




# City of Bandon

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

*Bandon by the Sea*

## AGENDA REPORT

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Torrey Contreras, City Manager 

**DATE:** **May 6, 2024**

**SUBJECT:** **NO. 4.1 REQUEST OF THE BANDON CITY COUNCIL BY THE PORT OF BANDON TO WAIVE SYSTEM DEVELOPMENT CHARGES (SDCs) FOR THE CONSTRUCTION OF A NEW HARBOR OFFICE ON THE EXISTING HIGH DOCK.**

### BACKGROUND:

The Port of Bandon is in the process of obtaining the required City approvals and building permits to construct a new harbor office on the existing High Dock, which was constructed for this purpose over twenty (20) years ago. The harbor office will be located along the boardwalk, between the marina and launch ramp facilities, and adjacent to the recently renovated public fishing pier. The improvements will provide greater public access to Port offices and include the construction of public restrooms.

To facilitate the project and reduce costs, the Port is requesting that the City Council waive City-imposed System Development Charges (SDCs) for this project. The Port is seeking mutual assistance and consideration from the City because of the public benefits to Bandon residents and tourists alike. Additionally, the Port contends that the project will not place added demand on existing City utility resources that would warrant the collection of SDCs (please see Attachment – Port of Bandon Letter Dated, April 4, 2024).

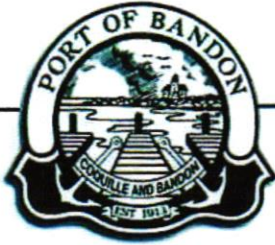
### FISCAL IMPACT:

Should the City Council approve the Port's request to waive SDCs for the project, the City's coffers would be less \$18,220.63 that could otherwise be used to fund utility improvements and expansion.

### RECOMMENDATION:

The following is recommended to the City Council for consideration:

1. Review and discuss the information provided; and
2. Direct staff accordingly.



# PORT OF BANDON

390 FIRST ST SW ♦ BANDON, OREGON 97411 ♦ PHONE (541) 347-3206

4/4/2024

Dear Mayor Schamehorn and Members of the City Council,

As you may have heard, the Port of Bandon is currently planning for the construction of a new harbor office on the High Dock, on the overwater concrete pier constructed about 20 years ago for this very purpose. The location along the boardwalk, between the marina and launch ramp facilities, and on the way out to our newly constructed public fishing pier, will provide much greater accessibility to the public than our current location at the very end of First Street upstairs in Bandon's Historic Coast Guard Building.

The new development will also include public restrooms for both boaters and waterfront-oriented tourists. Again, this is with the intent to better serve the public given the strong demand for, and limited supply of, public restroom facilities in Old Town.

The reason for the letter is to request a waiver of the City's SDC fees for this project. As the project is a public benefit project, and has no overall increase in public utility use, we see no clear reasoning why the fees should be transferred from one public entity serving the public to another.

The High Dock Harbor Office will be a public building for a public purpose - providing needed restrooms for tourists and a more accessible office location for visitors of the Port. Utilities for the building will be tied into existing facilities with arguably an overall decrease in transportation use.

The Port is fortunate in that most of the funding for this project has come from grant sources, including the Oregon Legislature, the Oregon Marine Board, and the Oregon Parks and Recreation Department. However, we are still contributing matching funds and staff capacity to the project and are on a very limited budget.

Thank you for your consideration of our request.

Sincerely,

Jeff Griffin, Port Manager