

City of Bandon

CITY COUNCIL AGENDA DOCUMENTATION	DATE: December 5 th , 2022
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.

Planning Applications YTD (as of November 29th, 2022)

Single Family Dwelling	Land Divisions	Geologic Assessment	Variance/ Adjustment	Accessory or Additions	CUP	Other
41	6	5	5	21	12	30

Planning Fees Collected in FY23

	FY 22	July	August	Sept	Oct	Total
Total Fees	\$128,247.41	\$2,085	\$10,295	\$5,375	\$4,375	\$22,130

The Planning Department saw a major slowdown in current planning this November. While this is relatively normal for this time of year, I think we may also be seeing the impacts of rising interest rates and a slowing real estate market. We continue to help customers at the counter, respond to inquiries on the phone and over email, and work through on-going projects and are taking advantage of this extra time by preparing for the new year. In January, the Planning Department will be rolling out new forms and requesting an update to the Planning Fee Schedule.

Commissions:

The Parks & Recreation Commission welcomes a new member at their November meeting, Laura Brownfield. There are currently two other openings on the commission, one seat vacated by Nicolette Cline and expected to be filled by Bob Eck, and another recently vacated by former chair, Christine Hall. The Commission is working on many projects right now, which include: tree and shrub planting, updating walkways in City Park, expanding the disc golf course, purchasing and installing playground equipment, and preparing a City Park Master Plan. The Commission has also been working on a survey to gauge the community's preferences and perspectives on parks in Bandon, to be used in the city-wide Parks Master Plan Update. Additionally, the Commission recently voted to bring back the Tree Sub-Committee, as we have been handling an increase in tree removal requests.

The Planning Commission met in November to discuss a number of upcoming code updates that we are preparing public hearings for in January. These include: (1) changing the measurement for height of a building in the floodplain, (2) updating the Vacation Rental Dwelling code, (3) allowing certain structures in required setbacks, and (4) eliminating parking minimums in Old Town for outright permitted uses.

General Updates

- **Grants:** The Planning Department is working with the FCS Group to prepare the Housing Needs Analysis. A draft of the Housing Needs Forecast is available to review on the City's website. We are anticipating beginning work on the Transportation System Plan in the new year, as soon as ODOT gives us the green light to proceed with the selected consultant, Parametrix.
- **DLCD Projects:** Staff continues to work on a number of grant funded projects through the Department of Land Conservation and Development. One project is the Bandon Coastal Access Inventory Project that will identify all beach access points within the City's UGB and update relevant city code and comprehensive plans to ensure the locations are maintained, protected, and managed. The city will also begin work on a project to update mapping and align city code and comprehensive plans for the Shoreland Overlay. Currently, there are some inconsistencies that make it difficult to clearly apply the overlay zone's provisions. Finally, staff will be working on another project to update the City's Beaches and Dunes (Goal 18) mapping. This project will adopt new data and update regulations, likely including impacts to coastal areas from sea-level rise and climate change. Finally, we have also been participating in the Coquille Estuarine Resilience Adaptation and Action Plan. Bandon projects listed in the plan include improving the Jetty Park and Jetty Road resilience to tidal influence and inundation, restoration work around Redmon Pond, Bandon watershed restoration, and gorse control.
- **Upcoming code changes:** The Planning Commission has been discussing a couple changes to the development code that we expect to adopt in 2023. These include: (1) additional allowances for projects on certain structures into required yards, (2) measuring height from Base Flood Elevation on properties located within the adopted Floodplain, (3) an update to the Vacation Rental Dwelling Code, and (4) clear and objective standards for determining the view line.

SUBMITTED BY:

Dana Nichols

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