



Megan Lawrence <mlawrence@ci.bandon.or.us>

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## Oppose ordinance 1639

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Tom Stadelman <tom@bandonsupply.com>

Mon, Mar 1, 2021 at 4:58 PM

To: Megan Lawrence <mlawrence@ci.bandon.or.us>

Cc: "dchandler@cityofbandon.org" <dchandler@cityofbandon.org>, Mary Schamehorn <marys@coosnet.com>

Council and Mayor

I oppose ordinance 1639 because Tom Stadelman as a land owner and developer has not had any reply's to the questions I participated by listening to the work shop last night with no ability to ask questions. I see no way for me to clearly understand by amending itles 16 and 17 how it makes them Types 1 through Type 4.

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Tom Stadelman  
President/Owner  
tom@bandonsupply.com

Bandon Supply  
1120 Fillmore Ave.  
Bandon, OR 97411  
541-347-2662



Megan Lawrence <mlawrence@ci.bandon.or.us>

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## opposed ordinance 1639

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Tom Stadelman <tom@bandonsupply.com>

Mon, Mar 1, 2021 at 5:00 PM

To: Megan Worton <mworton@ci.bandon.or.us>, Megan Lawrence <mlawrence@ci.bandon.or.us>

Appeal

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Tom Stadelman  
President/Owner  
tom@bandonsupply.com

Bandon Supply  
1120 Fillmore Ave.  
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# CITY OF BANDON

CITY COUNCIL AGENDA DOCUMENTATION

DATE: March 1, 2021

**SUBJECT:** ORDINANCE 1639 – AMENDING TITLES 16 and 17 of the Bandon Municipal Code

**ITEM NO.** 4.1

## BACKGROUND:

Most jurisdictions in Oregon, and many in other states use a common terminology and framework for land use approval processes, calling them Types I through Type IV. This makes it much easier for applicants around the state to understand which type of process would apply to an application, whether in Ashland or Hood River. Jurisdictions have also found that the framework provides efficient and effective processing of applications. It would be advantageous for Bandon to adopt the same types of process and terminology.

In a similar vein, many jurisdictions use a professional hearing officer to hold land use hearings. This provides a number of advantages:

- Decisions are typically faster.
- An independent party can apply the rules without bias for or against an individual or project.
- Hearings officers are typically experienced land use attorneys, and can hold hearings that comply with due process requirements, and can draft legally-defensible decisions.
- The Planning Commission and Council can focus on the actual work of gaining community input and planning to create and maintain the kind of city that Bandon wants to be.

The city has been using a professional hearings officer since last year, and the process has met with good reviews from participants.

The proposed ordinance adopts the Type I-Type IV framework, clarifies processes and uses a professional hearings officer to hold most public hearings.

In addition, the proposed ordinance creates an "adjustment" process to allow minor changes (less than 10%) in some numeric criteria (not building height). The adjustment process contains approval criteria and provides for notice to neighbors and a right to appeal.

## FISCAL IMPACT:

We do not anticipate any fiscal impact from the adoption of the proposed ordinance.

## RECOMMENDATION:

Hold public hearing to take testimony on Amending Titles 16 & 17 of the Bandon Municipal Code

**Motion 1:** Pass Ordinance to a second reading by roll call vote.

**Motion 2:** (If a full Council is present and the motion to pass to a second reading was approved unanimously):

**Adopt Ordinance 1639 by roll call vote**