

June 2, 2022

City Council of Bandon  
PO Box 67  
Bandon, OR 97411

Attention: Dana Nichols

I am writing in regard to the Public Hearing on June 6 about amending Titles 16 and 17 of the Bandon Municipal Code .

1. BMC 16.04.120

It does not seem appropriate for a non-elected Planning Director to give opinions on the existing code and then interpret it for the elected city councilors, who will then have to make decisions based on the opinions of non-elected city staff. What is the need to change this from the current procedure where the Planning Department gives opinions and interpretations in good faith and the Bandon Planning Commission and Bandon City Council ultimately decide on what the code actually means?

2. BMC 17.20.040(B) & 17.30.040(A) & 17.36.040(A)

This effort to clarify view lines is not well thought out. After years on the Planning Commission I remember the fights about establishing view lines and the obvious holes in the methods we were using. There are now significantly more properties with views than those that are merely along the shore. These properties are on higher bits of land that gives them a view over places between them and the ocean but only if current building height rules are clearly established. We need to establish view lines NOW using aerial photography like Bandon did to establish our presumptive hazard zones. These sections need a lot more thought and analysis than this so-called Municipal Code "clean-up" has given them.

3.

The original hearings that led to this "Clean-Up" plan, that today is being considered to become our permanent Municipal Code, were held during the Covid-19 Pandemic when all meetings were by Zoom and the Zoom used at City Hall is REALLY not very good. I've frequently had trouble getting heard or seen when trying to Zoom a meeting. It works fine for the City Council members, who can see each other and can easily unmute themselves, but is much harder for those of us who would be waving a hand at regular meeting to be recognized.

Sincerely,

Patricia Soltys  
215 Lexington Ave NE  
Bandon, OR 974511

