

City of Bandon

CITY COUNCIL AGENDA DOCUMENTATION	DATE: June 1, 2020
SUBJECT: Planning Department Report for May, 2020	ITEM NO: 6.3.5

BACKGROUND: The Planning Department works on a variety of projects and applications each month. This report provides a summary of those efforts.

Planning Permits and Actions: The May planning actions were:

- 1 new single-family dwelling
- 4 fences
- 4 accessory structures
- 5 total applications

Year to date there have been a total of 53 applications. Submission of applications slowed in May. There is an increasing amount of interest in housing and development. Several commercial conversion projects are underway in the community. 620 2nd Street is near completion. 930 2nd Street SE has a new parking lot and the exterior has undergone significant changes. The house is approved for conversion into a massage therapy business. Staff continues to work both in the office and remotely. Once city hall is re-opened to public access staff will discontinue remote work.

Code Compliance: The Planning Department continues to make land use compliance inspections on development projects. Municipal code compliance issues are handled by the Code Compliance Officer in the Police Department. The Code Compliance Officer recently resigned.

Planning Commission: There was no Planning Commission meeting in May. Due to the prohibition on public assembly, it is uncertain when the next Planning Commission will be held and what format will be used.

Hearings Officer: The contracted Hearings Officer reviewed and decided on one case in May.

Planning Department: The report on the delineation of the wetlands in the Woolen Mill has been completed. The geotechnical analysis of the property is underway. An appraisal of the market value of the property is needed. And, an update of the conceptual land use plan is needed. A draft Request for Proposals has been prepared for when the city decides to seek a developer for the workforce housing and mixed commercial/residential use project.

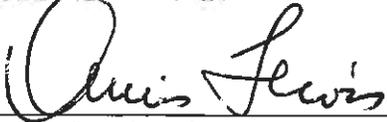
The Planning Department applied for and has been awarded a \$6,000 grant from the department of Land Conservation and Development to prepare a hazard overlay zone and regulations. The work must be accomplished, and grant funds expended by June 30, 2020. The work is being done in-house. Work is underway on this project.

The Planning Department also applied for technical assistance from the Oregon Department of Transportation to conduct an analysis of safe routes to schools. The application has resulted in approval for the technical assistance, and ODOT currently has a consultant team doing the analysis for Bandon. Once the analysis is completed the City will be qualified to apply for construction funds to accomplish identified projects. This could lead to some new sidewalks in neighborhoods surrounding our schools. Work is underway on this project.

On April 28, 2020, the Land Use Board of Appeals issued a decision on the appeal of the City Council decision to approve a Conditional Use permit for the Bandon Beach Hotel. The Land Use Board of Appeals denied the four Assignments of Error requested by the appellants. The LUBA decision affirms the correctness of the city's decision-making process. The applicant intends to file the necessary material on the project to complete the Plan Review soon.

Preliminary discussions have been held with the developer's representative for an expansion of The Bandon Commons project.

SUBMITTED BY:

A handwritten signature in cursive script that reads "Dennis Lewis". The signature is written in black ink and is positioned above a horizontal line.

Dennis Lewis, *Planning Director*

“So long, and thanks for all the fish.”