

To: The Planning Department and Planning Commission, February 21, 2022

From: Sheryl Bremmer, 3221 Natalie Way, Bandon, OR 97411

Please ensure that the following is included in the public record of the Planning Commissions meeting February 24, 2022 and in the Planning Commission's packets and documents prior to the meeting.

22-020 Annexation: Annexation is often a complicated process that requires a great deal of planning, community support, financial considerations, infrastructure impacts, and thoughtful communication. Because Bandon is a Home Rule City, and because Bandon's Charter and Municipal Code do not appear to have guidelines for annexation, the Oregon Revised Statutes Chapter 222, is an important foundation to build upon when making decisions about annexation requirements.

In order to render an informed decision about 22-020 Annexation, The following questions and concerns should be answered:

1. If the legislative body (city council, CC) is initiating an annexation on its own motion, when, precisely, did it make an appropriate motion? See ORS 222.111
2. Since this annexation appears to have been discussed with agents outside the legislative body, not in public, beginning in August of 2021, Why was the public not made aware at the onset of the proposal?
3. The CM's city Facebook page included an entry somewhat describing a "Bandon Opportunity Project". Who is being given the opportunity with the "Bandon Opportunity Project"?
4. What jobs are available in Bandon that will pay enough to allow employees to live in Bandon?
5. What does the Planning Commission and CC consider monthly rent that is "affordable"?
6. Who is really paying for this project? Bandon citizens?
7. Who is developing this project? "Many people" who are not named is not an acceptable answer.
8. The City Manager states in the "Bandon Opportunity Project" description that there will be no re-zoning, yet also says that the acreage is zoned Light Industrial and Commercial. These housing projects are, presumedly, residences. How does this not require an overlay or rezoning?

9. Who is paying for opening 20th St., paving it, making it a thoroughfare to Rosa Rd., and assuring that it is up to proper street standards? Will it have curbs, gutters, sidewalks?
10. Who is paying for the gorse control/clean up in this area?
11. Has the DLCD been informed of this project? If not, why not? If so, what was their input?
12. Since this will affect the entire City of Bandon and its residents, why hasn't a Measure 56 notice been sent out?
13. Where is the detailed plan of this annexation? If there is none, how can you go forward without one and ensure that you are proceeding in a lawful manner?
14. Why is the CM presenting this annexation to the Planning Commission and later to the CC as a "fait accompli" where it appears that the only way to vote is "yes"?
15. Why hasn't there been a Town Hall Meeting about this proposal? The proposal has been around since August 2021.
16. Will this proposal be placed before the electorate for a vote? If not, will there be a true "public meeting" where the electorate can express their opinions and ask questions?
17. Since ORS 222.115 requires publication of notice of hearing in a newspaper of general circulation in the city and in four public places in the city for two successive weeks prior to the day of the hearing, what newspaper is the city using as a paper of record, since we have no newspaper of general circulation in the city? Where are the designated "public places" in the city?
18. Why are dates missing for public comment deadlines for Planning Commission and CC hearings?
19. Why does this project have the aura of secrecy around it and why is it being force fed to the public without a motion, a plan, a cost analysis, proper noticing, and time to discuss how this is an opportunity that is positive for Bandon and its residents?
20. Specifically, how is Coos County involved in this project?
21. 17 acres is not a great amount of land; how many residences are planned?

It appears that this project is an idea with no plans for completion. If true communication is to take place, specific details are imperative . How can this be a “Bandon Opportunity” when it is so opaque that we don’t know what it is?

Sheryl Bremmer