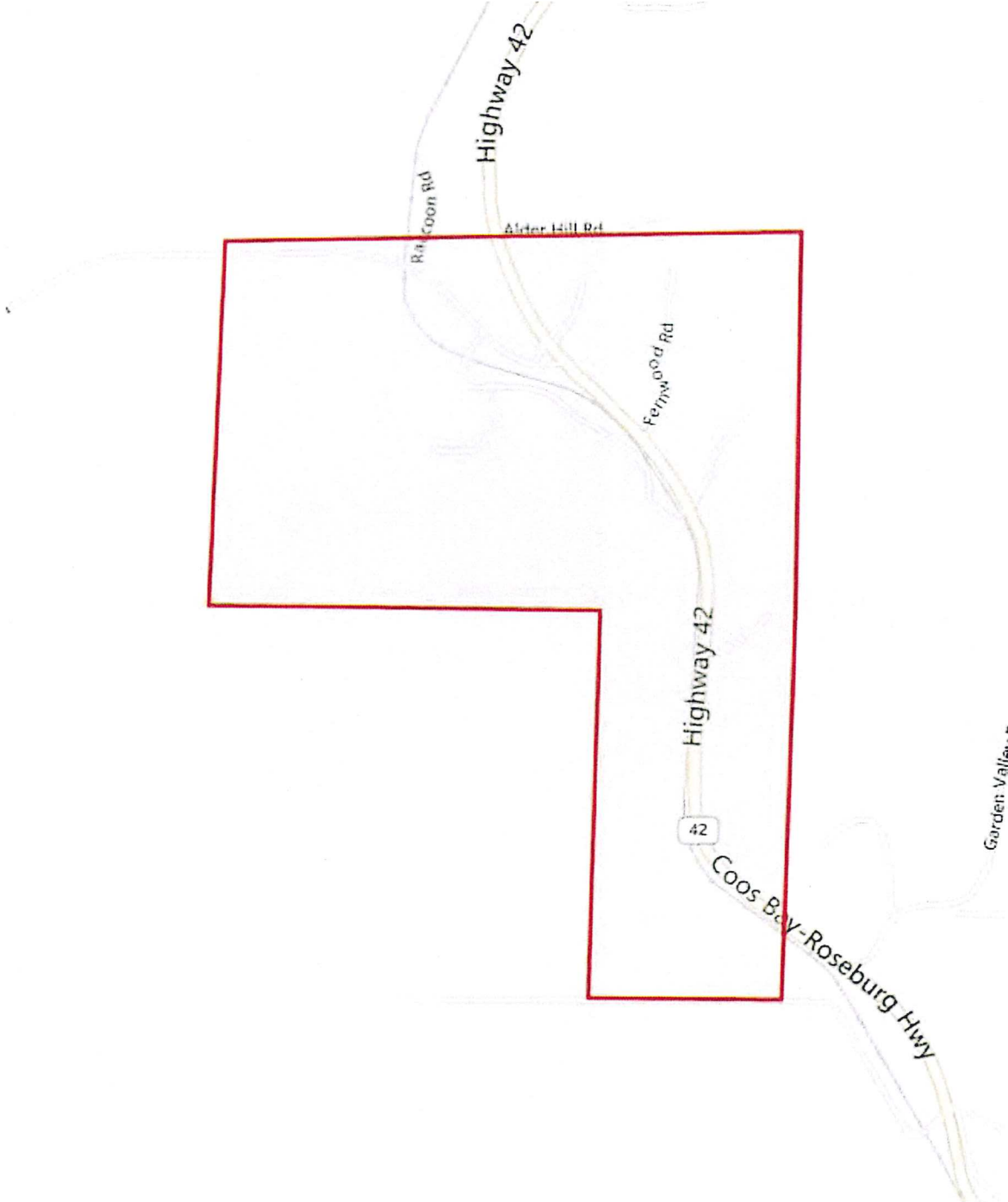
Township, Range & Section.*	Portion of Section inside Enterprise Zone
27 S - 13 W	(Winter Lake Area, 320 acres)
Sec. 21	The Southeast ¼ The East ½ of the Southwest ¼
Sec. 28	The East ½ of the Northeast ¼
27 S - 13 W	(Coquille City Area, 260 acres ±)
Sec. 35	The Northeast ¼ of the Southeast ¼
Sec. 35	That portion of the South ½ of the Southeast ¼, the South ½ of the Southwest ¼, and the Northwest ¼ of the Southeast ¼, lying outside the City of Coquille corporate limits**
Sec. 36	The Northwest ¼ of the Southwest ¼ The North ½ of the Northeast ¼ of the Southwest ¼ The Southwest ¼ of the Southeast ¼
28 S - 13 W	(Coquille City Area, 350 acres ±)
Sec. 1	The West ½ of the Northeast ¼ That portion of the Southeast ¼ lying East of the Coquille River and within the City of Coquille corporate limits** That portion of the Southeast ¼ of the Northwest ¼ lying north of the Coquille River That portion of the Southwest ¼ of the Northwest ¼ bounded by the Coquille River on the South, Highway 42 South on the West and Highway 42 on the North
Sec. 2	That portion lying North of the Coquille River and outside the City of Coquille corporate limits**
Sec. 12	That portion of the Northeast ¼ of the Northeast ¼ lying East of the Coquille River and outside the City of Coquille corporate limits**
28 S - 12 W	(Coquille City Area, 560 acres ±)
Sec. 7	That portion of the Northwest ¼ of the Northwest ¼ lying outside the City of Coquille corporate limits or urban growth boundary** The South ½ of the Northwest ¼ That portion of the Southwest ¼ lying East of the Coquille River
Sec. 18	That portion of the West ½ lying East of the Coquille River
Sec. 19	The North ½ of the Northwest ¼

* In the South and West of the Willamette Meridian, Coos County, Oregon.

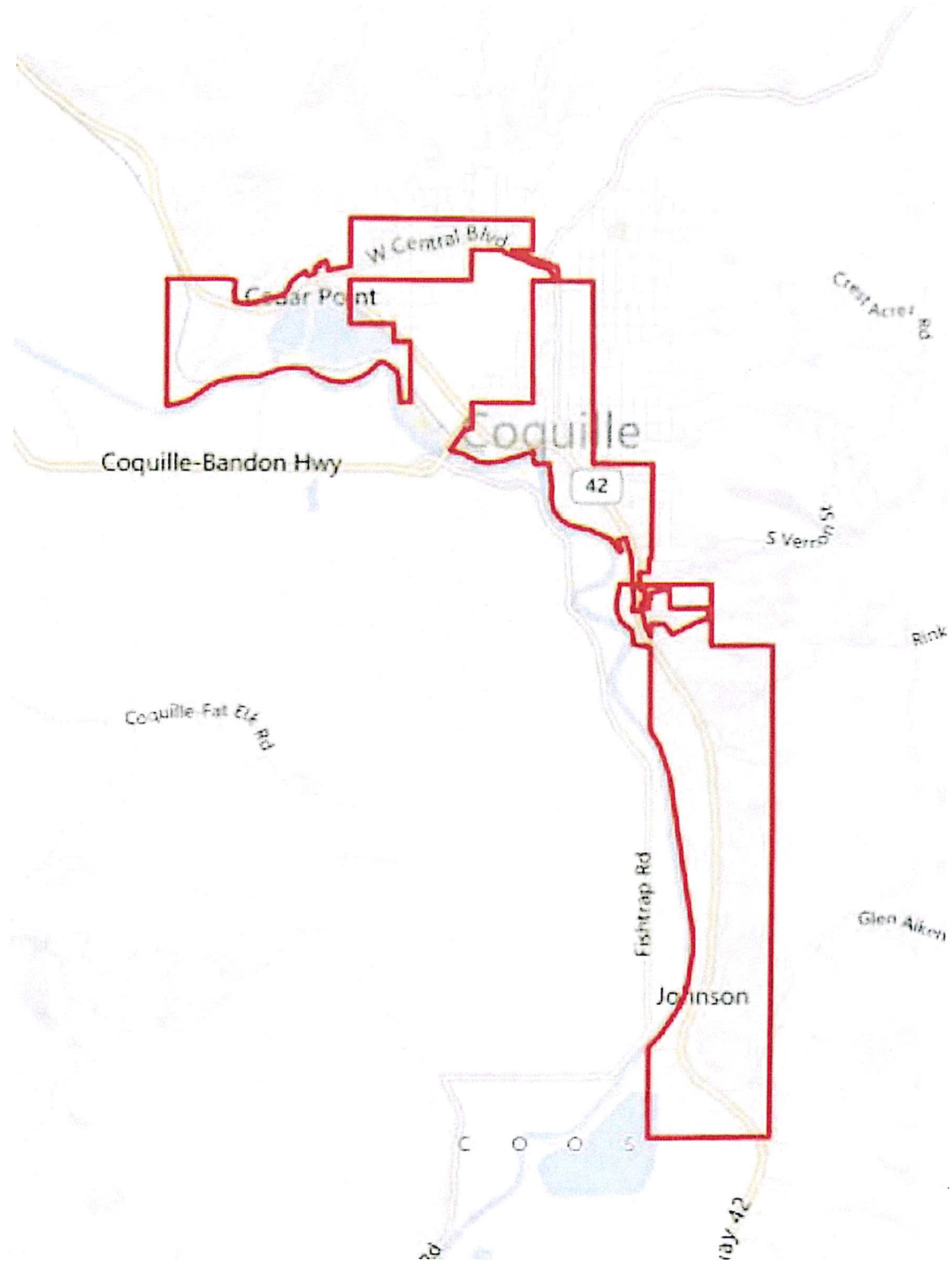
** (According to city map dated March 5, 2010)

*** (As it existed on July 1, 2019)

Winter Lake Area – Coquille Valley EZ



Coquille City Area – Coquille Valley EZ



\\D:\Projects\Active\144-47\Zoning\ZONG MAP.dwg 3/2/200 8:08:45 AM PST

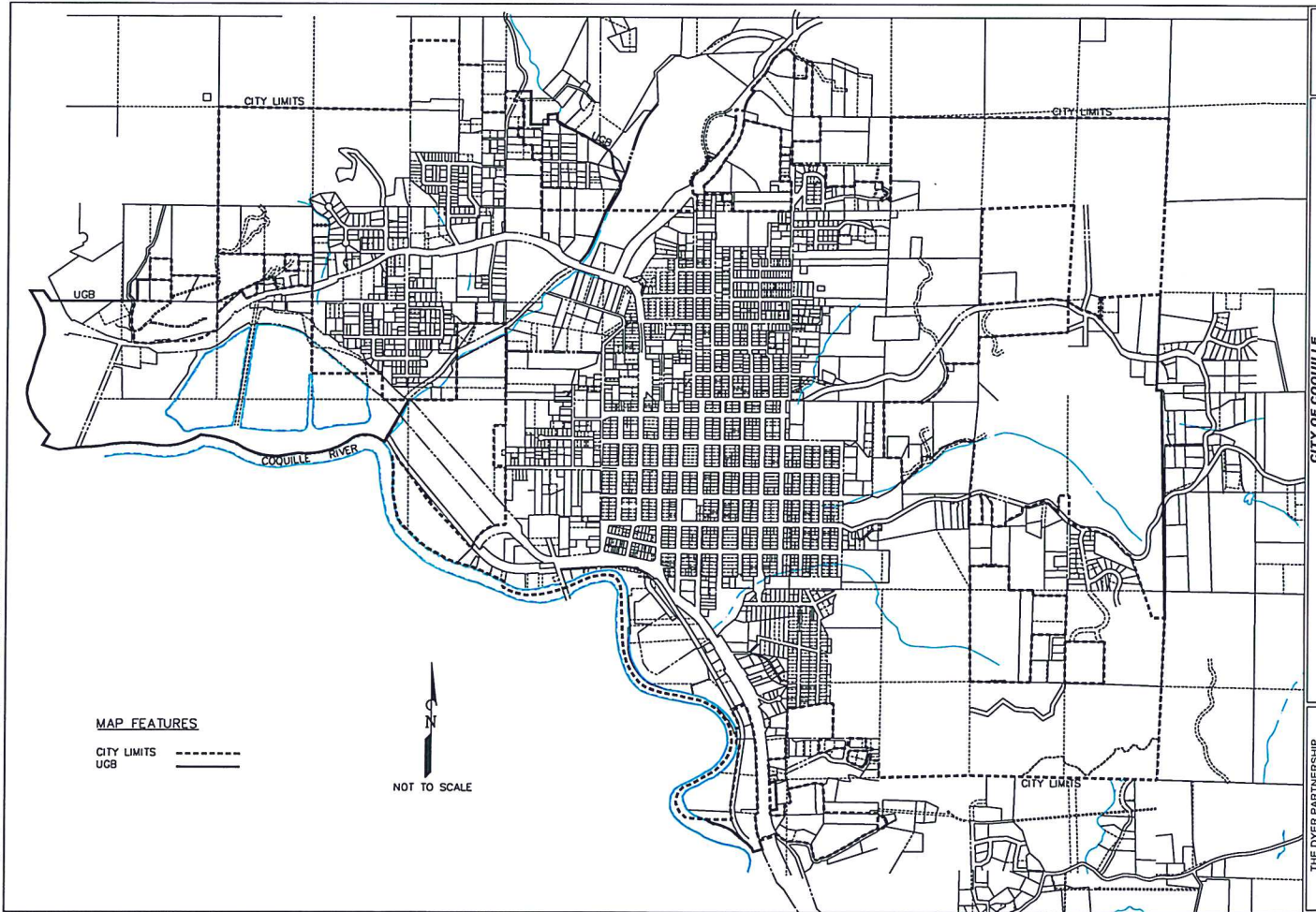


FIGURE NO.
1

CITY OF COQUILLE
CITY MAP
COQUILLE CITY LIMITS/ UGB

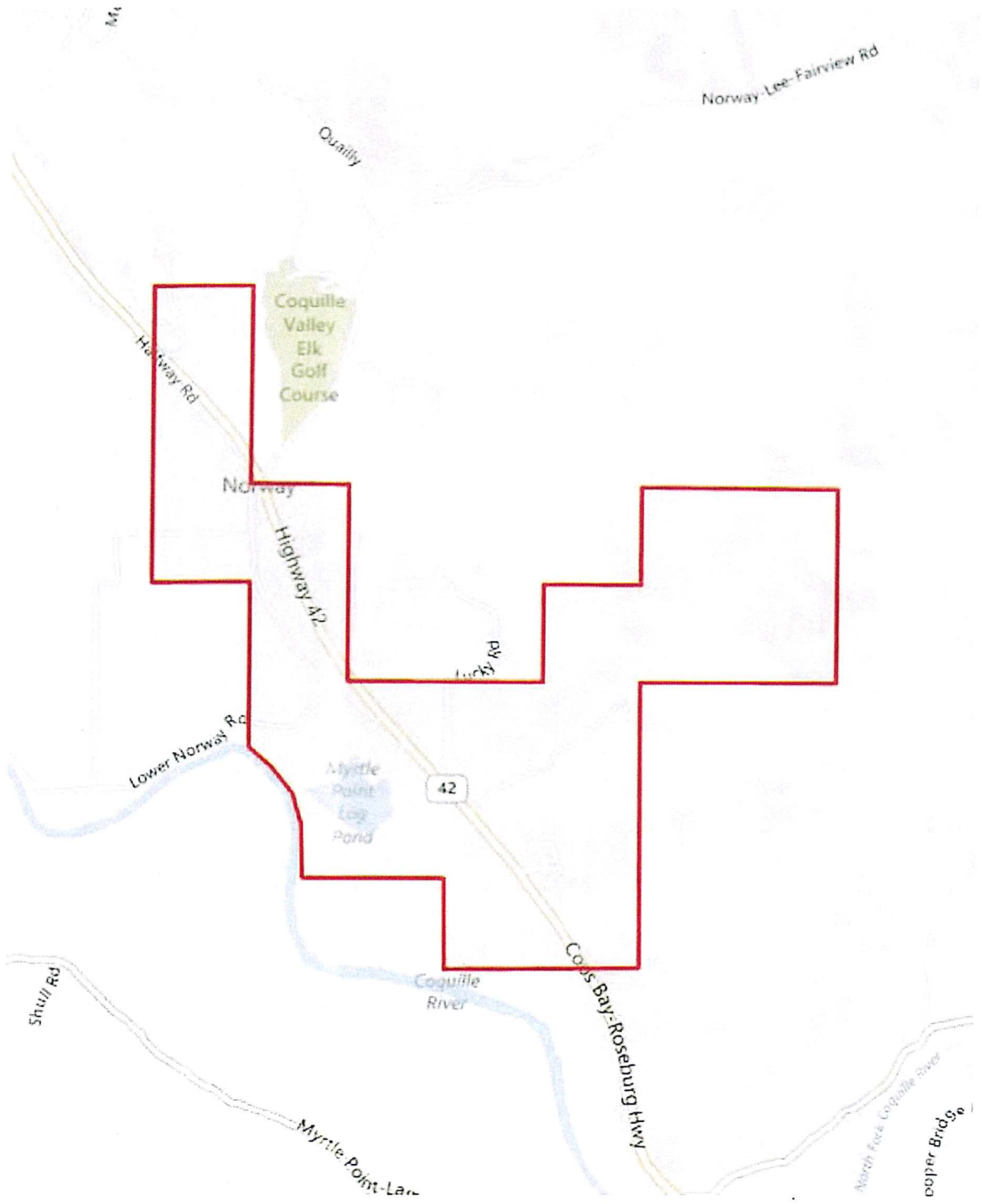
THE DYER PARTNERSHIP
ENGINEERS & PLANNERS
DATE: MARCH 2010
PROJECT NO.: 114.00

**Coquille Valley Enterprise Zone Boundary Description, 2019
(other than North Bandon/Dunes Area)**

Township, Range & Section.*	Portion of Section inside Enterprise Zone
28 S - 12 W	(Norway Area, 700 acres ±)
Sec. 30	The East ½ of the Southeast ¼
Sec. 31	The Northeast ¼ of the Northeast ¼
Sec. 32	The West ½ of the Northwest ¼ That portion of the Southwest ¼ lying East of the Coquille River The Southeast ¼ The Southeast ¼ of the Northeast ¼
Sec. 33	The Northwest ¼
29 S - 12 W	(Norway Area, 80 acres)
Sec. 5	The North ½ of the Northeast ¼
29 S - 12 W	(Myrtle Point Area, 415 acres ±)
Sec. 8	That portion in the Southeast ¼ lying East of the South Fork of the Coquille River
Sec. 9	The South ½ of the Southwest ¼ of the Southwest ¼
Sec. 16	The West ½ of the Northwest ¼ and the Southeast ¼ of the Northwest ¼ The East ½ of the Northeast ¼ of the Southwest ¼ within the City of Myrtle Point corporate limits*** The Southwest ¼ of the Southeast ¼
Sec. 17	That portion of property in the North ½ of the Northeast ¼ lying East of the South Fork of the Coquille River
Sec. 21	That portion of the West ½ of the Northeast ¼ lying outside the City of Myrtle Point corporate limits*** and easterly of the South Fork of the Coquille River

* **In the South and West of the Willamette Meridian, Coos County, Oregon.**
 ** (According to city map dated March 5, 2010)
 *** (As it existed on July 1, 2019)

Norway Area – Coquille Valley EZ



**Coquille Valley Enterprise Zone Boundary Description, 2019
(other than North Bandon/Dunes Area)**

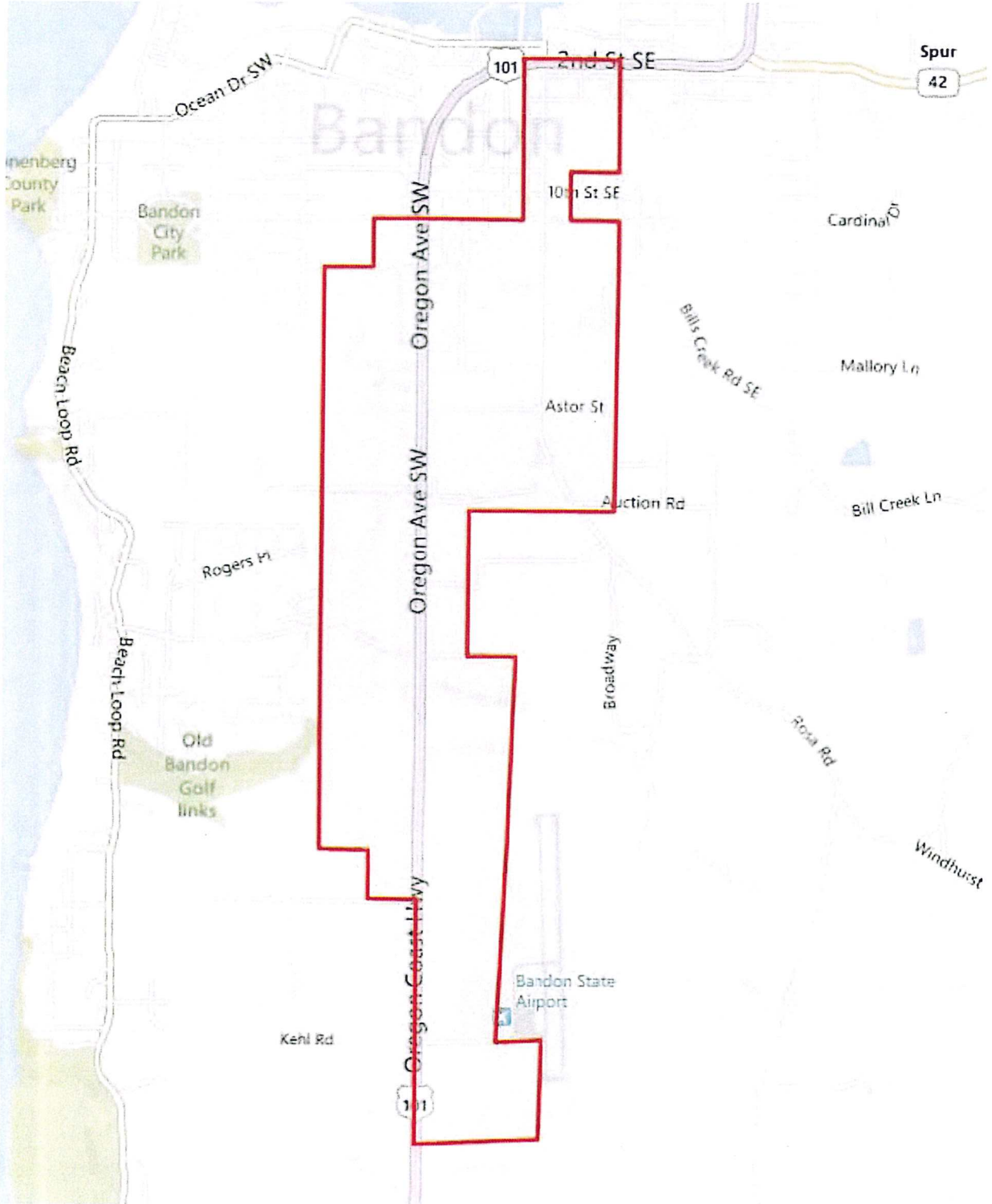
Township, Range & Section.*	Portion of Section inside Enterprise Zone
29 S - 14 W	(South Bandon/City Area, 220 acres)
Sec. 6	The West ½ of the West ½
Sec. 7	The Northwest ¼ of the Northwest ¼ The West ½ of the Northeast ¼ of the Northwest ¼
29 S - 15 W	(South Bandon/City Area, 90 acres)
Sec. 1	The East ½ of the Northeast ¼ The Northeast ¼ of the Northeast ¼ of the Southeast ¼
28 S - 14 W	(South Bandon/City Area, 325 acres)
Sec. 30	The Northwest ¼ of the Southeast ¼ of the Southwest ¼, the Northeast ¼ of the Southwest ¼, and the South ½ of the South ½ of the Southwest ¼ The South ½ of the South ½ of the South ½ of the Southeast ¼ of the Northwest ¼
Sec. 31	The North ½ of the North ½ of the Southwest ¼, the Southwest ¼ of the Northwest ¼ of the Southwest ¼, and the West ½ of the Southwest ¼ of the Southwest ¼ The Northwest ¼
28 S - 15 W	(South Bandon/City Area, 200 acres)
Sec. 25	The Southeast ¼ of the Southeast ¼ of the Southeast ¼
Sec. 36	The East ½ of the East ½

* In the South and West of the Willamette Meridian, Coos County, Oregon.

** (According to city map dated March 5, 2010)

*** (As it existed on July 1, 2019)

South Bandon Area – Coquille Valley EZ



COQUILLE VALLEY ENTERPRISE ZONE: North Bandon Area, July 1, 2019 (2,036 acres)

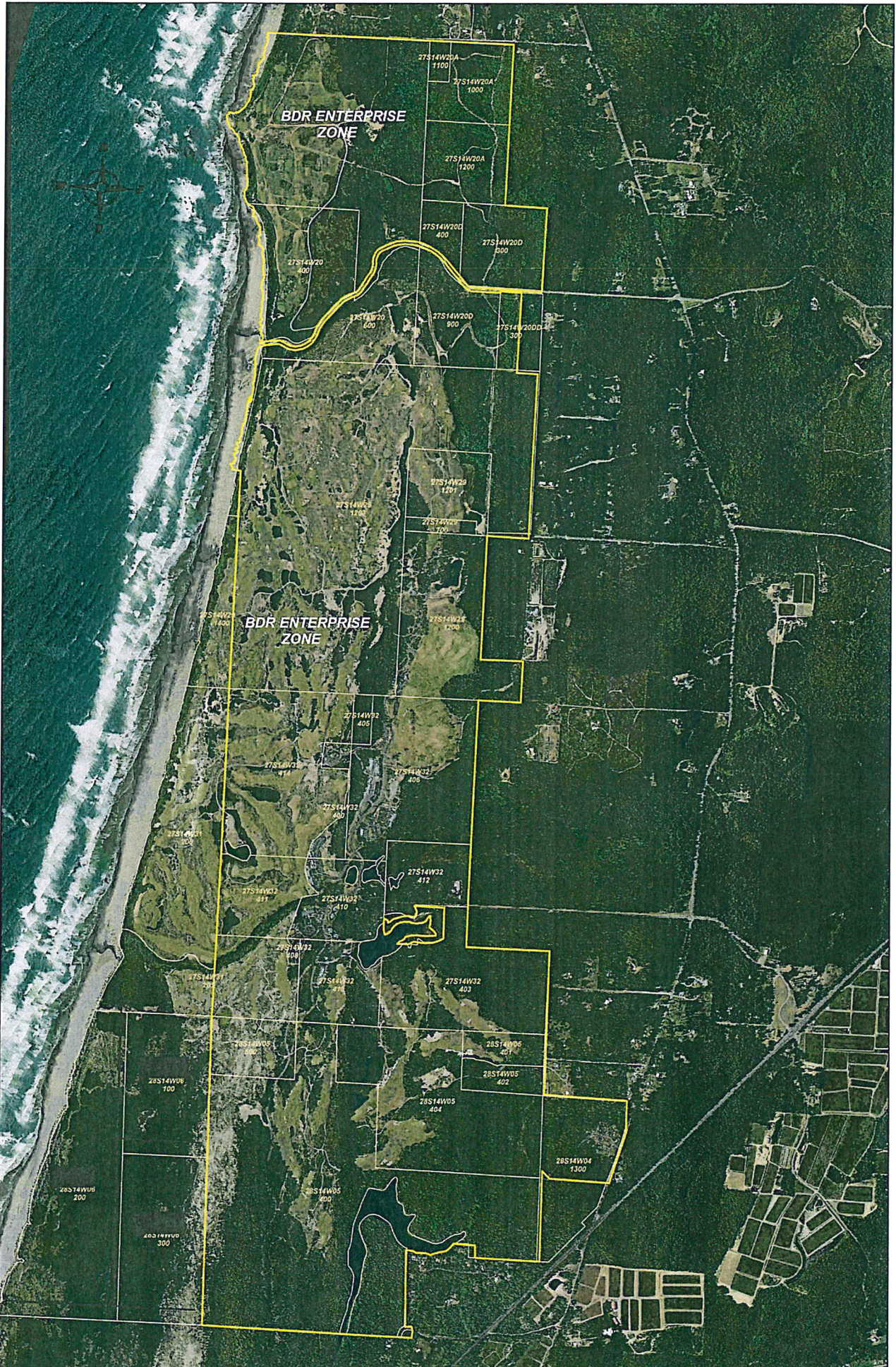
TOWNSHIP 27 SOUTH RANGE 14 WEST WM

<u>sec</u>	<u>taxlot</u>	<u>acres</u>	<u>acct #</u>	<u>comments</u>
20	100	179.63	762100	
	400	65.84	768100	
	500	22.67	762800	
	600	47.98	762801	
20A	1000	35.00	762401	
	1100	5.00	762400	
	1200	40.00	762300	
20D	300	36.55	762912	
	400	11.80	762905	
	900	43.41	762902	
20DD	300	9.23	762906	West ½ in Zone (9.23 Ac)
		497.1		
29	1203	389.52	768402	
	1201	33.12	768401	
	700	5.34	767901	
	1200	87.31	768400	
		515.3		
31	201	≈40	768910	East ½ in Zone (≈40 Ac)
		40.0		
32	400	10.94	768900	
	403	81.52	768904	
	405	5.52	768907	
	406	100.97	768908	
	408	1.65	768909	
	410	37.34	768911	
	411	37.65	768912	
	412	32.19	768913	
	413	36.02	768914	
	414	104.41	768915	
		448.2		

TOWNSHIP 28 SOUTH RANGE 14 WEST WM

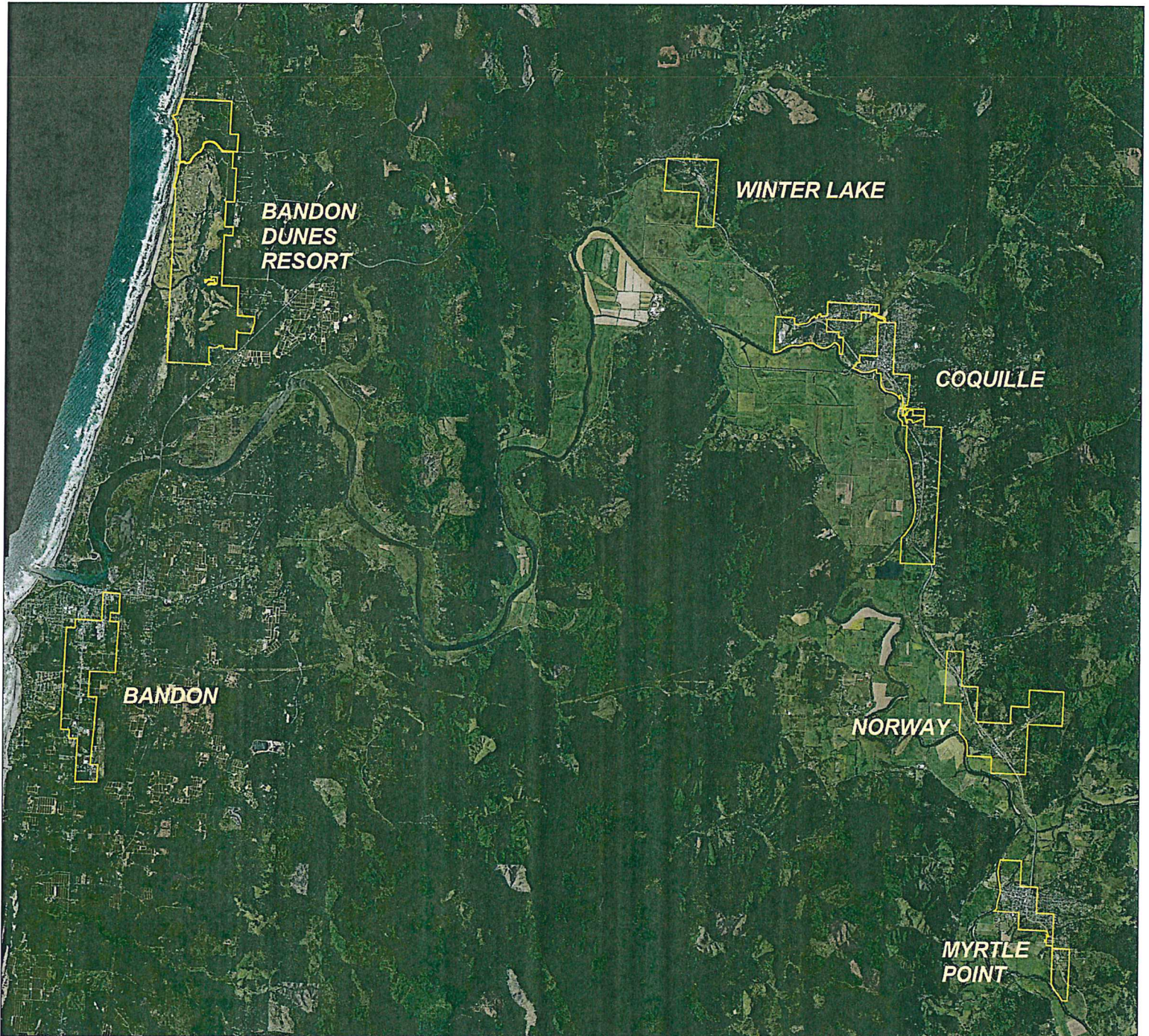
<u>sec</u>	<u>taxlot</u>	<u>Acres</u>	<u>acct #</u>	<u>comments</u>
04	1300	36.20	940901	North 1/2 in EZ (36.2 Ac)
		36.2		
05	400	322.21	941900	
	401	14.13	941901	
	402	14.63	941902	
	404	120.4	941903	
	500	28.16	941700	
		499.5		

BANDON DUNES RESORT





SOUTH COOS COUNTY ENTERPRISE ZONES



**PROPOSED ADDITIONS
TO COQUILLE VALLEY EZ**

OBERMAN SITE

BRADLEY LAKE / NEW RIVER DUNES

