

## **Public Comment Packet – Received before Deadline**

**For: City Council Appeal of 23-045 Hearing, February  
21<sup>st</sup>, 2024**

- 1. Bailey**
- 2. Barlow**
- 3. Boston**
- 4. Bottalico**
- 5. Frazier**
- 6. Friedland**
- 7. Haider**
- 8. Huges**
- 9. Michael**
- 10. Ocean Trails Subdivision Petition**
- 11. Ocean Trails Subdivision Petition #2**
- 12. Paquet**
- 13. Poecker**
- 14. Poecker**
- 15. Post**
- 16. Scott**
- 17. Suva**
- 18. Westover**
- 19. Worsley**

Nancy Bailey and Bruce Williams  
601 Seabird Dr SW  
Bandon, OR 97411

February 11, 2024

Bandon City Council  
City of Bandon Planning Department  
City of Bandon Planning Commissioners  
Dana Nichols, City Planning Director  
Torrey Contreras, City Manager

Re: Appeal of Decision on Gravel Point Resort Project

Dear Members of the Bandon City Council,

We are writing in support of the appeal filed by Oregon Coast Alliance (ORCA) regarding the Gravel Point Resort project, #23-045 Bandon Beach Venture, LLC. While we appreciate the efforts and considerations made during the decision-making process, we believe there are significant concerns related to infrastructure issues and road access that must be thoroughly addressed before proceeding with the proposed development.

The impact of the Gravel Point Resort project on existing infrastructure needs careful evaluation. As this project is likely to attract increased traffic (including construction traffic) and visitors to the area, it is essential to assess the capacity of current utilities, roads, and other infrastructure components. An in-depth analysis is required to ensure that the existing systems can accommodate the additional load without compromising the safety and well-being of the community. We feel Bandon cannot support a resort of this size at the present time with the current infrastructure.

Specifically, the issue of road access to and from the proposed Gravel Point Resort deserves closer scrutiny. Adequate and safe access is paramount for the success of any development project. The potential increase in traffic demands a comprehensive traffic impact analysis to identify potential bottlenecks, safety concerns, and necessary improvements. This analysis should consider peak traffic hours, potential seasonal variations, and any other factors that may affect the flow of traffic in the vicinity of the project. In particular, like many other residents who have expressed concerns to the Planning Department and City Council, we strongly recommend the developer pursue a direct access from Hwy 101 to the resort. The Bandon Transportation Refinement Plan (adopted by the City of Bandon in February 2010 - <https://www.cityofbandon.org/planning/page/transportation-plan>)

“recommended future street network” includes extending Face Rock Drive eastward to connect with Hwy 101 at 20<sup>th</sup> Street as well as extending Edna Street westward to Beach Loop Road, or in this case to the proposed resort. In addition, the 2010 Transportation Plan recommended a traffic signal or roundabout at Seabird Drive and Hwy 101. Fourteen years later, despite Bandon’s growth and increased tourist traffic, none of the above recommendations have been implemented. We would suggest with regards to Gravel Point, the infrastructure should come before the development, otherwise it’s a situation where “the cart is before the horse”. This also applies to the need for workforce housing, as well. We also share the concerns of the residents in the Ocean Trails Subdivision with regards to establishing Carter/Lincoln/Spinnaker as an access to the resort. While allowing Carter to be used as an emergency exit would seem to be a prudent safety solution, that would leave Beach Loop Drive as the sole ingress/egress to the resort, which is not practical in the event of an emergency evacuation. A direct access to Hwy 101 from the resort would obviate the need to connect Carter Street to the resort. Another benefit to the resort from direct street access to Hwy 101 would be the visibility gained from signage placed at that location.

We respectfully request that the City Council reconsiders these critical aspects of the Gravel Point Resort project before finalizing the decision. It is imperative that the development aligns with the long-term interests and well-being of the City of Bandon and its residents.

We would like to thank the City Council for conducting a de novo public hearing on February 21<sup>st</sup> to allow for community input and addressing the concerns of local residents regarding the proposed project. Engaging the community in the decision-making process is crucial for fostering transparency and ensuring that the perspectives of all stakeholders are considered.

We appreciate your attention to this matter and trust that the City Council will thoroughly review the infrastructure and road access issues associated with the Gravel Point Resort project.

Thank you for your time and consideration.

Sincerely,

/s/ Nancy Bailey and Bruce Williams

To Bandon City Council

I live in Bandon on Tish A Tang; I will be impacted by any development at Gravel Point and I support this project.

I am new to town, however like most people, I have seen urban sprawl impact other places I have lived. Growth can't be stopped; at best it can be managed.

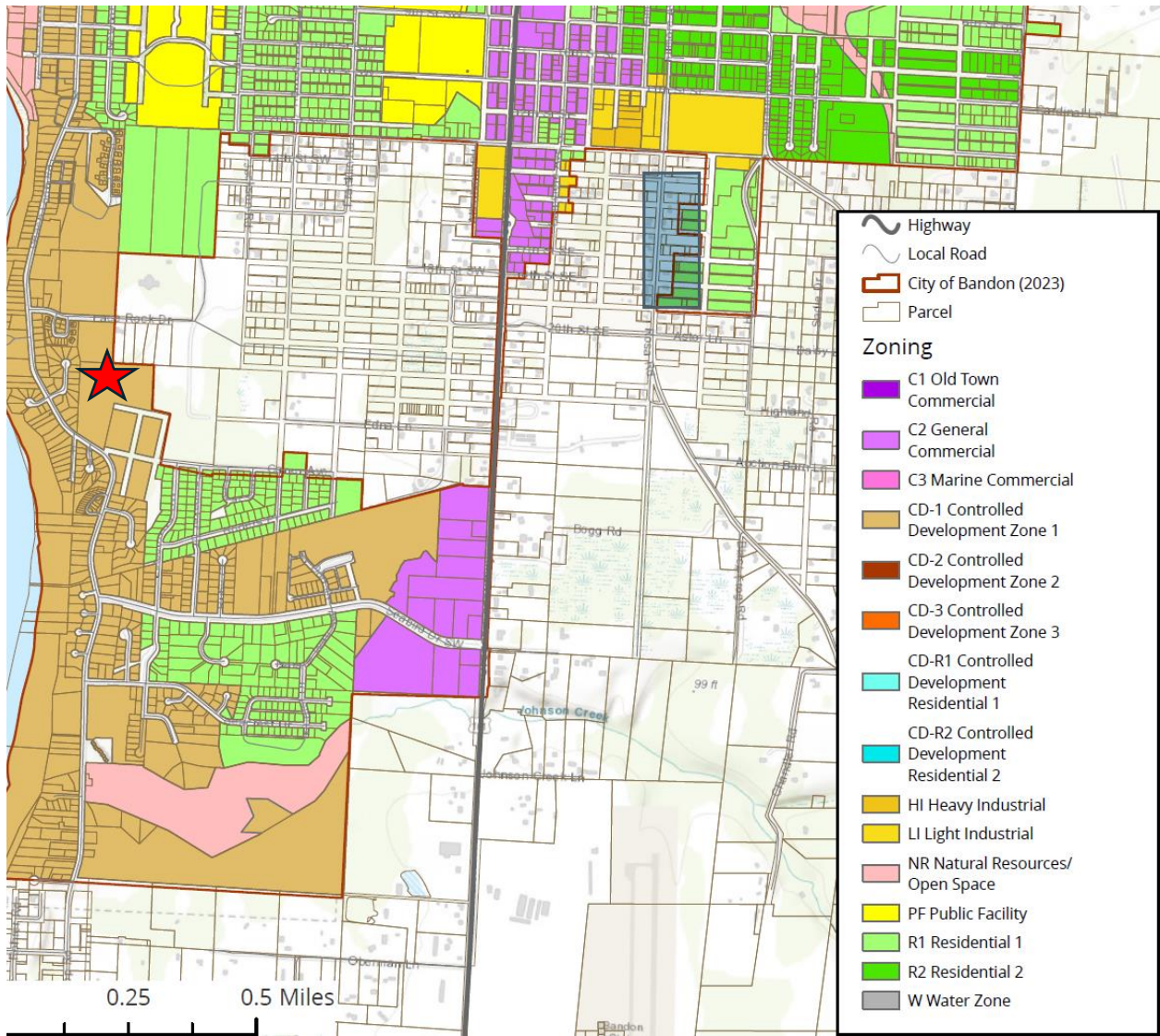
Gravel Point will be developed, regardless of this application. If not this hotel, then what? Most likely houses.

I would rather have a hotel that is trying to be environmentally friendly by retaining wetlands, planting native plants, avoiding light pollution, etc. Verses a developer bulldozing everything and individual houses being built without regard to the environment.

This is not a scare tactic; this land is too valuable not to be built on. Just look at the developments on either side of Seabird.

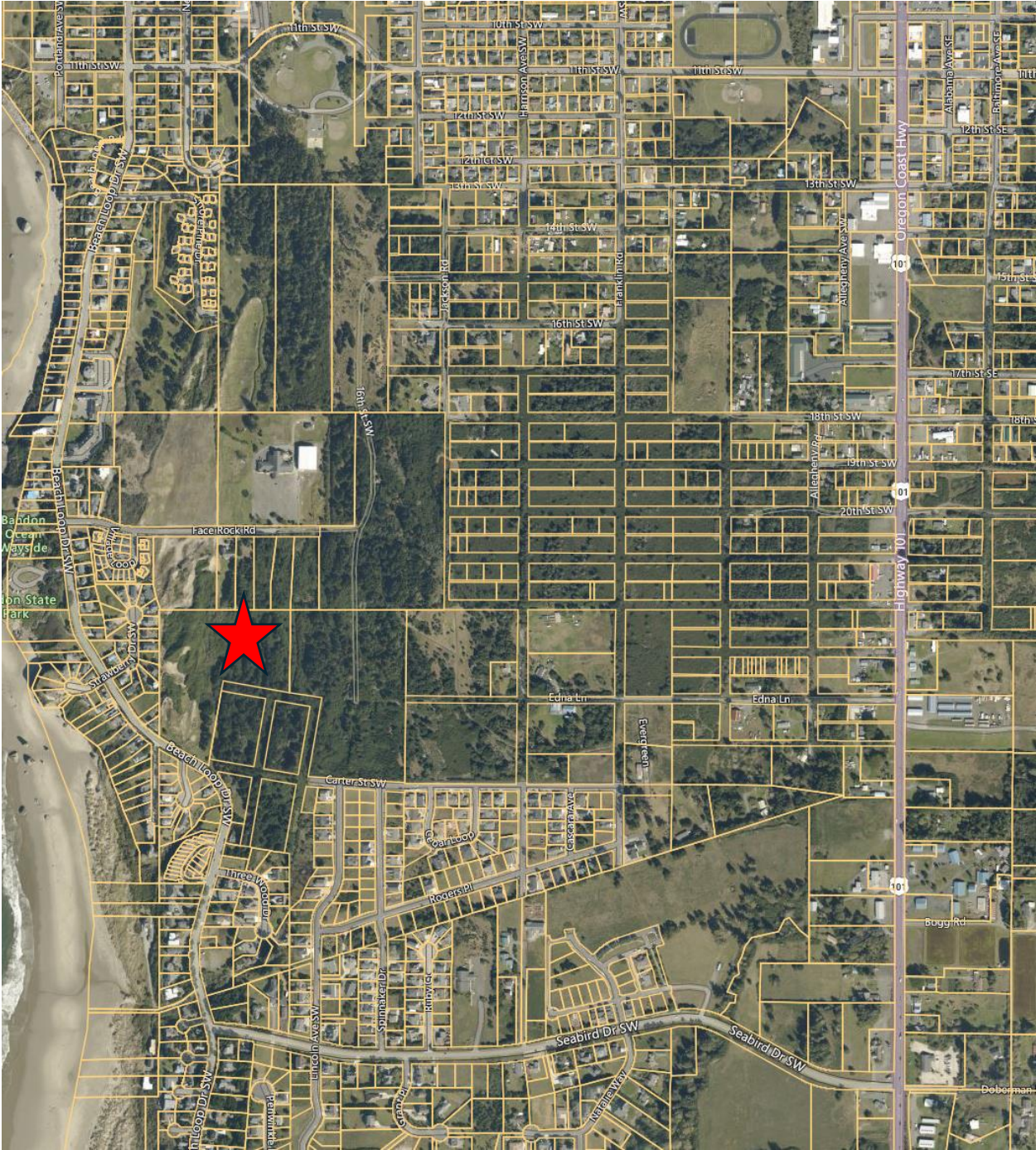
This is not just my opinion. The City and County have been planning for this growth for years, and the City's Transportation Plan is based on this area and the donut hole being developed.

Here is a section of the City's Zoning map ([www.cityofbandon.org/documents](http://www.cityofbandon.org/documents)). The Donut hole is zoned by Coos County as Urban Residential, that is single family dwellings. You can see the planned street layout.



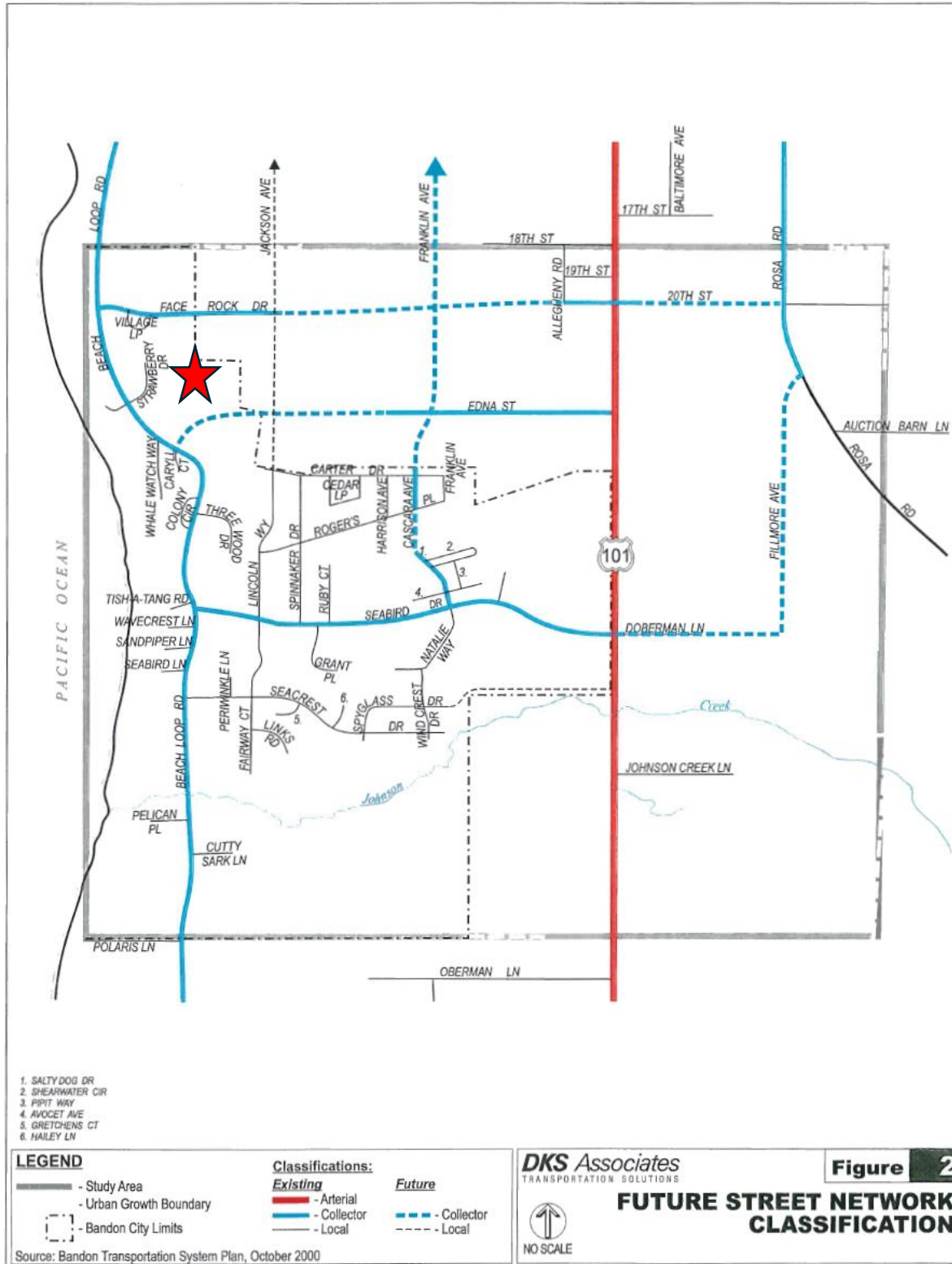
The red star indicates the location of Gravel Point.

Here are the tax lots from Coos County ([www.co.coos.or.us/assessor](http://www.co.coos.or.us/assessor)).



The red star indicates the location of Gravel Point.

This is from the City's Transportation Refinement plan ([www.cityofbandon.org/documents](http://www.cityofbandon.org/documents)) and shows the proposed North/South and East/West connectors.

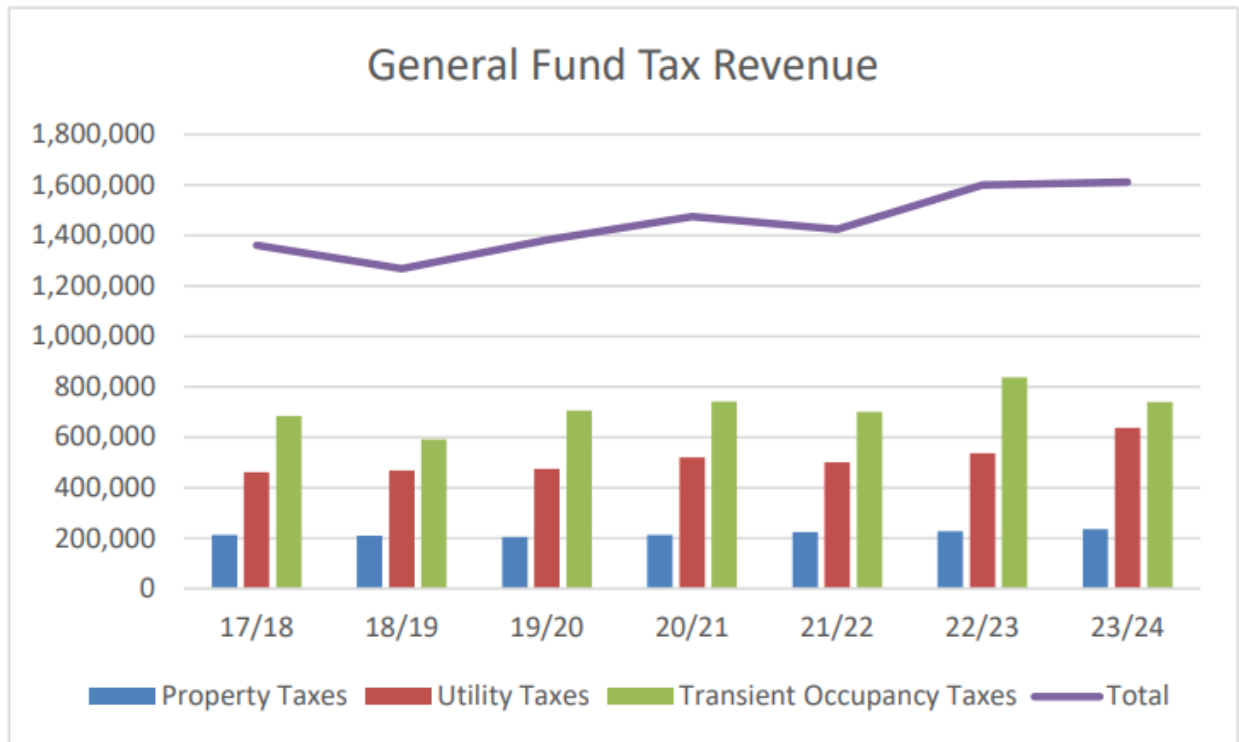


The red star indicates the location of Gravel Point.

Let's talk about money. We are a tourist town.

The City's budget tells us that lodging taxes are the largest source of income for the City. It allows us to have one of the lowest property taxes in the state. This hotel means more money for the City.

The following was taken from FY 2023-24 City Budget, cityofbandon.org



More houses mean the City needs more police, fire, maintenance, etc. Without new hotel rooms, taxes on residents will need to make up the difference.

Hotels mean tourists staying longer, this will help support our restaurants and shops, and encourage new businesses to open.

Tourists want to stay near the ocean. Beach Loop already has the Best Western, Windermere, Sunset and others. Plus, short-term rentals.

I hope the City takes this opportunity, works with the developer to create a foundation to manage the growth of this whole area.

Neal Barlow  
1250 Tish A Tang Ln  
Bandon, OR



## Gravel Point-Public Comment

Shelby Boston <shelbyboston@msn.com>

Mon 2/12/2024 9:44 AM

To:planning@cityofbandon.org <planning@cityofbandon.org>

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Good Morning,

I am writing to voice my support for the Gravel Point project. I believe that with careful planning and consideration, this project will bring increased tax revenues, employment opportunities and positive improvements for the beautiful City of Bandon. I would like to see the workforce housing component of the project sped up and placed into an earlier phase since affordable housing is such a challenge. I fear without affordable workforce housing there will not be a workforce to support such an important project.

Thank you,

Gus and Shelby Boston

## Dana Nichols

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**From:** Chris Bottalico <bott8182@gmail.com> on behalf of Chris Bottalico  
**Sent:** Monday, February 5, 2024 2:11 PM  
**To:** planning@cityofbandon.org  
**Subject:** Gravel Point

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello City of Bandon,

I live on Face Rock Dr and I think the Gravel Point project will benefit the city in many ways. Living adjacent to the project is not worrisome to myself or my family, I don't think the city should pass up this opportunity to make Bandon a better place for everyone.

Thank you,

Chris Bottalico

# Fax

TO:	Mayor, Council President, City Councilors	FROM:	Kathleen Friedland
COMPANY:	City of Bandon, Oregon	COMPANY:	
FAX:	5413471415	FAX:	
SUBJECT:	Meeting on 21 February 2024 at 6 pm	DATE:	Wednesday, February 14, 2024

14 Feb 2024 Please distribute the attached memo regarding the City Council meeting on February 21st to the Mayor, Council President, and City Councilors. Thank you. Kathleen Friedland

14 February 2024

To: The City of Bandon Mayor, Council President, and City Councilors

I am writing about the proposed Gravel Point development for Bandon. There is a great deal of opposition to this project from local residents, particularly the neighbors living nearby. I would like to suggest a compromise that would be for everyone's mutual benefit.

(1) Build the 32+ villas (guest suites) at the proposed location. Dozens of single family homes were going to be built on this property anyway.

(2) The really obnoxious part of the proposed development is the 110 room multi-story hotel that would be built on sand dunes at this site. That part of the proposal is aggravating many of the good citizens of Bandon. Here's an alternative that would be less expensive to build, more compatible with Bandon's traffic patterns, and a better fit with local topography: build the hotel off Interstate 101 by partnering with another proposed development project in that area. In addition to the 110 room hotel, workforce housing could be built there as well. Locating the hotel off the Interstate would mean easy access for construction vehicles and easy access for guests, workers, and vendors when it is completed. It would be much easier and less expensive to build this large hotel on flat land rather than on sand dunes. This compromise would involve using an interstate highway designed for heavy traffic and construction equipment while sparing Beach Loop Drive the severe damage and traffic congestion it would incur from construction vehicles needed to build a huge hotel.

This compromise locates the project where it should be: luxurious homes for rent at the proposed location and the hotel situated off Interstate 101. This provides the City with much needed TOT revenue without building a huge hotel where it does not belong and is not wanted. I hope that this alternative will receive serious consideration because it would benefit everyone involved. The luxury villas should be approved at the proposed site, but the proposed hotel complex should be denied at this site. The developer can return with a modified plan that would build the hotel off Interstate 101.

Thank you for your time and consideration.

Kathleen J. Friedland, 2705 Spinnaker Drive, Bandon, OR 97411

*Kathleen J. Friedland*

10/03/2023

Denise Frazier

1259 Wavecrest Ln SW

I am in favor of the Gravel Point Development. The project makes a minimal footprint over the 24 or so acres, is environmental friendly to flora, fauna and dark sky kind as well as community friendly. I commiserate with the folks living on Lincoln and Spinnaker concerning traffic. Perhaps a compromise to use Edna for the construction phase if possible?

Regards,

Denise Frazier

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September 20, 2023

City of Bandon Planning Commission:

Let us start by saying our family loves this city. We were attracted to the natural scenic beauty, the robust wildlife, and the city's unique quaintness. The community holds these qualities near and dear and has taken drastic measures in the past to preserve them. We too want our community to maintain its charm and natural beauty without over commercializing this precious land.

As owners with multiple properties affected by this proposed development, we have a few concerns that we wanted addressed by you (see below):

1. We have a property that backs up to Beach Loop Road (across the street from the proposed development). Prior to purchasing our home, we were told by the city that the property behind our home would be zoned mixed use (both residential and commercial). Why is it now all commercial with no residential?
2. We are concerned that the significant increase in road traffic behind our home will prevent safe pedestrian and dog walking, as well as bike riding, along Beach Loop Road. As it stands now, with sidewalks not in place that span Beach Loop Road, we (along with our animals), are forced to walk on the shoulder of the road. This is a safety concern of ours and feel it will be a cause of more pedestrian accidents if not properly addressed.
3. Further, with the added road traffic of non-residents to the area, we are concerned that the posted speed limits will not be recognized and adhered to, causing more safety concerns.
4. This added transient road traffic will also cause an increase in unwanted noise (drowning our sound of the ocean with the noise of revving engines, horn honking, and screeching brakes/tires from which we cannot escape).
5. Along with this added road traffic, we will likely see a decrease in the beautiful wildlife that are home to the Bandon coast. We personally love the deer in our neighborhood (which visit our property daily). This was a major attraction for us in moving to the city of Bandon.
6. With the proposed Beach Loop Road entrance to Gravel Point right behind our home, we will have an unwanted, approximately 40-foot-long by 5-foot-high sign polluting the view out our windows. It is unknown whether this signage will be illuminated all night long (which would create added concerns).
7. Moreover, with this large of a commercial property being proposed, we are concerned that the amount of lighting needed onsite will drown out our view of the night sky and star gazing, current qualities that make the area unique and beautiful.
8. With a shortage of skilled labor workers in the area for this enormous build, we are concerned that this construction project will take several years to complete and thus presents a higher risk to an on-time completion and quality build.

Some proposed changes that might want to be considered are below.

1. Limiting the size of the commercial development by including single family homes in this parcel's development.

2. Moving the Beach Loop Road entrance to an entrance off Caryll Court (a current intersection of traffic) and moving the main entrance to Face Rock Drive.
3. Significantly reducing the size of the currently proposed signage on Beach Loop Road. If the currently posted speed limit is appropriate for this small, 2-lane road, there is no need for such a large sign. The speed of travel and proximity to the road doesn't warrant it.
4. Adding sidewalks to the east side of Beach Loop Road (along the proposed development side of Beach Loop Road).
5. Strict enforcement of traffic speed in the area.
6. Allowing residents on the west side of Beach Loop Road to build fences that block their view of the resort and protect their animals from the increase in traffic. Currently, only a 2-foot fence is permitted, which essentially does nothing a fence is intended to do.
7. Making Beach View Estates a gated community to avoid added traffic from lost drivers and sight seers.
8. Limiting the amount of obtrusive lighting constructed on the proposed property.

Thank you in advance for your consideration of our concerns.

Respectfully,

The Haider's


@ Beach View Estates and Face Rock Court

## Bandon City Council: Gravel Point

Tim Haider <timhaider@yahoo.com>

Tue 2/13/2024 2:48 PM

To: mayor@cityofbandon.org <mayor@cityofbandon.org>; planning@cityofbandon.org <planning@cityofbandon.org>

 1 attachments (88 KB)

haider\_9.20.23.pdf;

Hello Council Members, Schamehorn, Braun, Powell, Procetto, Seymour, Vick, and Adamson!

My wife and I have been following the Gravel Point proceedings very closely. As such, we have not seen that the questions and concerns we submitted back in September of 2023 have been adequately addressed. Can you please review our previous submission (attached) and address our concerns?

In addition to what has been outlined in our previous submission, we are worried about having adequate city resources (at no additional cost to residents) because of this proposed development (i.e., Police, Fire, EMS, Water, and Sewage). Also, we think it is important to know what the intended use is of the adjacent county property (which is under the same ownership as Gravel Point). This will also impact the City of Bandon and its residents. Without that visibility, how can the city and its residents avoid more-of-the-same being built on the adjoining property without exacerbating each of the concerns raised?

Respectfully,

Tim & Monica Haider  
714-824-7696



Peter J. Hughes  
2011 Royal View Drive  
Bandon, OR 97411

February 12, 2024

Dana Nichols  
Planning Director  
Bandon City Hall  
P.O. Box 67  
Bandon, OR 97411

In Re: Bandon Beach Ventures, LLC  
"Gravel Point"  
Hearing On Appeal  
Wednesday, February 21, 2024

Dear Director Nichols,

This is a letter of concern not criticism. During this period of national financial difficulties to support business development, especially large projects, it is positive for a community of Bandon's size to be offered such an opportunity.

As I perceive the Gravel Point project, it offers a number of possible benefits for local residents and businesses. It may also benefit the governing City Council which wrestles annually against financial restrictions imposed by the state on smaller communities.

I agree with some concerns of local citizens about any impact on traffic and local businesses. Recently a popular restaurant closed and another is looking for a buyer; what impact will Gravel have on local food and motel establishments?

There are uncertainties, of course. But as Winston Churchill once said to tired soldiers: "*When you run into trouble, remember...keep running!*" The soldiers laughed but they knew he meant to keep running at the trouble to defeat it. Problems can be solved.

Some problems to defeat:

1. On page 9 of Counsel Sean T. Malone's letter to the Planning Commission regarding this project, the applicant's response to Counsel Malone: "*There are no neighbors to the east*". My property's western property line is the project's eastern property line. That response to Counsel is Utterly Ignorant.

(See Pg 2, NOTICE OF DECISION, CITY OF PLANNING COMMISSION, Nov 7, 2023; Top of page, under word "face" of Face Rock Rd., is my acre; Immediately to the right is the Bottalico property. Home not depicted.)

2. Throughout the entire proposal, the applicant responses to the City and Counsel with retreating tropisms about pleasing the environment or threatening to abandon the project when the issue had nothing to do with the environment or doesn't respond adequately to the Council's or Planning Commission's rules.
3. My property, and that of my immediately neighbor, are located in the famous "donut hole" of the County instead of the City. Does that mean neither the city, nor the Applicant, will concern themselves with our worries? Should my neighbor and I appeal to the county for assistance? Should we sell out to a developer of multiple dwellings?

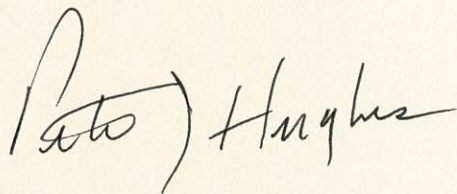
The list is too long and I'm not an expert. However, I expect that my property and my immediate neighbor's property will be negatively impacted.

Please note that my neighbors and I have been professionally offered a meeting with Mr. Perkins to discuss our concerns. Maybe we can all "run at the trouble" together.

I wish the city, its citizens and the developer all the success with their various goals. I wish the same for my neighbor and my family.

Thank you for your consideration,

Respectfully,

A handwritten signature in black ink that reads "Pat Hughes". The signature is written in a cursive style with a large, looping initial "P" and a distinct "H".



MR. PETER HUGHES  
1195 FACE ROCK RD  
BANDON, OR 97411-8821

*Dana Nichols  
Planning Dept.*

*Hand-Delivered*

RECEIVED

FEB 19 2024

BY: *(Signature)*

January 30, 2024

City of Bandon

City Manager

City Council Members

Planning Commission Members

Planning Director

Mayor Schamehorn

REGARDING: Gravel Point

Dear Sirs and Madams,

We are concerned residents of Bandon regarding the development of a large hotel complex that is under current appeal. We are not opposed to development overall. In fact, we have lived here eleven years and there has been much growth in Bandon in this time period.

Our concern is the effect some proposed plans will make on the quality of life of residents, the wear and tear on our roads and infrastructure(which is already stressed), and the safety of drivers, pedestrians and cyclists on our roads.

First, Beach Loop Road is narrow with no shoulders and has many pedestrians and cyclists. It is already a dangerous situation which will only be compounded if the main entrance to Gravel Point is off Beach Loop. Seabird is already very busy with a difficult left turn on to 101 due to more and more traffic traveling from the south and north. Eleventh Street is a community road that has schools and the city park with many youth.

A direct entrance to Gravel Point off of 101 is the most reasonable and safest way to access the resort. It is a solution that protects the current residents surrounding the other routes and promotes safety. It also provides Gravel Point with an extremely visible entrance for their large development. It provides them with year round marketing for their considerable investment. Yes, there is an expense to create this road but it is nominal in comparison to the development's expenses to create their resort.

It is concerning that the developers are not considering the wellbeing of Bandon residents in their transportation plans. It also is concerning the City of Bandon does not enforce the need for this Hwy 101 entrance. Why would you not? Are you not concerned about Bandon residents as much as you are about Gravel Point's desire to avoid this expense?

Lastly, creating an opening through Carter Street open to the adjoining neighborhood is of great concern. Anyone who is genuine about thinking through traffic flow to the resort, and out of the resort, will quickly conclude that traffic coming off of Seabird headed to the resort will be sent down Lincoln or Spinnaker by their GPS. Work force individuals and deliveries will utilize this route. It would be a shorter and easier way to access Gravel Point. An access to the resort should not be run through a quiet residential neighborhood. Such a route presents safety, noise, road quality, and traffic flow problems that Bandon residents do not deserve.

We do support an emergency gate being set in place on Carter Street at the edge of two homes that are located on the west side of Lincoln at Carter and Lincoln. This would prohibit traffic running through this residential neighborhood. This is a must that is extremely reasonable, inexpensive and has precedent in the City of Bandon.

We understand the city is interested in additional tax dollars. Your residents deserve their investment in Bandon, through their tax dollars and their contributions to the overall economy and quality of life in Bandon, to be made a priority. You have been placed in your positions to serve the city and people of Bandon. With respect, please do so.

Sincerely,

Sara Michael  
Steven Robb

2924 Spinnaker Drive  
Bandon, Oregon  
541-551-1341

RECEIVED

To: the Bandon City Council

DEC - 4 2023

From: the concerned citizens of Ocean Trails subdivision and Lincoln and Spinnaker to Seabird

BY:



Date: December 4, 2023

The City Transportation System Plan we believe was created when it envisioned residential development along Carter. Now there is a proposed huge commercial development, Gravel Point. We are not protesting Gravel Point; however, the traffic it will create in our area is unacceptable. This is an easy fix. Simply make the existing west end of Carter a dead-end, like Ohio for instance, to allow only pedestrian or emergency traffic.

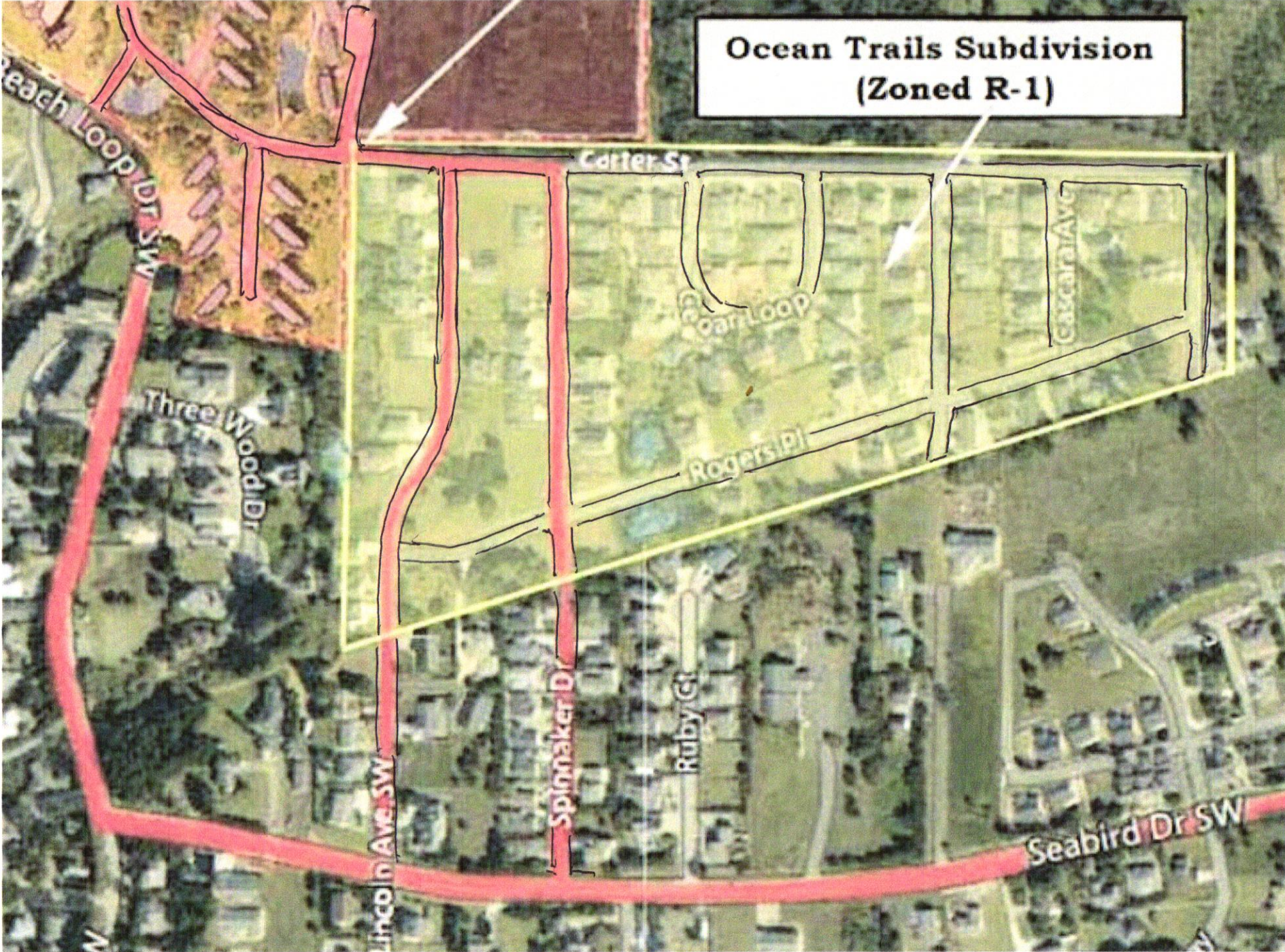
Please see all the accompanying petition signatures and information.

**Ocean Trails Subdivision is Zoned R-1**

**City of Bandon Municipal R-1 Code 17.12.010 states;**

"The purpose of the R-1 zone is to provide sufficient and desirable space in appropriate locations for residential uses and to protect these areas against congestion, nuisance and objectionable uses which reduce the quality and value of these areas for residential purposes."

**Ocean Trails Subdivision  
(Zoned R-1)**





**Petition to:** Stop the **pass-through traffic** to be created by opening the existing west end of Carter into a large commercial complex.

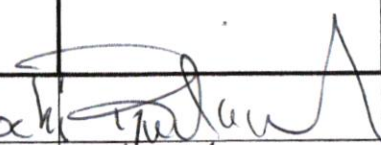
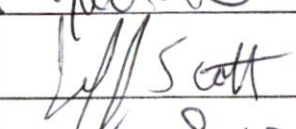
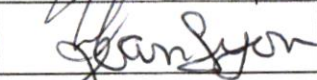

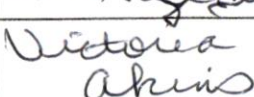
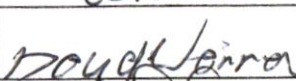

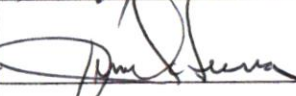
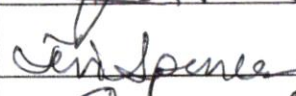
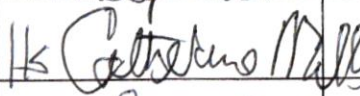
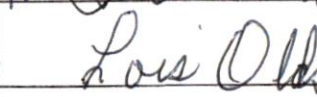
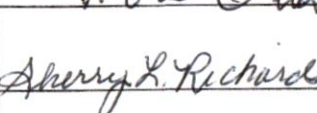
**Petition Summary and background:**

The City of Bandon Planning Department has stated that they must connect Carter St. with Beach Loop and as a result Gravel Point because it is a platted right-of-way and meets the connectivity component of the City Transportation System Plan.

The commercial, employee, and guest **TRAFFIC** generated from Gravel Point will substantially negatively impact the entire R-1 zone of Ocean Trails neighborhood as well as the remainder of Spinnaker and Lincoln to Seabird Drive.

**Action Petitioned for:**

We the undersigned, are concerned citizens who urge the City of Bandon to retain the existing west end of Carter Street as a dead-end street except for pedestrian, utility, or emergency use.

Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
Ray Pinock		2603 CASCOVA AVE	I agree with this - no traffic	12/2/23
Jeff Scott		2624 CASCOVA AVE	I'm against destroying neighborhood with more traffic.	12/2
Jean Lyon		2656 CASCOVA	no commercial traffic wanted	12/2
ROSEMARY DUNSTER		2673 CASCOVA	WANT TO SEE DIRECT ACCESS TO 101 NOT THROUGH EXISTING NEIGHBORHOOD	12/2
Victoria - AKINS		2660 HARRISON AVE	NO thru traffic / commercial trucks Keep our neighborhood alone.	12/2
Doug Warner		2660 Harrison AVE		
James DeSurre		2729 Spinnaker Dr.	Please Reconsider alternate Route	12/2
Veri Spencer		1051 Rogers Pl.	The Gravel Point developer has offered in writing to make the Carter east access an emergency access.	
Catherine Mills		2832 Lincoln Ave	I'm concerned about traffic issues especially in emergency	12/2/23
Lois Olds		2941 Spinnaker Dr	Traffic on Beach Loop	12.4
Sherry Lynn Richards		2941 Spinnaker Dr.	The construction will be very disruptive to our lives	12/4/23

**Petition to:** Stop the **pass-through traffic** to be created by opening the existing west end of Carter into a large commercial complex.

**Petition Summary and background:**

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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
James L. Eden	James E. Eden	2624 Cascara	We don't need more traffic in this area	12-3-23
Lawrence Fink	Lawrence Fink	2752 Colony Circle	Too much traffic!	12/4/23
Rolene Fink	Rolene Fink	2752 Colony Circle	also noise + lights	12/4/23
Elwood Rab		2991 Spinnaker		
	Wendy Kennon	W W	EXTREME TRAFFIC with little to no regard of speed	12-4
RICHARD HAECKER	Richard Haeker	2964 SPINNAKER	NO EXTRA TRAFFIC - CONGESTION	12/4/2021
RICK SHAW'S	Rick Shaw	2948 SPINNAKER	TOO MUCH TRAFFIC	12/4/23
Robert Berry	Robert Berry	2936 "	Too noisy and heavy trucks	12/4/23
Teresa Berry	Teresa Berry	2936 "	" " and HEAVY TRUCKS	12/4/23
SARA MICHAEL	Sara Michael	2924 SPINNAKER	IT WOULD BE TOO CONGESTED AND NOISY SAFE TRAFFIC ROUTING IS NEEDED (HWY 101)	12/4/23

**Petition to:** Stop the **pass-through traffic** to be created by opening the existing west end of Carter into a large commercial complex.

**Petition Summary and background:**

The City of Bandon Planning Department has stated that they must connect Carter St. with Beach Loop and as a result Gravel Point because it is a platted right-of-way and meets the connectivity component of the City Transportation System Plan.

The commercial, employee, and guest **TRAFFIC** generated from Gravel Point will substantially negatively impact the entire R-1 zone of Ocean Trails neighborhood as well as the remainder of Spinnaker and Lincoln to Seabird Drive.

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We the undersigned, are concerned citizens who urge the City of Bandon to retain the existing west end of Carter Street as a dead-end street except for pedestrian, utility, or emergency use.

Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
John E. Mitchell		2821 Lincoln Ave SW	A BETTER TRAFFIC PATTERN TO KEEP OFF LINCOLN & SPINNAKER/GUESTS, CONSTRUCTION SERVICE TRAFFIC STOP TRAFFIC	12/3/23
Seamus Strain		823 Rogers Pl	Will bring in MORE CRIME Traffic for people walking " " " " AS IS.	12/3/2023
JOHN W. KREADY		743 ROGERS	NEIGHBORHOOD HAS EXCESSIVE TRAFFIC	12-03, 23
Sherree Wismer		739 Roger Pl.	Reduce Traffic, keep neighborhoods safe	12-1/13
William Sweet		711 Rogers PL		12/3
Michelle Chiz		728 Rogers Pl	Too much Traffic/Residential w/ kids	10/3
Rose Bayring		80B Rogers Pl	Pocket Neighborhood	
Mark Donley		880 Rogers Pl	no more traffic	12/3
LESLIE		423 ROGERS	NO NEW TRAFFIC	

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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
MARY J. WOOLLEY	Mary J. Woolley	2321 Lincoln Ave SW	THE R-1 ZONE neighborhood should not have a commercial street running through it	12/3/23
KENT F. HALL	Kent F. Hall	2723 Lincoln Ave SW, Bandon	Please do not extend Carter Ave. to west	12/3/23
Beverly P. Minn	Beverly P. Minn	2723 Lincoln Ave SW Bandon	I would like to leave Carter as a deadend	12/3/23
Scotty L. Freeman	Scotty L. Freeman	2651 Lincoln Ave SW Bandon	This is a residential area. We do not want Carter St to be extended.	12/3/23
Debbie L. Freeman	Debbie L. Freeman	2651 Lincoln Ave SW Bandon	We would like Carter to remain a dead end	12/3/23
JUSTIN GALIBER	Justin Galiber	2627 LINCOLN AVE	NO NEW TRAFFIC PLEASE!	12/3/23
GEORGE SCHWARTZ	George Schwartz	1087 CARTER	DON'T OPEN FOR ABUSE!	12/3/23
Edith Schwartz	Edith Schwartz	1087 Carter	This is a quiet residential neighborhood we do not want a traffic problem.	12/3/23
Edit Moran	Edit Moran	2686 Lincoln Ave	We don't need more traffic	12/3/23
Hugh Moran	Hugh Moran	2686 Lincoln Ave	NO MORE TRAFFIC. Leave Carter dead end	12/3/23
Jim Sigman	Jim Sigman	934 Rogers place	Don't need more cars + Trucks	12/3/23

3

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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
Janice Bolger	<i>Janice Bolger</i>	739 Carter St		12/03
Gilbert Oros	<i>Gilbert Oros</i>	2695 Franklin Spinnaker St		12/03
Tami Luckesen	<i>Tami Luckesen</i>	2903 Lincoln	No through street.	12-3
Persee Peterson	<i>Persee Peterson</i>	905 Carter Street	Also - lights should be under 13 feet	12/13
SEAN POLEQUAPTEWA	<i>Sean Polequapewa</i>	2664 CEDAR LOOP		12/4/23
Honani Polequapewa	<i>Honani Polequapewa</i>	2664 Cedar Loop		12/4/23

26

①

**Petition to:** Stop the **pass-through traffic** to be created by opening the existing west end of Carter into a large commercial complex.

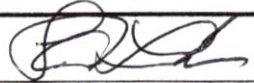
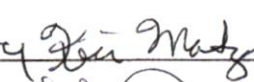


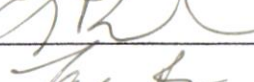
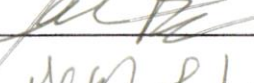
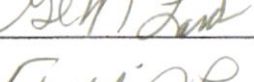
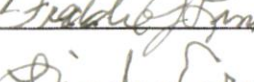
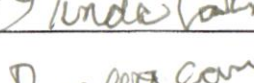
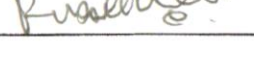
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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
Steve Lukoski		2903 Lincoln	NOT opposed to Resort just Road	12/3
Kevin Montgomery		2949 Lincoln Ave SW	opposed to extending Carter	12/3/23
Linda Pezanowski		2949 Lincoln Ave SW	opposed to extending Carter	12/3/23
Doug Pell		2682 Cedar Loop Dr		12/3/23
Lisa Palmer		2694 Cedar Loop	Not opposed to resort; just opening Carter	12/3/23
Larry Basch		"	" "	12/5/23
Glen Lamb		2686 Cedar Lp.	" "	12-3-23
Freddie Lamb		2686 Cedar Loop	Not opposed to resort just extending Carter	12-3-23
Linda Carnes		2678 Cedar Loop	" " " " " "	12-3-23
Russ Carnes		2678 Cedar Loop	" " " " " "	12-3-23
<u>10</u>				

2

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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
RICH BACHMANN	[Signature]	2654 Cedar Loop	Please Do NOT extend CARTER	12/3/23
MIKE NEKY	[Signature]	2652 Cedar Loop	" " " "	12/3/23
Paul Shady	[Signature]	2640 Cedar Loop	" " " "	"
Carson Reed	[Signature]	2626 Cedar Loop	" " " "	"
Elaine Stahler	[Signature]	2624 Cedar Loop	" " " "	"
Jay Forsberg	[Signature]	2612 Cedar Loop	" " " "	"
Raymond Huid	[Signature]	2635 Cedar Loop	" " " "	"
KEVIN HUNTING	[Signature]	2669 CEDAR LOOP	" " " "	"
LARAE HEWITT	[Signature]	552 CARTER ST.	" " " "	"
Lorie Becker	[Signature]	847 Carter St	" " " "	"
Eva Crew	[Signature]	803 Carter St	" " " "	"

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## Dana Nichols

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**From:** Lauren Paquet <gloryanna2769@gmail.com> on behalf of Lauren Paquet  
**Sent:** Thursday, February 8, 2024 6:23 AM  
**To:** planning@cityofbandon.org  
**Subject:** Gravel Point project

Thank you for providing the opportunity for Bandon residents to comment on this proposed project. I am very concerned that there will be an increase in large truck traffic on 11th and through the City Park. There is already considerable high-speed truck and car traffic through this area and I think it poses a significant danger to the safety of people using the park. Thank you for considering this significant issue.

Lauren Paquet  
768 11th Street SW



To Bandon Planning, Public Works, Mayor Shamehorn, and City Council Members:

The following is our public input concerning the proposed Gravel Point development.

A couple of months ago, we became aware of the large scale Gravel Point development. We recognize that Bandon is an attractive town, and that responsible development is going to occur.

However, the Gravel Point proposed development falls short on being responsible and reasonable due to several concerns that we, along with many residents, are voicing to the planning department and the City of Bandon government in general.

The Gravel Point development includes a large lodging establishment, along with numerous suites, and restaurant and conference facilities.

Specifically, Gravel Point will include 110 lodge rooms and 32 freestanding suites. When compared to other existing lodging establishments along Beach Loop, this is roughly equal to the total number of lodging rooms **combined** for the Sunset Oceanfront Lodging, with 68 rooms and Best Western Inn at Face Rock, with 77 rooms. The impacts of a large size development of this type are significant.

Impacts not adequately addressed include:

- Water Usage - How much water is going to be used for Gravel Point's 110 rooms, 32 suites, restaurant and conference facilities?
- Sewer Usage - Again, directly related to water usage, what are these projected needs?
- Electric Usage - How much electricity will be needed to run the facility?

The three above impacts have to be answered by the developer and the city public works department prior to approval of this development. Anything short of this is not being transparent with the citizens of Bandon.

The concerns raised above relate to the ability of the city's infrastructure to be adequate to supply water, sewer and electricity for such a large development. For several years now, the City of Bandon has voiced concerns over the ability to provide water and sewer services for the current population, especially in the southwest portion of the city. The voters have also approved two recent increases in both water and sewer rates to enable the facilities to be improved. However, there still are major concerns over money needed for further infrastructure improvements, such as modernizing both the water and sewer facilities, and a real need for more storage for water through demonstrating a future need for a reservoir.

The Gravel Point development will likely create more strain on the city utility demand, possibly "pushing us all over" the threshold for the city infrastructure to be able to provide for its citizens. The general population of Bandon should not have to subsidize large scale development demands for an already strained infrastructure.

Is the Gravel Point development going to commit a large sum of money to finance a reservoir for adequate water storage? How about wastewater treatment costs?

The citizens of Bandon do not want to hear that our infrastructure has "suddenly reached a crisis stage" in a year or so, because the city leadership failed to be transparent in assessing the true impacts of a large scale development. Let's be honest about this!

These impacts need to be answered in a public forum prior to any approval of the development to continue, along with the city newsletter publishing exactly how these impacts will be addressed.

Richard and Elizabeth Poecker

Bandon, OR

## Dana Nichols

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**From:** Richard Poecker <rpoecker@icloud.com> on behalf of Richard Poecker  
**Sent:** Monday, February 5, 2024 8:09 AM  
**To:** planning@cityofbandon.org  
**Subject:** Gravel Point Project - Written Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To the Planning Department,

Please add this, along with the following written comments, for the public record related to the Gravel Point Project to be discussed at the special City Council meeting scheduled for February 21, 2024.

Additionally, based on an earlier review of the project plans, the proposed number of parking spaces is inadequate, with providing only one parking space for every two lodging rooms. Where are additional vehicles going to park?

These comments originate from earlier email correspondence related to the project.

Again, these impacts need to be addressed in a public forum, and also answered in the City Manager's newsletter, prior to approval of the development.

Thank you.

Richard & Elizabeth Poecker  
Bandon, OR

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Richard and Elizabeth Poecker  
Bandon, OR

Dear Mayor Schamehorn and the Bandon City Council.

In addition to the conceptual drawings depicting how Gravel Point will look behind Strawberry Dr. I would to share my observations of the public input process in front of the Planning Commission.

The majority of the written and oral testimony to the Planning Commission consisted of the following issues.

The increased traffic:

Because the impact of the traffic has never been fully understood or explained, I asked my husband Mark, a Civil Engineer to help me unpack the traffic study.

According to the Parametrix traffic engineer, hired by the G.P team, the Resort will generate approximately 111 more car trips along Beach Loop, at the access point to the resort, at peak hours. This is twice as many trips as there are currently.

As of now in 2023 there is an estimated 95 cars trips during peak hours. It is estimated that in 2026 if G.P. is not built there will be an additional 9 car trips for a total of 104 trips during peak hours. In this same location.

If the Resort is built it is estimated that there will be 111 more car trips along this stretch during peak hours. Twice as many car trips as there currently are along this stretch. Twice as many.

Some of these trips will be from the south along Beach Loop and some of the trips will be from the north along Beach Loop.

Access to Beach Loop from the South is either from Seabird off of Hwy101 or from the Bradley Lake turn off access point approximately 2 miles south of Seabird.

From the north, access to Beach Loop off of Hwy 101 is either down 11th St. through City Park or off of 101 through Old Town.

There is no mention in the report of how many cars will use Carter to access the Resort from its eastern entrance off of Seabird.

Face Rock Dr was often mentioned as a potential access point to the Resort, but it too requires the same number of Beach Loop trips. Currently Face Rock Dr dead ends in gorse just 1,700 feet from its Beach Loop access point, it has no Hwy 101 access.

The increased load on city services:

There is a lot of conflicting information about this issue. The City of Bandon regularly reminds us that our wastewater system is in need of repair and that our water storage capacity is inadequate and needs updating. Additionally, the roads are substandard and there is a dirth of law enforcement. The outgoing City manager thanked the City employees for their ability to do more with less.

Yet the City has assured the Gravel Point team that they can meet the needs of their project. Gravel Point has promised to pay their fair share through SDCs and promised the City a large increase in TOTs to help with budget shortfalls. SDCs are a calculated payment, TOTs are dependent on occupancy.

The assumption here is that if they build it, they will come. Perhaps not.

The disruption during construction:

There is a lot of concern about the traffic, the noise and the general dirt and debris related to the construction process.

This project could take as long as two years to build with daily disruption to the peace and quiet of our lives.

Only two of the Commissioners understood the enormity of the impact the proposed Gravel Point Resort will have on Beach Loop, the access roads as well as the City's infrastructure.

Another area of concern is the actual scope of the Gravel Point project addressed in the consolidated application.

There is a lot of confusion about what is going to be built on the 26-acre site addressed in the Gravel Point application and what might be built in the future on the adjoining 60 acres in the county.

It has been confirmed that The Gravel Point project does not include a pool, or a reservoir and it is still to be determined what services will be available to the public in terms of restaurants and a wellness center.

I also think it is important to mention that currently there is a significant disconnect between the current site plan and the guiding principles stated in the application.

I am hoping that the stated principles are not just rhetoric, but in fact will be realized if the project is one day completed.

The Guiding Principle stated in the application are:

"Restore the Oregon Coast"

"Concentrate and touch lightly"

"Be good neighbors"

"Gracious Hospitality"

"Buildings should be good neighbors"

In closing I would like to say that those of us in attendance at City Hall during the PC hearing were very rudely treated.

We were constantly reminded how to behave, we seemed to be perceived as adversaries rather than citizens of the town.

A timer went off when our three minutes were up and we were advised to sit down without the courtesy of allowing us to even finish our sentence.

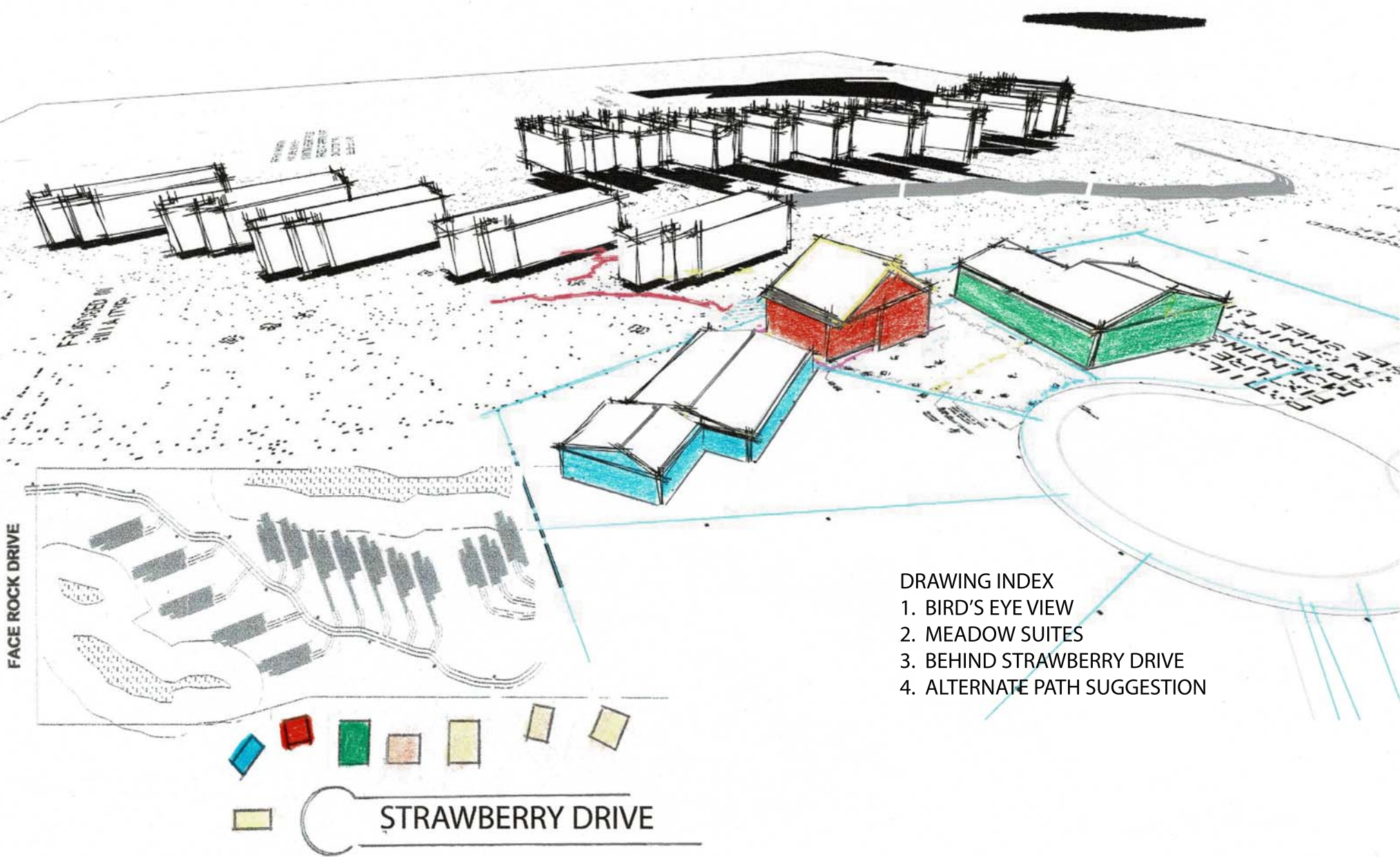
I trust Mayor Schamehorn with her expert skills will be more respectful of the input from the citizens of Bandon.

Thank you,  
Nancy Noble Post

# BIRDS EYE VIEW STRAWBERRY DRIVE

## LOOKING EAST SOUTH EAST

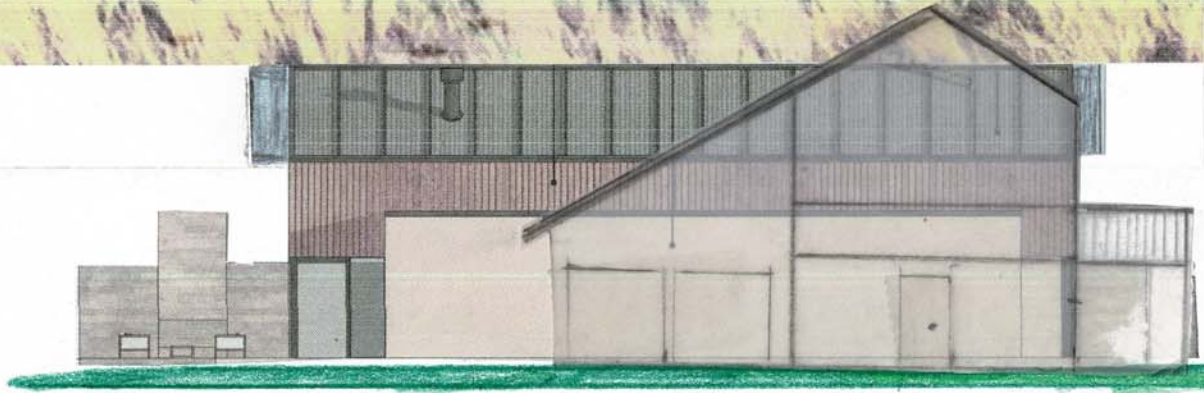
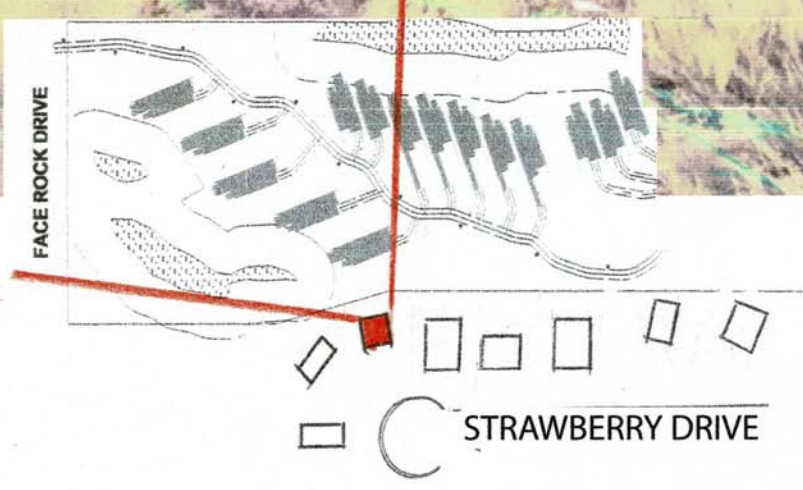
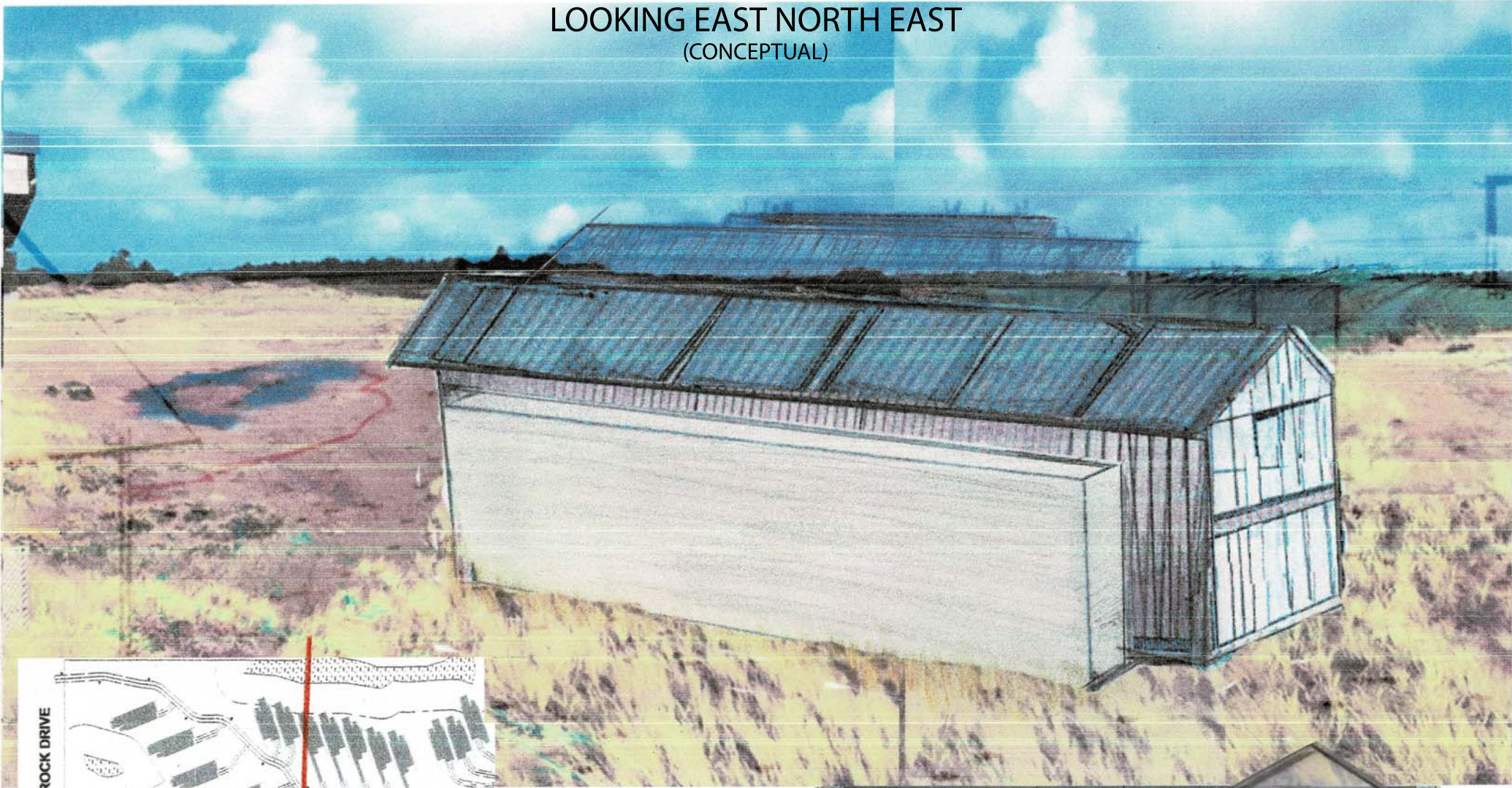
(CONCEPTUAL)



# MEADOW SUITES BEHIND STRAWBERRY DRIVE

LOOKING EAST NORTH EAST

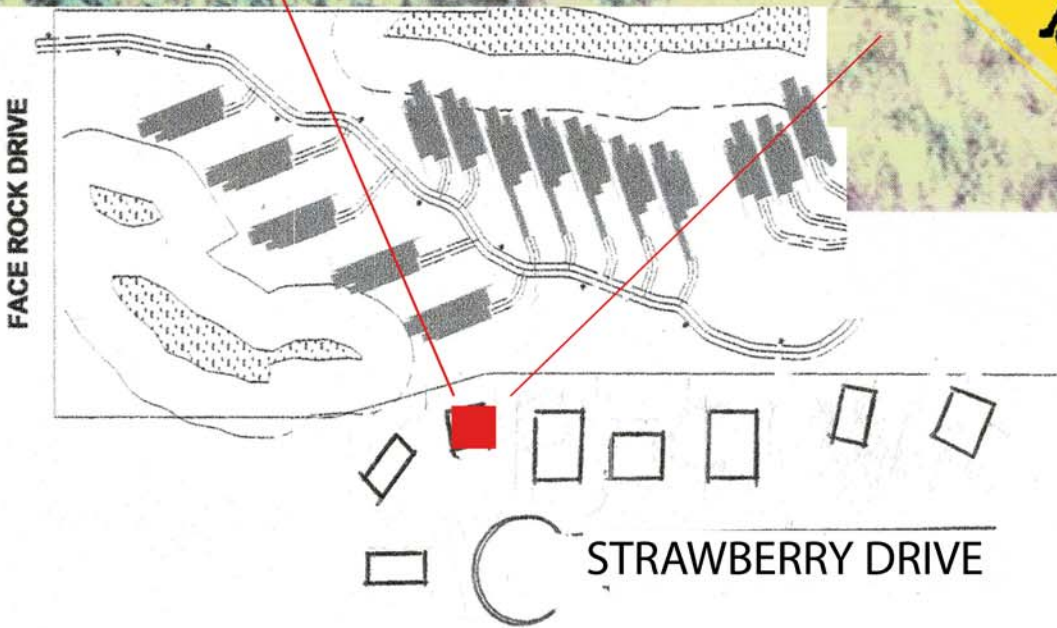
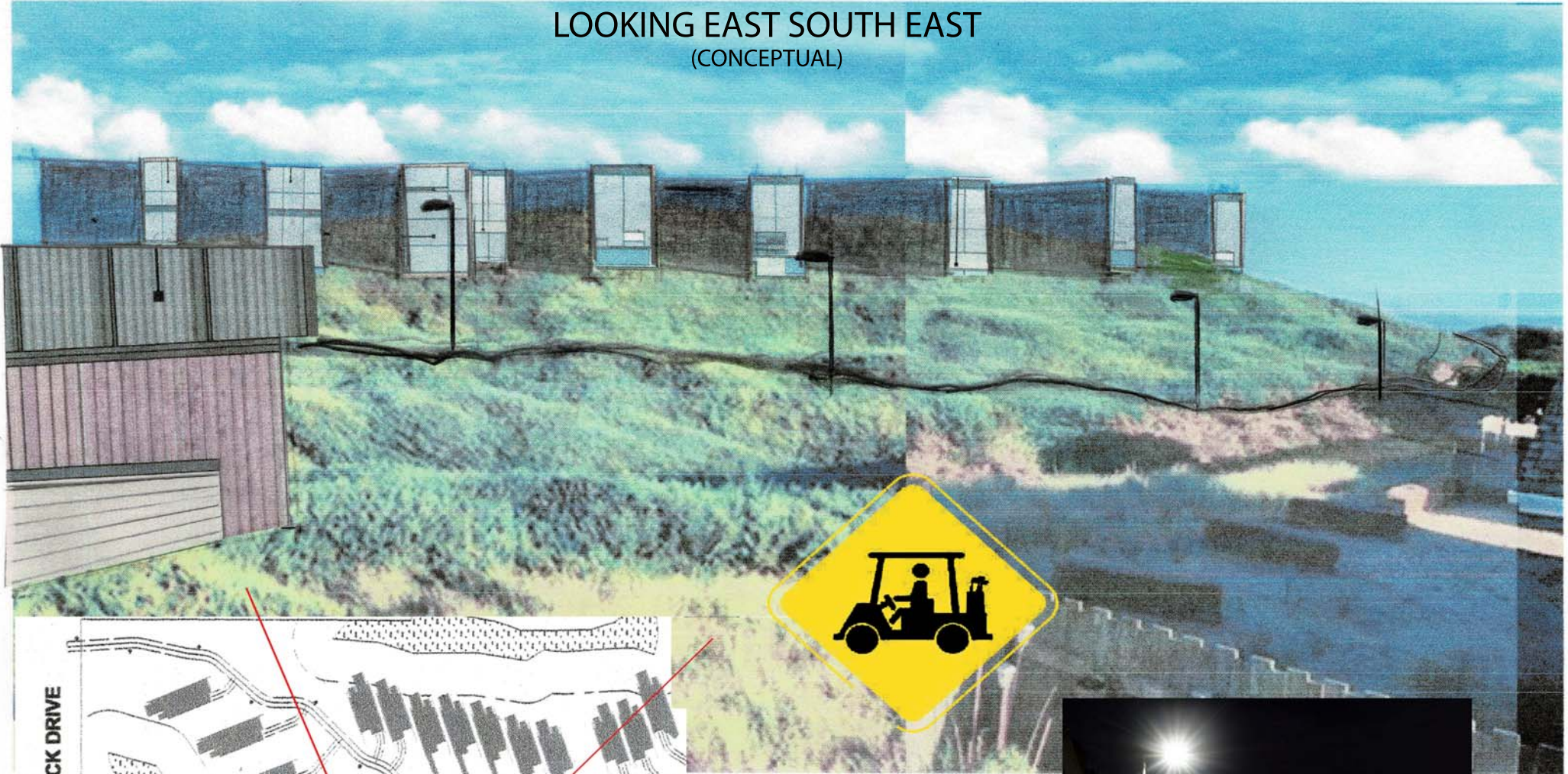
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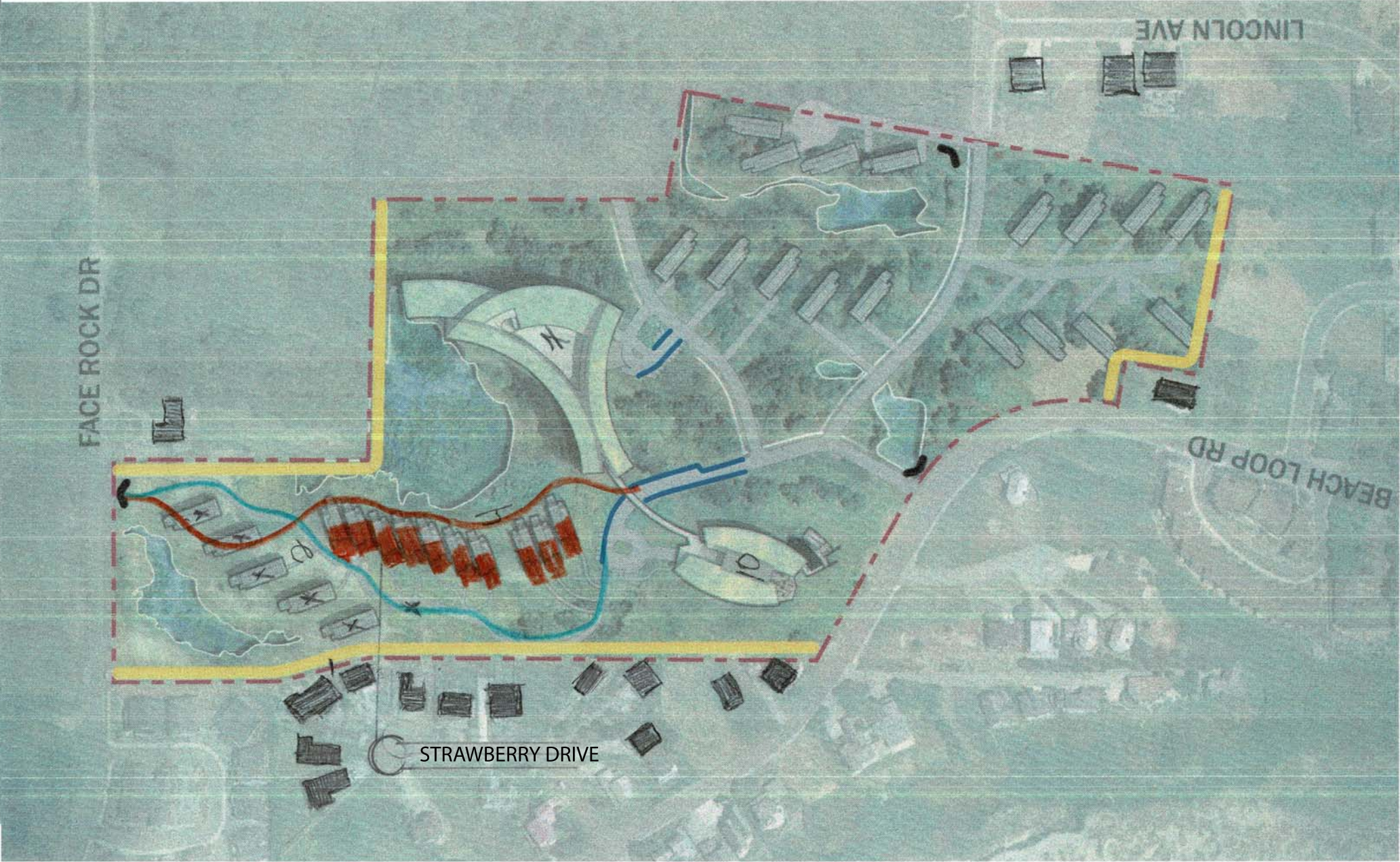


# GRAVEL POINT BEHIND STRAWBERRY DRIVE

LOOKING EAST SOUTH EAST  
(CONCEPTUAL)



# ALTERNATE PATH SUGGESTION



ALTERNATE PATH

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## Dana Nichols

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**From:** Kennelly, Scott <SKennelly@buttecounty.net> on behalf of Kennelly, Scott  
**Sent:** Friday, February 9, 2024 9:18 AM  
**To:** planning@cityofbandon.org  
**Subject:** Gravel point

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I fully support Gravel Point and agree it would benefit the community of Bandon. The impact on tourism, much needed employment opportunities, increased tax revenue, and local improvements to the surrounding area are significant.

Thanks,

Scott Kennelly

**TO: Planning Department - 02/13/2024**  
**FOR: 02/21/2024 City Council de novo hearing**  
**RE: 23-045 Appeal of Planning Commission Decision Nov. 2, 2023**  
**FROM: Leslie and Don Suva**

Nothing has changed since the November 2, 2023 Decision of the Planning Commission except that 110 days have passed . . .

The January 18, 2024 meeting organized and convened by the Gravel Point team as an “open house” was actually a structured presentation. The Bandon City Manager stated in his February 2024 Newsletter that the meeting was well attended. Actually, it was SRO - we could not get in or even hear the speeches and discussions and questions. The Newsletter states “The development team provided a brief overview of the project highlighting revisions, such as reducing the building height to 28-feet thereby eliminating the need for a variance.” We were not privy to this representation because we could not participate in that meeting. We assume this height variance is no longer part of the Gravel Point request. We are not aware that the applicant has filed any response to the Notices of Appeal so we are not further apprised of any modifications to the application.

The issues and concerns previously submitted to the City Planning Department, Planning Commission, and City Council remain issues and concerns: Impact on:

- Inadequate and aging infrastructure - Yikes! Beach Loop Road
- Water, sewer, electric, garbage
- Fire and police services
- Street ingress/egress - traffic control
- Existing lodging (including VRDs)
- Evacuation routes and capacity
- Erosion control
- Character and genuineness of a quiet coastal town - transparency
- Noise pollution, light pollution
- Wildlife inhabitants - deer, turkey, bald eagle, owl, osprey, geese, merlin, northern harrier, sharp-shinned hawk

- Incompatibility of land uses
- Taxpaying Bandon residents
- Ghost structures - what if they build it and nobody comes?
- Unrealistic expectations of TOTs (and collection)

We continue to urge the Planning Commission to exercise due diligence with respect to the Gravel Point project which will have an irreversible and enduring impact on Bandon as a whole. We implore you to vigorously represent the interests of the tax-paying residents of Bandon. Do not approve this Application.

Leslie and Don Suva  
1357 Strawberry Dr.  
(submitted 021324)

## Dana Nichols

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**From:** Terry Westover <tnwestover@gmail.com> on behalf of Terry Westover  
**Sent:** Tuesday, February 6, 2024 5:44 PM  
**To:** Dana Nichols  
**Subject:** Gravel Point

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Dana.

I see in the manager's newsletter that you are accepting additional comments on the Gravel Point project that is coming up at the City Council on the 21st. I have written earlier and just want to once again point out that many of us who live nearby are very concerned about the impact on our neighborhoods and roads from this project. While I see it has been suggested that the traffic impact will be less than the formally expected housing would result in, those of us who would have endless construction equipment, delivery vans, and both tourists and resort employees driving through our neighborhood do not believe that is true. Further, the through traffic will not be neighbors, they will be strangers who want to get where they are going as quickly as possible with no concern about our homes, pets, and the children and older retirees who walk along our streets, many of which have only partial sidewalks.

Further, the influx of several hundred more tourists coming and going throughout the year, especially in the summer, will make both traffic and access to the amenities that we moved here to enjoy be even more difficult to access and over used. I live near the beach and I can attest that trash, unattended dogs, dog poop, and people climbing on the sea stacks and handling the animals in the tidepools increases greatly in the summer. Also, residents who do not live within walking distance cannot find anywhere to park to visit or even view the beach in the summer.

Finally, I do not understand how the developers can claim that they will provide jobs for locals. The existing businesses in town have a very difficult time finding employees. It's too expensive to live here. The Gravel Point project is not going to help that, it will only make it worse. Even if they actually build the proposed employee housing it cannot begin to house all the people who will work in the development.

This development is too large for the location - not in the sense of acreage, but in the sense of traffic,. impacts on the neighborhoods nearby, overuse of resources - both natural and utilities, and the lack of readily available housing for the many employees it would require.

I presume our comments will be shared with the City Council prior to the meeting later in the month. If not, how can we contact them directly?

Thank you for the work you do, my undergrad education was focused on environmental and city planning so I have some sense of how difficult your work can be at times.

Theresa Westover  
2976 Lincoln Ave SW  
Bandon

## Dana Nichols

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**From:** Iambie Worsley <ifworsley1@gmail.com> on behalf of Iambie Worsley  
**Sent:** Tuesday, February 6, 2024 12:07 PM  
**To:** planning@cityofbandon.org  
**Subject:** Input from a property owner very near the proposed new motel, restaurants and other 32 villas/suites

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We are owners of 1312 Village Loop, Fred and Iambie Worsley, part of the Village Loop Community. We are strongly opposed to this very large commercial development in our very own backyard. This is no small development in an area that has a mixture of single family, vacation rentals, wet lands, animal habitat, much smaller condo/townhouse units like our very own Village Loop Community. There are very close motel and individual suite businesses; Sunset, Best Western, and multiple motels on nearby Coquille Point. We have had recent increases to our sewer and water bills and bringing in this size of commercial development will only put more of a strain on our existing utility systems. Bandon in the past has been a small relatively quiet charming community and this is why we bought our unit. There is no way that our nearby streets will remain the same and the tranquillity will be degraded. It appears that our planning department along with our city council is hell bent to destroy the prime reason many of us have purchased property in Bandon. All for the almighty dollar. We do not want to see Bandon turned into another Lincoln City up north. That place is a complete mess with traffic, noise and has ruined that city for any meaningful enjoyment. That is what this very large development will do to this charming southern Oregon coastal town. If approved as planned this will signal to others to do the same. Once that happens you will have destroyed a jewel on the Oregon Coast and put our utilities at or beyond capacity and increasing costs in the long run that harms our local citizens, especially those on fixed incomes, retirees, and low income families. If they want to build this very large development why not near the golf course up north away from our utilities/impact? I am sure they plan on capturing the avid golfers that wants to play on the highly desirable courses up north. This is a unique, small, quaint, quiet town. Protect it from very large development that only cares about the dollar return. Have the courage to realize what is at stake for our beautiful Bandon and say NO.

RECEIVED

FEB 13 2024

From: Residents affected by Opening Carter to Gravel Point  
February 2, 2024

BY: \_\_\_\_\_

To: City of Bandon

Dear Mayor Schamehorn, City Council, and Planning Commission:

We, the residents of Ocean Trails Subdivision and the residents living on Spinnaker and Lincoln Ave. from Seabird into Ocean Trails, have signed the petitions to express our emphatic opposition to the extension of Carter Avenue into the proposed Gravel Point complex.

We have already submitted petitions containing 72 signatures of the residents of Ocean Trails Subdivision and the homes leading into the subdivision from Seabird. Attached are 13 added petition signatures from people who were not at home previously. There are 97 existing homes in this area. When we called on each home, 28 were unoccupied or vacant. Of the remaining homes surveyed, 94% were vehemently opposed to having any of our subdivision streets (Carter, Lincoln, Spinnaker, Franklin) used for access to Gravel Point. In addition, the Gravel Point representatives have stated that they do not need the entrance into our subdivision.

The planning department has stated that Carter MUST connect with Beach Loop (thereby connecting with Gravel Point) due to the City's Transportation Plan. The plan was developed when Carter was planned to connect two residential areas. Now it will connect to a large commercial complex (Gravel Point) through Ocean Trails Subdivision. This is unacceptable. The plan must be changed.

Carter Avenue should become like Ohio Street and Michigan Avenue which are either gated or blocked except for emergency use. Carter should be likewise blocked. This is what we request for the part of Carter which enters into our subdivision.

Ocean Trails subdivision is zoned R-1. R-1 zoning criteria does not allow using our street to provide access for major commercial complexes. Carter as it extends from our subdivision, would become a major short cut into Gravel Point from those using GPS as well as from commercial traffic.

We understand the importance of development and progress, but <sup>we hope</sup> common sense <sup>will</sup> must prevail. Demanding the extension of Carter into Gravel Point defies logic. Our zoning prevents it, it compromises the safety, security, quality of life, and property values of our neighborhood and Gravel Point does not require this access.

Thank you for correcting this mistake before it happens.

Sincerely,  
The 85 residents who signed the petitions.



9 Added Signatures

Home OWNERS

**Petition to:** Stop the **pass-through traffic** to be created by opening the existing west end of Carter into a large commercial complex.

**Petition Summary and background:**

The City of Bandon Planning Department has stated that they must connect Carter St. with Beach Loop and as a result Gravel Point because it is a platted right-of-way and meets the connectivity component of the City Transportation System Plan.

The commercial, employee, and guest **TRAFFIC** generated from Gravel Point will substantially negatively impact the entire R-1 zone of Ocean Trails neighborhood as well as the remainder of Spinnaker and Lincoln to Seabird Drive.

**Action Petitioned for:**

We the undersigned, are concerned citizens who urge the City of Bandon to retain the existing west end of Carter Street as a dead-end street except for pedestrian, utility, or emergency use.

Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
DAN SKALLS	<i>DJ Skalls</i>	825 CARTER SW	SAFETY & QUALITY OF LIFE IN DANGER	1/29/24
Peter Dandret	<i>PD Dandret</i>	605 Carter St.	Traffic Thru Merch Harbour	1/29/24
Jane Dyrndick	<i>Jane Dyrndick</i>	615 CARTER ST	Safety of neighborhood compromised	1/29/24
DAVID FULLER	<i>David Fuller</i>	623 Carter St	Safety of neighborhood	1/29/24
Sheila Fuller	<i>Sheila Fuller</i>	623 Carter St	"	1/29/24
Brian Mitchell	<i>Brian Mitchell</i>	760 Carter St	"	1/29/24
HARVEY COUSE	<i>Harvey Couse</i>	871 CARTER	"	2-3-24





## ORIGINAL FIRST COPIES

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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
Ray Pinock		2603 CASCOVA AVE.	I agree with this - no traffic	12/2/23
Jeff Scott		2624 CASCOVA AVE.	I'm against destroying neighborhood with more traffic.	12/2
Jean Lyon		2656 CASCOVA	no commercial traffic wanted	12/2
ROSEMARY MUNSTER		2673 CASCOVA	WANT TO SEE DIRECT ACCESS TO 101 NOT THROUGH EXISTING NEIGHBORHOOD	12/2
Victoria - AKINS		2660 HARRISON AVE	NO thru traffic / commercial trucks Keep our neighborhood alone.	12/2
Doug Warner		2660 Harrison AVE		
James DeSuras		2729 Spinnaker Dr.	Please Reconsider alternate Route	12/2
Teri Spencer		1051 Rogers Pl.	The Gravel Point developer has offered in writing to make the Carter east access an emergency access	
Catherine Mills		2832 Lincoln Ave	I'm concerned about Traffic Issues especially in emergency	12/2/23
Lois Olds		2941 Spinnaker Dr.	Traffic on Beach Loop	12.4
Sherry Lynn Richards		2941 Spinnaker Dr.	The construction will be very disruptive to our lives	12/4/23

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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
Jane L. Eden	Jane E. Eden	2624 Cascara	We don't need more traffic in this area	12-3-23
Lawrence Fink	Lawrence Fink	2752 Colony Circle	Too much traffic!	12/4/23
Rolene Fink	Rolene Fink	2752 Colony Circle	also noise + lights	12/24/23
Elwood Van		2991 Spinnaker		
	W. J. Kennon	W J	EXTREME TRAFFIC with little to no regard of speed	12-4
RICHARD HAECKER	Richard Haeker	2964 S3 SPINNAKER	NO EXTRA TRAFFIC- CONGESTION	12/4/2021
RICK SHAW'S	Rick Shaw	2948 SPINNAKER	TOO MUCH TRAFFIC	12/4/23
Robert Berry	Robert Berry	2936 "	Too noisy and heavy trucks	12/4/23
Teresa Berry	Teresa Berry	2936 "	" " and HEAVY TRUCKS	12/24
SARA MICHAEL	Sara Michael	2924 SPINNAKER	IT WOULD BE TOO CONGESTED AND NOISY SAFE TRAFFIC ROUTING IS NEEDED (HWY 101)	12/4/23

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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
John E. Mitchell		2821 Lincoln SW	A BETTER TRAFFIC PATTERN TO KEEP OFF LINCOLN & SPINNAKER/GUEST SERVICE TRAFFIC STOP TRAFFIC	12/3/23
Steve Strain		823 Rogers Pl	Will bring in more crime traffic for people who are not here	12/3/23
JOHN W. KREEDY		7413 ROGERS	NEIGHBORHOOD HAS EXCESSIVE TRAFFIC AS IS.	12-03, 2
Sherree Wismer		739 Roger Pl.	Reduce traffic, keep neighborhood safe	12-1
William Sweet		711 Rogers PL		12/3
Michelle Ortiz		728 Rogers Pl.	Too much traffic/residential w/ kids	10/3
Rose Bayring		803 Rogers Pl.	Pocket Neighborhood	
Mark Donley		880 Rogers Pl	no more traffic	12/3
LERZA		1523 ROGERS	NO NEW TRAFFIC	

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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
MARY J. WOOLLEY	Mary J. Woolley	2821 Lincoln Ave SW	THE R-1 ZONE neighborhood should not have a commercial street running through it	12/3/23
KENT F. HALL	Kent F. Hall	2723 Lincoln Ave SW, Bandon	Please do not extend Carter Ave. to west	12/3/23
Beverly P. Winn	Beverly P. Winn	2723 Lincoln Ave SW Bandon	I would like to leave Carter as a deadend	12/3/23
Scotty L. Freeman	Scotty L. Freeman	2651 Lincoln Ave SW Bandon	This is a residential area. We do not want Carter St to be extended.	12/3/23
Debbie Freeman	Debbie Freeman	2651 Lincoln Ave SW Bandon	We would like Carter to remain a dead end	12/3/23
JUSTIN GALIBER	Justin Galiber	2627 LINCOLN AVE	NO NEW TRAFFIC PLEASE!	12/3/23
GEORGE SCHWARZMAN	George Schwarzman	1087 CARTER	DON'T OPEN FOR ABUSE!	12/3/23
Edith Schwarzman	Edith Schwarzman	1087 Carter	This is a quiet residential neighborhood we don't want a traffic problem.	12/3/23
Edit Moran	Edit Moran	2686 Lincoln Ave	We don't need more traffic	12/3/23
Hugh Moran	Hugh Moran	2686 Lincoln SW	NO MORE TRAFFIC - Leave Carter dead end	12/3/23
Jim Sigman	Jim Sigman	934 Rogers place	Don't need more cars + Trucks	12/3/23

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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
Theresa Westover	<i>Theresa Westover</i>	2976 Lincoln Ave SW	We did not buy here to be on a throughfare. Please consider the neighborhood needs.	12-4-2023
MARY STEWART	<i>Mary Stewart</i>	2998 Lincoln Ave SW	The traffic is bad enough now!	12-4-23
Dan Ward	<i>Daniel Ward</i>	2997 Lincoln	No more traffic on Lincoln	12/04/2023
Cody Plympe	<i>Cody Plympe</i>	2999 Lincoln	Less traffic the better	11/23



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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
Steve Lockwood		2903 Lincoln	NOT opposed to Resort just Road	12/31
Kevin Montgomery		2949 Lincoln	SW opposed to extending Carter	12/31
Linda Pezanoski		2949 Lincoln	SW opposed to extending Carter	12/31
Doug Pell		2682 Cedar Loop Dr		12/31
Lisa Palmer		2694 Cedar Loop	Not opposed to resort; just opening Carter	12/31
Larry Basler		"	" "	12/31
Glen Lams		3686 Cedar Lp.	" "	12/31
Freddie Lamb		2576 Cedar Loop	Not opposed to resort, just extending Carter	12/31
Linda Carnes		2678 Cedar Loop	" " " " " "	12/31
Russ Carnes		2678 Cedar Loop	" " " " " "	12/31

(2)

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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
Kirk Barronson	[Signature]	2654 Cedar Loop	Please Do NOT extend CARTER.	12/3/23
MIKE NISKY	[Signature]	2657 Cedar Loop	" " " "	12/3/23
Paul Steady	[Signature]	2640 Cedar Loop	" " " "	"
Carolee Bald	[Signature]	2620 Cedar Loop	" " " "	"
Elaine Stabler	[Signature]	2624 Cedar Loop	" " " "	"
Jay Forsberg	[Signature]	2612 Cedar Loop	" " " "	"
Raymond Huis	[Signature]	2635 Cedar Loop	" " " "	"
KEVIN HUNTING	[Signature]	2661 CEDAR LOOP	" " " "	"
Lorelei [Signature]	[Signature]	937 552 Carter St.	" " " "	"
Lorie Becker	[Signature]	847 Carter St	" " " "	"
Eva Crew	[Signature]	803 Carter St	" " " "	"

(11)

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Printed Name	Signature	Street Address (all are in Bandon)	Comment	DATE
Janice Bolger	<i>Janice Bolger</i>	739 Carter St		12/03
Gilbert Oros	<i>Gilbert Oros</i>	2695 Franklinton St. UPWS/U		12/03
Tami Luckesen	<i>Tami Luckesen</i>	2903 Lincoln	No through street.	12-3
Perece Peterson	<i>Perece Peterson</i>	905 Carter Street	Also - lights should be under 13 feet	12/3
SEAN POLEQUAPTEWA	<i>Sean Polequapewa</i>	2664 CEDAR LOOP		12/4/23
Honani Polequapewa	<i>Honani Polequapewa</i>	2664 Cedar Loop		12/4/23

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