



# City of Bandon

555 Hwy 101, PO Box 67  
Bandon, OR 97411  
(541) 347-2437

*Bandon by the Sea*

<b>CITY COUNCIL CONSENT AGENDA</b>	<b>DATE: 5-6-2024</b>
<b>SUBJECT: CITY COUNCIL MINUTES / PLANNING COMMISSION MINUTES</b>	<b>ITEM NO: 3.10</b>

## **BACKGROUND:**

City Council and Urban Renewal Agency meeting minutes as submitted by Richard Taylor, Minutes Clerk

Planning Commission meeting minutes as submitted by Nicolette Cline, Planning Assistant

- March 4, 2024 Regular Meeting
- March 18, 2024 Special Meeting
- March 28, 2024 Planning Commission Meeting
- April 1, 2024 Budget Study
- April 1, 2024 Regular Meeting

## **FISCAL IMPACT:**

None

## **RECOMMENDATION:**

Motion to approve as part of the Consent Calendar Items.

## **SUBMITTED BY:**



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**June Hinojosa, City Recorder**



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## MINUTES

### CITY OF BANDON CITY COUNCIL AND URBAN RENEWAL AGENCY BOARD

COUNCIL CHAMBERS, 555 HIGHWAY 101, BANDON, OR 97411

MONDAY, MARCH 4, 2024

Livestreamed via Zoom Meetings

#### COUNCIL MEMBERS PRESENT:

Mary Schamehorn, Mayor  
Joshua Adamson, Councilor  
Peter Braun, Councilor  
Chris Powell, Councilor  
Geri Procetto, Councilor  
Madeline Seymour, Council President  
Brian Vick, Councilor

#### STAFF PRESENT:

Torrey Contreras, City Manager  
Shala Kudlac, City Attorney  
Dana Nichols, Planning Director  
Nicolette Cline, Planning Assistant  
Richard Taylor, Minutes Clerk (via Zoom)

### 1. CALL TO ORDER/ROLL CALL/INVOCATION/PLEDGE OF ALLEGIANCE

Schamehorn called the meeting to order at 7:00 p.m. Roll Call was taken as indicated above. Pastor Dan Wilson of Restoration Worship Center provided the Invocation. The Pledge of Allegiance was led by Seymour.

### 2. PRESENTATIONS

#### Beth Patrick – Volunteer of the Month

Patrick, Executive Director of the Greater Bandon Association (GBA), presented the organization's Volunteer of the Month Award to Samantha Stanger for her role in the City's tree planting program, first while serving on the Parks and Recreation Commission and later as a member of the Commission's Tree Sub-Committee. Stanger also helped obtain a grant for new playground equipment, facilitated community work days in City Park, and reworked the City of Bandon Tree Guide.

### 3. CONSENT CALENDAR ITEMS

- 3.1 Accounts Payable Report for January and February 2024
- 3.2 Library Report for February 2024
- 3.3 Public Works Report for February 2024
- 3.4 Sprague Theater and Community Center Calendar for March, April, and May 2024
- 3.5 Planning Department Report for February 2024
- 3.6 Police Department Report for February 2024
- 3.7 Finance Department Report for January 2024
- 3.8 Consolidated Municipal Utility Report for January and February 2024
- 3.9 Municipal Court Report for January 2024
- 3.10 City Council/Urban Renewal Agency and Planning Commission Minutes
  - Planning Commission Regular Meeting – January 25, 2024
  - City Council and Urban Renewal Agency Board Regular Meeting – February 5, 2024
  - City Council and Urban Renewal Agency Board Work Session - February 12, 2024
- 3.11 Parks & Recreation Commission

Braun moved to approve the Consent Calendar. Adamson seconded the motion and it carried by unanimous show of hands vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

#### **4. NEW AND OLD BUSINESS ITEMS**

##### **4.1 Resolution 24-02 of the Bandon City Council Authorizing the City of Bandon, Coos County, Oregon, United States of America, to Enter into a Twinning Agreement with the Bandon-Kinsale Municipal District, County Cork, Ireland, Strengthening Existing Ties of Heritage, Commerce, and Friendship between the two Greater Bandon Areas**

Contreras: Recognized Robin Miller for bringing the "twinning" proposal to the Council. If approved, the resolution would be forwarded to the City's companion municipality in Ireland for consideration.

Schamehorn: A document in her files showed the City had formalized a similar twinning agreement, probably in or before 2018.

Seymour made a motion for the City of Bandon to enter a twinning agreement with the Bandon-Kinsale Municipal District in County Cork, Ireland. Vick seconded the motion and it passed unanimously by show of hands vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

##### **4.2 Ordinance 1662, Amendments to the Comprehensive Plan and Title 17 of the Bandon Municipal Code, to Address Coastal Public Access**

Nichols: The Planning Commission and City Council held hearings on the matter in 2023. The Council heard a first reading of the ordinance at its November 2023 meeting but could not proceed to a second reading because one member was not present. Due to a court ruling that held cities liable for injuries on improved trails, the Oregon Legislature was working on a solution to the recreational immunity gap caused by the litigation. To allow time for that legislation to be developed, and to enable Staff to close out the grant that funded the City's review of Coastal Public Access policies, Staff recommended adopting the ordinance with an effective date six months in the future.

Kudlac read Ordinance 1662 by title only.

Seymour moved to adopt Ordinance 1662. Vick seconded the motion, which carried by unanimous roll call vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

##### **4.3 Intergovernmental Agreement: Geographic Information System (GIS) Contract with the Lane Council of Governments**

Nichols: Staff requested authorization for the City Manager to enter into an Intergovernmental Agreement (IGA) with Lane Council of Governments (LCOG) to provide assistance to the Planning and Public Works Departments in setting up a Geographic Information System (GIS). Initially the system would be used within these departments. At some point it would become accessible to the public. The City was already paying for GIS licenses that were shared with the Electric Department. LCOG would be available for ongoing maintenance and support.

Seymour made a motion to authorize the City Manager to enter into an Intergovernmental Agreement with Lane Council of Governments for the Scope of Work requested by Staff, not to exceed \$10,000. Procetto seconded the motion, which carried by unanimous show of hands vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

#### **5. PUBLIC HEARING ITEMS**

##### **5.2 Ordinance 1663, a Public Hearing to Consider Amendments to Chapter 2.18 of the Bandon Municipal Code Regulating the Committee for Citizen Involvement**

Nichols: Staff recommended approval of a letter to the State of Oregon's Land Conservation and Development Commission (LCDC), requesting the City's Planning Commission to also serve as the Committee for Citizen Involvement (CCI). A Public Hearing would be held regarding a code

amendment that would enable this change. Staff requested delaying the Public Hearing because the City received a public comment from a citizen who was concerned that proper Public Hearing noticing had not been provided.

Seymour made a motion to sign a draft letter to LCDC and direct Staff to schedule a Public Hearing at a future Council meeting to consider the proposed code amendments. Vick seconded the motion, which carried by unanimous show of hands vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

### **5.1 Planning Action 23-055, Heavy Industrial Code Amendment and Comprehensive Plan Update**

Schamehorn opened the Public Hearing at 7:18 p.m. and read aloud the standard procedures for conducting a hearing.

Nichols provided a presentation with background information on the code amendment and Comprehensive Plan (Comp Plan) update request. The property at issue, the Moore Mill log yard, was zoned Heavy Industrial (HI) according to the Comp Plan map. Although it had never been legally changed, it appeared as Controlled Development-1 (CD-1) on the City's zoning map. However, the Comp Plan itself and the Shoreland Overlay did show the property as CD-1. All of this was discovered when the property owner wanted to develop an aquaculture project there, which would not be allowed in the CD-1 zone.

Staff's request was to amend Bandon Municipal Code (BMC) chapter 17.56 to allow aquaculture and dwelling units in the HI zone; to amend BMC 17.76 to change management unit 8 of the Shoreland Overlay to industrial and allow aquaculture; and to amend the Comprehensive Plan for consistency with those code changes. At its January 2024 meeting, the Planning Commission held a Public Hearing on Staff's request and recommended the Council's approval with modifications regarding the size and type of aquaculture allowed and the size and type of housing allowed.

Sheri McGrath, Coos Curry Consulting: The Shoreland Overlay had other inaccuracies. Would they be addressed with this ordinance?

Nichols: Some changes would have to wait. Bandon's Shoreland Overlay was more complicated than that of any other city and Staff would be working with Department of Land Conservation and Development (DLCD) to clean up that overlay.

Staff requested that the hearing stay open and be continued to a future meeting, to provide additional time for public noticing and public comment.

Procetto: Is there a company involved?

Nichols: Not at this time. There was someone interested in conducting aquaculture at the Moore Mill site, and the City wanted to provide an opportunity.

Braun: Since the Port's property was zoned Marine Commercial, why zone the Moore Mill property as Heavy Industrial?

Nichols: In Resolution 23-15, the Council memorialized the findings that the subject property was zoned HI. Staff's request was to amend the code to permit aquaculture in the HI zone.

Schamehorn: She was Planning Commission Chair when David L. Davis requested rezoning the property to CD-1, probably to enable a resort development. The commission had approved the change.

Nichols: The commission actually approved a motion to put the rezoning into a periodic review that would update the code and Comp Plan at a later date, but the update never occurred.

Vick: Is the water quality conducive to aquaculture?

Nichols: Permits from the Department of Environmental Quality (DEQ) are required, and water is pulled from the Coquille River and put back in with no change.

Jeff Griffin, Port Manager, Port of Bandon: The Port supports the proposal before the Council. The Moore Mill site is desirable for mariculture because there is deep water in the river adjacent to it, where the tide brings in ocean water beneath the fresh water. Feasibility studies were conducted through a grant from Business Oregon.

Vick moved to continue the Public Hearing to April 1, 2024, at 7:00 p.m. in the Council Chambers. Seymour seconded the motion, and it carried by unanimous show of hands vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

## **6. URBAN RENEWAL AGENCY ITEM (none)**

### **7. PUBLIC COMMENTS**

Bill Frey, Bandon resident: One reason people cannot afford housing is that it costs more than they earn. The 2023 Housing Needs Analysis says Bandon's median annual household income is around \$37,000/year. In general, 30% of household income should go to housing, which would place affordable housing in Bandon at under \$1,000/month, or virtually unavailable. The City's joint project with the Bandon School District could provide some affordable workforce housing, and the Council could define the cost of affordability to ensure that the developer produces housing units that are affordable to Bandon's workforce.

Steve Friedland, Chair, Parks and Recreation Commission: Concerned that the Parks and Recreation Commission was brushed aside with a cursory email, without public input or any discussion with the commissioners, based on information that was not entirely accurate. The commission tried to ease the burden on Planning Staff by agreeing to meet less frequently. Commissioners understood there was no money in the City's budget for parks and recreation, so any projects they initiated would have to be funded by donations or grants. They were surprised when Staff asked them to produce a "wish list," and after they did so, it was construed that they were making demands. Considering budgetary limitations, commissioners only made helpful suggestions for minor inexpensive improvements. A comprehensive plan is needed for Bandon's parks and recreation.

Schamehorn: Parks and Recreation does not have a budget, so over the years small projects were usually conducted within the Public Works Department budget. The City purchased the old golf course at Johnson Creek and the Council has never voted on what should be done with the property. Before trees are planted and money is spent there, the Council needs to address the matter and decided it was best for the commission to go on a hiatus in the meantime. The Planning Department is understaffed for the amount of work required for big issues such as the recent PERK Development Gravel Point project.

Nichols: The commission's stated role in the City's code includes presenting recommendations for long- and short-term parks and recreation projects, so Staff solicited the commissioners' ideas prior to the upcoming budget process. The commission's work is appreciated.

Schamehorn: The commission's work and enthusiasm are appreciated.

Friedland: A comprehensive plan could best determine the future of Johnson Creek. The Parks and Recreation Commission is involved in many other activities—Arbor Day, tree planting in City Park, Clean-up Day in City Park—coordinating volunteers and reducing the workload on City Staff.

Schamehorn: The previous commission chair, Christine Hall, formed Friends of Bandon Park, not affiliated with the City, which has also been helpful.

Susan Miller, Bandon resident: Gorse that was killed along Carter Avenue last year has not been cut down or removed and poses a fire hazard to the Ocean Trails neighborhood. Businesses bring a revenue opportunity and a positive outlook to the community. Businesses that remain closed for weeks or months at a time have a devastating impact on those that try to remain open. People come to Bandon during the off-season and have less reason to come back if most restaurants and shops are closed. If businesses were open, more people would be working in Bandon.

Schamehorn: It has been a grim winter. Lori Osborne is bringing people to town with events at the Fisheries Warehouse. Business owners who rely on tourism are swamped for most of the year and must take some time off during slower months.

Powell: Other businesses pick up the slack when the bakery is closed. In recent years, his staff has dropped from seven to five to four, and was down to only three last summer.

Nancy Post, Bandon resident: Worried about the CCI becoming a function of the Planning Commission. She was a CCI member a decade earlier and felt it was productive. Concerned about the impact of the Gravel Point resort on Beach Loop Drive. What is happening with plans for a pathway on Beach Loop? How will the \$20,000 pledged by the developer be used? Will any improvements to Beach Loop be made before Gravel Point is developed?

Schamehorn: City government has known for years that it was important to get another connector road between U.S. 101 and Beach Loop. As more of the Donut Hole is developed, it will become harder to obtain the necessary rights-of-way to do that. Alleviating traffic problems at the Seabird Drive intersection with 101, on Beach Loop, and on 11<sup>th</sup> Street through City Park should be a priority for the City. One condition of the City's approval of the Gravel Point project was that the City could determine the route for construction vehicles to take to the project site. They will not be allowed to go through City Park. At the City Manager's recommendation, there will be a study of Gravel Point's impact on traffic after it has operated for six months.

Nichols: The Transportation System Plan (TSP) is broad and aspirational. Preliminary engineering studies on the Beach Access Connector Plan could lead to grant funding in the fall of 2024. Public input for both plans will be taken at an open house in April 2024.

## **8. CITY MANAGER COMMENTS**

Contreras: The contractor conducting exterior Sprague Theater repairs is mobilizing and work should be completed within two months, depending on weather. A branch of the historical cypress tree on private property at 4<sup>th</sup> Street SW and Ocean Drive, which projects over the street and had previously been repaired after storm damage, had recently lowered by about three feet and was below the minimum 15-foot clearance requirement. The City's arborist inspected the tree and determined the tree was uplifted and leaning due to an unstable root system and rotting at the base of the tree. He recommended removal of the portion of the tree that projected over the street, in an effort to save the remainder of the tree. The property owner has authorized the City to do whatever is necessary for public safety and to protect and preserve the tree.

## **9. CITY COUNCIL COMMENTS**

Vick: There are cypress trees along 8<sup>th</sup> Street SW on Bandon School District property that should also be checked out.

Procetto: Compliments to Contreras and City Staff for their work on the Council agendas.

Braun: Congratulations to Volunteer of the Month Samantha Stanger.

Powell: Shout-out to the Police Department for a drug bust earlier in the day.

Schamehorn: The Police announced later that they were forced to release the suspects. The Budget Study Session scheduled for March 25, 2024, was rescheduled to precede the Council's next Regular Meeting, on April 1, 2024.

## **10. ADJOURN TO EXECUTIVE SESSION**

Schamehorn adjourned the Regular Meeting at 8:15 p.m. The Council convened an Executive Session to conduct deliberations with persons designated to negotiate real property transactions and to consult with the City Attorney regarding the City's legal rights and duties in regard to current litigation or litigation that is more likely than not to be filed, pursuant to ORS 192.600 (e) and (h).

The Executive Session was called to order at 8:20 p.m. and adjourned at 8:30 p.m.



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**MINUTES  
CITY OF BANDON CITY COUNCIL  
AND URBAN RENEWAL AGENCY BOARD  
SPECIAL MEETING**

COUNCIL CHAMBERS, 555 HIGHWAY 101, BANDON, OR 97411  
MONDAY, MARCH 18, 2024  
Livestreamed via Zoom Meetings

**COUNCIL MEMBERS PRESENT:**

Mary Schamehorn, Mayor  
Joshua Adamson, Councilor  
Peter Braun, Councilor  
Chris Powell, Councilor  
Geri Procetto, Councilor  
Madeline Seymour, Council President  
Brian Vick, Councilor

**STAFF PRESENT:**

Torrey Contreras, City Manager  
Dana Nichols, Planning Director  
Tim Lakey, Public Works Supervisor  
June Hinojosa, City Recorder  
Richard Taylor, Minutes Clerk

**1. CALL TO ORDER/ROLL CALL**

Schamehorn called the meeting to order at 1:30 p.m. Roll Call was taken as indicated above. All Councilors and City Staff were present in the Council Chambers.

**2. NEW AND OLD BUSINESS ITEMS**

**2.1 City Of Bandon Business Beautification Grants – A Discussion to Consider Modifications to the Existing Façade Improvement Loan/Grant Program**

Nichols: Staff proposes an overhaul of the loan/grant program. It was first offered in 2012 to properties in Urban Renewal District 1. In 2014 it was expanded to include properties in the C-2 (General Commercial) zone. The purpose is to improve the appearance of existing buildings.

Recently, the loan amount was increased to \$10,000 or 70% of a total project's cost, whichever is less. If a property remains in compliance, a portion of the loan is forgiven each year for four years. Eligible projects are limited to a \$50,000 maximum cost, but the program does not limit the number of times one business or property owner may apply. Businesses must operate at least four days a week and at least eight hours a day.

After researching the City of Ashland's Business Beautification grant program, Staff recommended these modifications:

1. Change from a forgivable loan to a grant, which can be funded outright and would require less Staff time to manage. A deed restriction could require improvements to be in place for up to ten years.
2. Expand eligible activities to include landscaping, lighting, and other site elements. Only require a business to keep regular hours. Remove the \$50,000 cap on project costs.
3. Expand access to include any business that operates on a city street. Use Transient Occupancy Tax (TOT) funds to augment the limited Urban Renewal and Block Grant Funds.
4. Establish separate grants for business owners and property owners, with a limited number of applications. Allow small grants for simple projects such as signage and painting.

Details of the proposal were provided to the Councilors with their agenda packet. The proposal received a positive reaction from the Mayor and Councilors. Contreras indicated there would be a line item for this loan/grant program in the City Budget, in response to the consensus direction from the Council.

## **2.2 Request to Open a Portion of Broadway Street**

Nichols: Property owner Stephen Cowles requested that the City open a portion of Broadway Street, extending east 40 feet from the intersection with Jennie Street, to allow construction of a residence on Tax Lot 1600 of Map 28S15W36BB.

With City Manager approval, the extension would match the existing 16-foot width of Broadway Street from Jennie Street to Beach Loop Drive, with an exemption to sidewalk, curb and gutter, and street width requirements, while maintaining gravel shoulders and managing surface drainage. All associated costs would be borne by the applicant and the street plan would be approved by the City Engineer prior to construction. The applicant would be required to sign an anti-remonstrance agreement regarding participation in future local improvement districts for the purpose of street improvements.

Seymour made a motion to authorize the opening of the requested portion of Broadway Street, subject to the conditions listed in the City Staff Report. Vick seconded the motion and it carried unanimously by show of hands vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

## **3. PUBLIC HEARING ITEMS**

### **3.1 Public Hearing: Ordinance 1664, an Ordinance Vacating a Portion of 6th Street Between Lincoln Avenue and Kensington Avenue, a Portion of Kensington Avenue South of Jetty Road, and an Alley between Lincoln Avenue and Jetty Road in the Amended Breakwater Addition in the City of Bandon**

Schamehorn opened the Public Hearing at 1:44 pm.

Nichols: Tribal One, representing the Coquille Tribe, contacted the City regarding vacation of some unimproved rights-of-way on Tribal-owned property next to the Pacific View Senior Living facility. Council had previously agreed to initiate the vacation process, and public notice of the hearing had been posted and published in several ways.

Prior to the hearing, Staff learned that there were underground electric lines located in the City's rights-of-way and water and sewer lines running through the private property. Staff asked the Council to continue the hearing after public testimony, so it could obtain additional information about easements that would be required.

Judy Farm, Tribal One Chief Executive Officer: The Tribe appreciates the Council's consideration of the vacation of these rights-of-way. The land is important to the Tribe and its ancestral homelands. Portions of Grandmother Rock are located on the surrounding Tribal-owned property.

Seymour made a motion to continue the Public Hearing to the Council's April 1, 2024, Regular Meeting. Braun seconded the motion, which carried by unanimous show of hands vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

## **4. ADJOURN**

Schamehorn adjourned the Special Meeting at 1:50 p.m.





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## **CITY OF BANDON PLANNING COMMISSION MEETING THURSDAY MARCH 28<sup>TH</sup>, 7:00 p.m.**

**CALL TO ORDER: 7:00 p.m. by Planning Commissioner Chair Slothower**

**ROLL CALL: Taken by Planning Director Dana Nichols**

COMMISSIONER FREY: present  
COMMISSIONER JURKOWSKI: present  
COMMISSIONER NORMAN: present  
COMMISSIONER ORSI: present  
COMMISSIONER SCOBBY: not present, out of town  
COMMISSIONER CHAIR SLOTHOWER: present  
COMMISSIONER STARBUCK: present

### **CITY STAFF PRESENT:**

DANA NICHOLS, PLANNING DIRECTOR  
NICOLETTE CLINE, PLANNING ASSISTANT

### **3. CONSENT AGENDA**

3.1 Regular Meeting Minutes January 25<sup>th</sup>, 2024

**Commissioner Chair Slothower asked the Commission if they read the previous agenda minutes. All Commissioners responded with yes. Slothower asked if there were any corrections or objections. The Commissioners had no corrections or objections to the minutes.**

**Chair Slothower moved and approved all minutes as written.**

### **4. PUBLIC COMMENT**

None

**5. PUBLIC HEARING – Opened by Chair Slothower at 7:02 p.m.**

**5.1 24-005; 2885 Beach Loop Drive, Request for a Conditional Use Permit to operate a Vacation Rental Dwelling in the CD-1 zone.**

**Chair Slothower asked if there were any members of the public who wished to challenge whether the Public Hearing should be held. There was no comment from the public. Commissioner Chair Slothower asked the Commission if anyone wished to declare *ex parte* contact, a site visit or bias to this hearing. The Commissioners stated they all did some sort of site visit but did not have a bias or prejudice. Planning Director Nichols clarified that you should state if you gained anything from the site visit and that is the only time you need to disclose. The Commissioners all stated they gained nothing from the site visit.**

Planning Director Nichols provided a PowerPoint presentation and gave an overview of the proposed request to operate a Vacation Rental Dwelling (VRD). Planning Director Nichols recommended approval with conditions of approval, and asked the Commission if they had any questions.

Commissioner Norman asked about the Coos Health and Wellness Checklist and what they look for and review on these VRDs. Planning Director Nichols responded by reading some items on the checklist: are all buildings and equipment in good repair, such as decks and stairs, fire safety, surfaces are safe, and there are no building code violations. She stated the applicant would not be issued the Traveler's Accommodation License unless this entire checklist is signed off.

Commissioner Starbuck asked if we receive a report of the inspection. Planning Director Nichols stated we do not. Commissioner Starbuck asked if we could make that a condition of approval. Planning Director Nichols explained that we do not have the staff to enforce this. However, she stated that we do not allow operation of a VRD without the submittal of that Traveler's Accommodation License. The County will not sign off on that License until their checklist is complete. Therefore, we are assured that they have met all the requirements to operate the VRD.

Commissioner Norman asked how many current VRDs are there. Planning Director Nichols stated there are currently seventy (70) in City Limits.

Commissioner Frey asked about the changes to the code that state an owner cannot have ownership, rights, or interest in any other VRD inside the City Limits and wanted to know if the Planning Department or Finance Department track that. Planning Director Nichols responded that she has not seen one owner operating more than one Vacation Rental. She also stated that could be something we include in future applications for self-certification.

Commissioner Frey also asked about the local management point of contact on VRDs and if there was anywhere in our code that we require notification in a timely manner if there is a change to that contact person. Planning Director Nichols indicated there is no code provision requiring that, but this is done at a minimum once a year by the Finance Department through the Transient Occupancy Tax (TOT) that gets reported quarterly. The applicants also receive an Update Your Information Form that they would use to change any information on the management contact. Frey then asked if the Host Compliance website has the capacity to have more than one contact person. Planning Director Nichols confirmed they do.

**Chair Slothower opened the Hearing to the public for comment.**

- Greg Loper, applicant and owner of 2885 Beach Loop Drive: Greg and his wife Emily have a full-time residence in Bend but fell in love with Bandon and bought the house last year. His hopes are to share this town and their home with others when they are not staying there. They appreciate the helpfulness and the time Staff, and the Commission have put into this. Commissioner Norman asked Greg if he knew how frequently they would be staying at this property. Greg responded at least once a month and would rent it out when they were not there.

**Chair Slothower asked for a motion to close the hearing. A motion to close the hearing was made by Commissioner Orsi.**

**Moved:** Commissioner Orsi

**Seconded:** Commissioner Jurkowski

Ayes: Commissioners Frey, Jurkowski, Norman, Orsi, and Starbuck

Nays: None

Absent: Scobby

**Chair Slothower closed the hearing and opened the deliberation. Commissioner Norman wanted to express his ongoing concerns with the number of VRDs we currently have in the City, with a total now of seventy-two (72).**

**Commissioner Frey made a motion to approve with Conditions, Application 24-005; 2885 Beach Loop Drive, Request for a Conditional Use Permit to operate a Vacation Rental Dwelling in the CD-1 zone.**

**Moved:** Commissioner Starbuck

**Seconded:** Commissioner Chair Slothower

Ayes: Commissioners Frey, Jurkowski, Norman, Orsi, and Starbuck

Nays: None

Absent: Scobby

**PUBLIC HEARING #2 – Opened by Chair Slothower at 7:24 p.m.**

**5.2 24-009; 375 Lincoln Ave SW, Request for a Conditional Use Permit to operate a Vacation Rental Dwelling in the CD-2 Zone.**

**Chair Slothower asked if there were any members of the public who wished to challenge whether the Public Hearing should be held. There was no comment from the public. Chair Slothower asked the Commission if anyone wished to declare *ex parte* contact, a site visit or bias to this hearing. Commissioner Orsi, Commissioner Starbuck, and Commissioner Frey all did site visits and had no bias.**

Planning Director Nichols provided a PowerPoint presentation and gave an overview of the proposed request to operate a Vacation Rental Dwelling (VRD). Planning Director Nichols noted that a VRD application for this property had been approved in 2019, but there were

building issues that were never addressed or corrected, so the dwelling never operated as a VRD. She wanted to clarify that before operation, any building and landscaping issues will need to be addressed. She recommended approval with conditions of approval.

Commissioner Norman was unclear on what the City oversees for building issues and what the County is charged with. Planning Director Nichols clarified that items such as deteriorating decks or stairs would fall under the Coos Health and Wellness inspection, whereas the fence that is falling apart, would fall under the Planning Commissions purview.

Commissioner Starbuck referenced a letter submitted by a resident whose property abuts this VRD, and her concern regarding skunks that have access under the home (which was a concern of hers in 2019 as well). The Commission had some concerns about what the City is responsible for overseeing and what they should concern themselves with during this approval process, and what is under the purview of the County. Planning Director Nichols addressed the Commission in detail regarding this, and assured the Commission on what they can place conditions of approval on, and what the County is tasked with.

Planning Director Nichols recommended approval with conditions of approval.

### **Chair Slothower opened the Hearing to the public for comment.**

- Sheri McGrath, P.O. Box 1548 Bandon, representing the applicant: Sheri indicated that the applicant will be performing exterior work on this home, which includes fixing the deck, the fencing, and removing the stairs. She indicated that two home inspections have been performed and mold and rodents were not an issue. The fireplace is not operable and will be closed off for use. Interior work will also be done prior to operation as a VRD.

She also wanted to address the Commissioners concerns about what is under the purview of Coos Health and Wellness, which is a local arm of the Oregon Health Authority, and not the Building Department. She went into great detail on what Rick Hallmark, the inspector for Coos Health and Wellness, checks and looks for on these inspections before signing off to operate a VRD. He also performs an annual inspection as part of the ongoing compliance, and that annual fee is \$190.

Commissioner Orsi wanted to clarify what permits are required for demolition, repair, or new construction. Sheri clarified that building permits are required for new construction, not repair or demolition.

Sheri stated that the applicants are a young family, and their main goal is to find a second home in Bandon and spend time here building memories. They currently work full-time in Bend, so they are not able to be at the home year-round. They would like the ability to offset the mortgage by renting out the home.

Chair Slothower asked if there were any other comments or questions. Planning Director Nichols wanted to speak and stated that she had found an email that referenced the deck from the Building Department. They indicated to her that they get involved when there is concern on whether a structure has been permitted or is in disrepair. The Building Department would need to sign off on that structure's compliance before the building could operate as a VRD. She thanked Sheri for her clarification on the process that goes through

Health and Safety. She also wanted to inform the Commission that the applicant did submit a Flood Plain Permit, which covers exterior work in the amount of \$50,000 and includes the deck, windows, and will have a "facelift" before operating.

**Chair Slothower asked for a motion to close the hearing. A motion to close the hearing was made by Commissioner Jurkowski.**

**Moved:** Commissioner Jurkowski

**Seconded:** Commissioner Starbuck

Ayes: Commissioners Frey, Jurkowski, Norman, Orsi, and Starbuck

Nays: None

Absent: Scobby

**Chair Slothower closed the hearing and opened the deliberation. Slothower wanted to discuss smoke and carbon monoxide detectors. He indicated that he is a proponent of these and clarified that the applicant needs to submit plans on locations of these devices and that they get tested yearly. Planning Director Nichols confirmed that they need to be listed on the plans and that testing is done through the Oregon Health Authority.**

**Commissioner Orsi made a motion to approve with Conditions, Application 24-009; 375 Lincoln Ave SW, Request for a Conditional Use Permit to operate a Vacation Rental Dwelling in the CD-2 zone.**

**Moved:** Commissioner Orsi

**Seconded:** Commissioner Jurkowski

Ayes: Commissioners Frey, Jurkowski, Norman, Orsi, and Starbuck

Nays: None

Absent: Scobby

## **6. Staff Update**

### **6.1 Planning Department Report**

Planning Director Nichols reported that Staff is working on a new streamlined Residential Development Permit and the Commission will receive a final draft when complete. Regarding project updates, Staff have been applying for grants for the Redmon Pond Walkway Design, drainage for the South Jetty Area, and the Beach Access Connector. Staff also applied for a RARE AmeriCorps member through the University of Oregon. This member would be placed in our community for eleven (11) months and funding for that has been requested. A letter to DLCD in support of an update to the Coquille River Estuary Management Plan was submitted. We are also looking to DLCD for a grant to update our Shoreland Overlay Zone. A grant was recently approved but is being delayed pending the update of our Beaches and Dunes Overlay Zone. The Transportation System Plan and Beach Access Connector will have a joint open house on April 24<sup>th</sup> at 4:00 p.m. in City Hall. Gravel Point was approved by the City Council. May 13<sup>th</sup> at 1:30 p.m. is the next joint session with the City Council.

Next month Planning Director Nichols will bring the Commission a short presentation on Host Compliance and its role regarding VRDs, as they have asked questions on the process. A color palette approval for Old Town will likely be on the agenda.

Planning Director Nichols also stated that she is waiting for feedback from the State regarding Clear and Objective Standards when it comes to approval for housing. The State requires that all housing be outright permitted. In Bandon there are certain zones that are a bit more complicated, like building in the Shoreland Overlay Zone or needing a Geologic Assessment Review, and housing is listed as a Conditional Use in these Zones.

Commissioner Norman asked about the recreational immunity status. Planning Director Nichols stated that recreational immunity was restored in the short session.

Commissioner Jurkowski asked for clarification regarding the Johnson Creek Greenway and whether it was going to be made into a Golf Course. Planning Director Nichols stated that the Mayor does have interest in bringing a golf course back, but it's designated in our Parks Master Plan as a Natural Park Greenway. It would need to go through a designation change through the City Council before any future changes. Commissioner Jurkowski also asked about the Park and Rec Commission hiatus. Planning Director Nichols clarified that it is just on hiatus right now.

## **7. OPEN DISCUSSIONS**

### **7.1 Commissioner Comments**

Commissioner Frey wanted to discuss at the April meeting the BMC 16.12.090, specifically the VRD section regarding the 3-year requirement to apply for VRD status. He feels that the timeframe should be extended, as his impression is that we are oversupplied with VRDs, and many stay vacant. This might help with our shortage of housing. He would also like to receive a report, if possible, from the Finance Department, regarding the average time a VRD is rented and the TOT that is being brought in for each.

Commissioner Norman discussed the film "An Oregon Story" and how it might be helpful to bring that to Bandon. Planning Director Nichols stated she also saw the movie with another staff member, and they were already working on a showing at the Sprague Theater sometime in July. She will update the Commission on the day and time. He also mentioned another film called "The Beach Bill", through the Oregon Experience, and that it is also worthy of watching.

## **8. ADJOURN: Chair Slothower adjourned the meeting at 8:14 p.m.**

Planning Commission Meeting Minutes

Submitted by Nicolette Cline, Planning Assistant



# City of Bandon

555 Hwy 101, PO Box 67  
Bandon, OR 97411  
(541) 347-2437

*Bandon by the Sea*

## MINUTES

### CITY OF BANDON CITY COUNCIL AND URBAN RENEWAL AGENCY BOARD BUDGET WORK SESSION

COUNCIL CHAMBERS, 555 HIGHWAY 101, BANDON, OR 97411  
MONDAY, APRIL 1, 2024  
Livestreamed via Zoom Meetings

#### **COUNCIL MEMBERS PRESENT:**

Mary Schamehorn, Mayor  
Joshua Adamson, Councilor  
Peter Braun, Councilor  
Chris Powell, Councilor  
Geri Procetto, Councilor  
Madeline Seymour, Council President  
Brian Vick, Councilor

#### **STAFF PRESENT:**

Torrey Contreras, City Manager  
Paula Burris, Finance Director  
June Hinojosa, City Recorder  
Dana Nichols, Planning Director  
Christine Kingsbury, Library Director  
Jim Wickstrom, Electric Supervisor  
Tim Lakey, Public Works Supervisor  
Seth Haga, Wastewater Plant Operator  
Chief Cory Dhillon, Bandon Police  
Andrea McMahon, Executive Assistant to City Manager  
Nicolette Cline, Planning Assistant  
Richard Taylor, Minutes Clerk

#### **1. CALL TO ORDER/ROLL CALL**

Schamehorn called the meeting to order at 6:00 p.m. Roll Call was taken as indicated above. Adamson and Nichols joined the meeting via Zoom. All other Council members and City Staff were present in the Council Chambers.

#### **2. DISCUSSION**

##### **2.1 Fiscal Year 2024-25 Budget Work Session No. 2 of the Bandon City Council and Urban Renewal Agency Board**

Accompanied by a slideshow, Contreras conducted a strategic planning exercise designed to establish the Council's priority objectives for FY 2024-25. Prior to the session, the Councilors submitted their top five choices from a list of 16 funding categories developed by City Staff. Within each category, potential goals were suggested. Councilors were to select their top five goals.

City Administrative Staff would use the Council's consensus goals to prioritize allocation of discretionary revenue to address specific issues facing the City. Outstanding capital improvement projects and the purchase of equipment would then be organized in response to the Council's priorities.

At the beginning of the Work Session, Staff members tabulated the Councilors' choices and the results were discussed. The Councilors ranked the following categories as their top five, in the order of priority:

1. Community Safety
2. Infrastructure
3. Revenue Generation
4. City Utilities  
Transportation/Circulation (tie)
5. Homelessness

Braun: Sixty percent of the Police Department's work load deals with homelessness, so it should be a subcategory of Community Safety.

Schamehorn: Gorse abatement is important to this community but is not listed in a priority category.

Powell: Gorse abatement can be added as a line item in the budget process.

Braun: Other items such as facilities maintenance will be funded even though they are not among the top five goals.

Drawing from the priority funding categories, each Councilor selected five goals. This was the Council's consensus:

1. Ensure Police Officers are Provided Essential Training, Tools, and Equipment.
2. Develop Methodology for Recouping Operating/Maintenance Costs for Utilities.  
Maintain Budgeted Staffing Level of Sworn Police Officers. (tie)
3. Restore Rate-setting Authority by way of Implementing New Methodology.
4. Update Wastewater and Storm Drainage Master Plans for Right-Sizing SDCs.  
Collaborate with ODOT (Oregon Department of Transportation) to Implement Traffic Control Measures at Highway 101 and Seabird Drive. (tie)
5. Enforce Speed Limits in Sensitive Residential Areas.

Contreras asked some of the Staff who were present to provide reports to the Council.

Wickstrom: The Electric Utility is deploying a new, more organized mapping system showing the location of all overhead and underground utilities. Outage time will be lessened, and it will be easier to produce reports for the Public Utilities Commission. Customers can be located by meter numbers. The City has contracted an electrical engineer who is responsive, will work efficiently with the new system, and understands the challenges of a small utility.

Kingsbury: The Coos County Library Board presented its proposed funding formula to the County Commissioners at their March 19, 2024, meeting. On behalf of the City, Kingsbury spoke in favor of the statistics-based methodology, to be phased in over a four-year period. The Commissioners plan to hold a work session to take a closer look at the issue.

Schamehorn: The City of Coquille is upset because the new formula would reduce the Coquille Library's share by 25% while increasing Bandon's allotment by about 25%.

Kingsbury: Usage is higher at the Bandon Library.

In response to a request from the City Council at the first Budget Work Session, Councilors were given a list of job descriptions for City personnel. An organizational chart was to be provided at a later date.

### **3. CITY MANAGER COMMENTS**

Contreras: Results of this strategic planning exercise will be shared with the Finance Department to guide budgetary decisions in generating the Preliminary Budget that will be presented to the Council and the Budget Committee.

### **4. CITY COUNCIL/AGENCY BOARD COMMENTS (none)**

### **5. MEETING ADJOURNED**

Schamehorn adjourned the Work Session at 6:45 p.m.





# City of Bandon

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*Bandon by the Sea*

**MINUTES  
CITY OF BANDON CITY COUNCIL  
AND URBAN RENEWAL AGENCY BOARD  
REGULAR MEETING**

COUNCIL CHAMBERS, 555 HIGHWAY 101, BANDON, OR 97411  
MONDAY, APRIL 1, 2024  
Livestreamed via Zoom Meetings

**COUNCIL MEMBERS PRESENT:**

Mary Schamehorn, Mayor  
Joshua Adamson, Councilor  
Peter Braun, Councilor  
Chris Powell, Councilor  
Geri Procetto, Councilor  
Madeline Seymour, Council President  
Brian Vick, Councilor

**STAFF PRESENT:**

Torrey Contreras, City Manager  
Shala Kudlac, City Attorney  
Dana Nichols, Planning Director  
Chief Cory Dhillon, Bandon Police  
Nicolette Cline, Planning Assistant  
Richard Taylor, Minutes Clerk

**1. CALL TO ORDER/ROLL CALL/INVOCATION/PLEDGE OF ALLEGIANCE**

Schamehorn called the meeting to order at 7:00 p.m. Roll Call was taken as indicated above. Nichols participated via Zoom. All Council members and other City Staff were present in the Council Chambers. Pastor Jim Minkler of Seabird Chapel Church of God provided the Invocation. The Pledge of Allegiance was led by Seymour.

**2. PRESENTATIONS**

**2.1 Bethe Patrick – Volunteer of the Month**

Patrick, Executive Director of the Greater Bandon Association (GBA), presented the organization's Volunteer of the Month Award to Sally Glunt, a retired nurse who volunteered at the St. John's Medical Loan Closet and Coast Community Health Center, where she served as board president for three years.

**2.2 Proclamation – Arbor Day**

Schamehorn entered the proclamation into the meeting record.

**2.3 Public Safety Levy – Coos County Commissioner John Sweet, Coos County District Attorney Paul Frasier, and Coos County Sheriff Gabe Fabrizio**

The three public officials spoke on behalf of the countywide May 21, 2024, ballot measure requesting \$0.98 per \$1,000 assessed property value, in addition to the existing \$1.08 county tax rate, to be used specifically to open a third pod in the County Jail, increasing its capacity from 98 to 147 inmates, and to enable the hiring of two new Deputy District Attorneys to assist in filling the additional jail beds by moving the current backlog of cases.

Fabrizio noted that Coos County was facing a major shortfall in funds and the levy was intended to support public safety services desired by citizens throughout the county.

Frasier, in his 40<sup>th</sup> year as a prosecutor, reported that there were ten police agencies in Coos County that submitted reports to the District Attorney's Office for prosecution, and a total of 8,895 referrals were made in the previous year. With a staff of seven or eight, the office could not process that volume of work, and crimes against persons were prioritized over property crimes. Frasier stated the lack of funds would cause staffing levels to decrease. Lack of jail space has caused offenders to be released rather than serve the time for which they were sentenced.

Sweet pointed out that patrol responsibilities were shared by the state, the county, and the cities, but the county bore the responsibility for prosecuting crime and for parole, probation, and counseling services.

Coos County would be debt-free in the coming year and without unfunded liabilities. County property taxes provided \$6.5 million out of an annual budget of \$140 million. Some programs received dedicated funding from state and federal sources. The county employed around 350 people. Sweet urged the Council and residents of Bandon in attendance to support the levy measure.

Powell: A previous attempt to raise a smaller levy was rejected by voters; why would this measure succeed?

Fabrizio: Most people would recognize the benefit, and there were no other options.

Powell: The levy sunsets after five years. What happens then?

Fabrizio: A public safety district could be established if the levy produces positive results.

Sweet: Under state law, any measure, aside from bonds, that supplements a governmental entity's permanent tax rate is limited to five years.

Braun: How much revenue would be generated by this levy?

Sweet: About \$5 million per year would be raised.

Frasier: The previous levy measure requested a smaller rate because it did not address the District Attorney's Office. However, the number of cases had increased dramatically with offenders knowing they would not be going to jail if they were arrested. In Oregon, 75% of those convicted of a felony do not serve time. They go through parole and probation in their communities, so local resources are needed to convict the offenders and direct them into the correctional system.

### **3. CONSENT CALENDAR ITEMS**

#### **3.1 Accounts Payable Report for February and March 2024**

#### **3.2 Library Report for March 2024**

#### **3.3 Public Works Report for March 2024**

#### **3.4 Sprague Theater and Community Center Calendar for April and May 2024**

#### **3.5 Planning Department Report for March 2024**

#### **3.6 Police Department Report for March 2024**

#### **3.7 Finance Department Report for February 2024**

#### **3.8 Consolidated Municipal Utility Report for February and March 2024**

#### **3.9 Municipal Court Report for February 2024**

#### **3.10 City Council/Urban Renewal Agency and Planning Commission Minutes**

- City Council and Urban Renewal Agency Board Work Session – February 20, 2024
- City Council and Urban Renewal Agency Board Special Meeting - February 21, 2024

#### **3.11 Utility Account Write-Offs, January through March 2024**

Braun moved to approve the Consent Calendar. Vick seconded the motion and it carried by unanimous show of hands vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick

NAYS: None

ABSENT: None

### **4. NEW AND OLD BUSINESS ITEMS**

#### **4.1 Request by Coos Health and Wellness, on behalf of Coos County, for the City of Bandon to Enter into a Memorandum of Understanding for Use of the Bandon Community Center as a Satellite WIC Clinic**

Contreras: Coos Health and Wellness requested use of one room of the Bandon Community Center for its WIC (Women, Infant, and Children) supplemental nutrition program for parents with children under the age of five. This satellite clinic had been administratively approved at the beginning of the

calendar year with no discernible demand on the facility or its staff, and the proposed Memorandum of Understanding (MOU) would be in effect through the end of the calendar year, with automatic annual renewals.

Seymour made a motion to approve the Memorandum of Understanding. Procetto seconded the motion and it passed unanimously by show of hands vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

#### **4.2 Resolution 24-03: Award Landscape and Maintenance Contract**

Contreras: Since the beginning of 2024, the City had gone without a landscape contractor. A request for bids had been circulated, resulting in two responses: Sea Breeze Landscape Care and Home Repair for \$68,000 per year and Clean Rivers for \$94,200 per year. Staff recommended awarding the contract to Sea Breeze, with the provision that work beyond the scope of the contract would be compensated at \$70.00 per man hour.

Seymour moved to accept the proposals as submitted. Braun seconded the motion, which carried by unanimous roll call vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

Seymour moved to approve Resolution 24-03. Vick seconded the motion, which carried by unanimous roll call vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

#### **4.3 Resolution 24-04 Amending the Rainy-Day Fund Policy by Implementing a Clearer Methodology for the General Fund Contribution**

Contreras: The current policy called for 50% of any General Fund revenue determined to be unappropriated as of May 1 of each year to be transferred to the City's Rainy-Day Fund. Due to the timing of the budget process, this policy had been difficult to implement. Staff proposed an amendment to the policy, allowing for 5% of the unexpended General Fund revenue to be assigned to the Rainy Day Fund at the end of a fiscal year. For Fiscal Year 2024-25, approximately \$135,000 would be transferred.

Seymour made a motion to adopt Resolution 24-04. Procetto seconded the motion, which carried by unanimous show of hands vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

#### **4.4 Resolution 24-05 Allowing Recreational Vehicles as Temporary Housing**

Nichols: A resolution passed by the Council in 2023 to allow recreational vehicles (RVs) as temporary housing was to be reviewed every six months. Staff recommended automatic renewal of the resolution, until such time as the Council should choose to review it. Since the program's inception, only three requests had been received for this permit.

Seymour made a motion to adopt Resolution 24-05. Adamson seconded the motion, which carried by unanimous show of hands vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

## **5. PUBLIC HEARING ITEMS**

### **5.1 Ordinance 1663, a Public Hearing to Consider Amendments to Chapter 2.18 of the Bandon Municipal Code Regulating the Committee for Citizen Involvement and Providing an Effective Date**

Nichols: Oregon's Land Use Planning Program required all cities to have a Committee for Citizen Involvement (CCI). Historically, Bandon's CCI was composed of City Councilors, Planning Commission members, other City commissioners, and public members at large. It was becoming difficult for the small Planning Department Staff to manage multiple committees, and it was challenging to maintain the CCI's membership. Consequently, staff recommended amending the Bandon Municipal Code and appointing the Planning Commission to serve as the City's CCI, after holding a Public Hearing on the matter. Following a Regular Meeting, the Commission could adjourn and reconvene as the CCI. After consulting with the Department of Land Conservation and Development (DLCD), Staff believed this change would satisfy state law and result in more community involvement, rather than less.

Kudlac read Ordinance 1663 by title only.

Seymour made a motion pass Ordinance 1663 to a second reading. Procetto seconded the motion, which carried unanimously by roll call vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

Kudlac read Ordinance 1663 a second time by title only.

Seymour made a motion to approve Ordinance 1663. Procetto seconded the motion. Ordinance 1663 was adopted by unanimous roll call vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

### **5.2 Continuation of Public Hearing: Ordinance 1665 for a Heavy Industrial Code Amendment and Comprehensive Plan Update for Planning Action 23-055**

Nichols: To allow time for additional public comment, this Public Hearing was continued from the March 2024 Council meeting, due to concern that it may not have been properly noticed. No additional comments were received.

No one present in the Chambers or joining by Zoom requested to speak on the proposed ordinance. Schamehorn closed the Public Hearing.

Kudlac read Ordinance 1665 by title only.

Seymour made a motion pass Ordinance 1665 to a second reading. Adamson seconded the motion, which carried unanimously by roll call vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

Kudlac read Ordinance 1665 a second time by title only.

Seymour made a motion to approve Ordinance 1665. Adamson seconded the motion. Ordinance 1665 was adopted by unanimous roll call vote (6:0:0):

AYES: Adamson, Braun, Powell, Procetto, Seymour, Vick  
NAYS: None  
ABSENT: None

## **6. URBAN RENEWAL AGENCY ITEM (none)**

## 7. PUBLIC COMMENTS

**Darcy Grahek, Bandon area resident:** Representing an informal local volunteer group dedicated to restoration of habitats, involved in planting at Johnson Creek and in City Park, advocating for pollinator and songbird habitats, encouraging wildlife education, and promoting ecotourism. Would like to give the Council a presentation of their vision for the Johnson Creek Greenway. Would like permission to continue adding diverse native species plants at Johnson Creek. Submitted a letter to the Councilors containing similar statements, signed by 19 Bandon residents.

Seymour: Did you ask the City for permission to plant at Johnson Creek?

Drahek: Yes. Walked the area many times with Public Works, the Tribes, and the former Planning Director. Always worked there with the City's approval.

**Julia Christoferson, Bandon resident:** Submitted a letter to the Council about the City's Johnson Creek property. Has attended "Green Friday" events, planting native plants at Johnson Creek and caring for what was planted previously. Appreciated City's support. Heard the Mayor's idea that Johnson Creek could go back to being a nine-hole municipal golf course. Noted that Johnson Creek was listed as a greenway park in the City's Comprehensive Plan, to be managed as a natural area. Urged a "co-creative process" between the City and residents to determine Johnson Creek's future.

Schamehorn: Referring to comment in Christoferson's letter about the successful effort to preserve Coquille Point for public enjoyment rather than let it be developed, pointed out that prior to the 1936 fire, Coquille Point was already a well-developed area, home to one of Oregon's largest dance halls, a swimming pool, twelve cottages, and more.

Vick: Currently there is no parking and limited access to Johnson Creek.

Schamehorn: The golf course parking and clubhouse were not sold to the City with the former golf course property.

**William Ferrer, Bandon area resident:** Johnson Creek is a hidden jewel. People are increasingly concerned about loss of habitat and biodiversity. Has worked as volunteer, planting native species. Also part of group that shares stories, songs, and poems with local children. Johnson Creek is potentially an open classroom for hands-on experience in a natural environment. Urged the Council to allow and support citizens in continued restoration of Johnson Creek.

**Donna Leveridge-Campbell, Bandon area resident:** A lot of Bandon's natural habitat has been lost in the course of development. Encouraged the Council and Staff to recognize the value of restoring natural habitat at Johnson Creek.

**Malaya McLean, Bandon area resident:** Johnson Creek can be part of a nationwide movement for biodiversity and supporting pollinators called Homegrown National Park.

**Andrea Burke, Bandon resident:** Retired in Bandon after her teaching career. Has a passion for being a steward of native plants and has volunteered at Johnson Creek and City Park. Works part time for Bandon School District and teaches children in a gardening club. Supports keeping Johnson Creek as an educational and wildlife greenway. Encouraged everyone to go online and learn about Homegrown National Park.

## 8. CITY MANAGER COMMENTS (none)

## 9. CITY COUNCIL COMMENTS

Seymour: Sad to hear of Anthony Zunino's passing; condolences to his family.

Braun: Congratulations to Volunteer of the Month Sally Glunt.

Schamehorn: Nice to see the public turnout at this meeting.

## 10. ADJOURN

Schamehorn adjourned the Regular Meeting at 8:13 p.m.