

# 2024 Transportation Growth Management Grant Application

## Instructions

Be sure to download and review the [2024 Application Packet](#) before filling out this grant application.

You can save your progress and revisit this form at any time by clicking the "Save" button at the bottom of the page.

***Applications must be received by July 31, 2024 at 11:59 p.m. (PDT)***

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## Applicant information

**Instructions:** Complete this information for the applicant. Provide both a designated contact and an authorized representative (if different than the designated contact) for your entity.

Response instructions are on page 9 of the 2024 Application Packet.

### Primary applicant jurisdiction

### Mailing address

Address Line 1

Address Line 2

City

State

Zip Code

### Website

### Contact person name

First

Last

### Contact person title

Planning Director

**Contact phone**

(541) 347-7922

**Contact email**

dnichols@cityofbandon.org

**Name of person empowered to sign the agreement with ODOT, if different from the applicant contact**

Torrey

First

Contreras

Last

**Title of above named person**

City Manager

**Phone**

(541) 347-2437

**Email**

citymanager@cityofbandon.org

**List co-applicants (if a joint project)**

List co-applicants (if a joint project)

Providing match?

**Upload your resolution or authorized letter with associated meeting minutes from the governing body of applying jurisdiction(s) here:**

RES 24-11 Authorizing an Application For A Transportation And Growth Management Planning Grant To Develop A Master Plan For The Donut Hole.pdf

*PDFs only. Max 2mb per file.*

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## Project information

Response instructions are on page 10 of the 2024 Application Packet.

**Project title**

A Master Plan for the Donut Hole

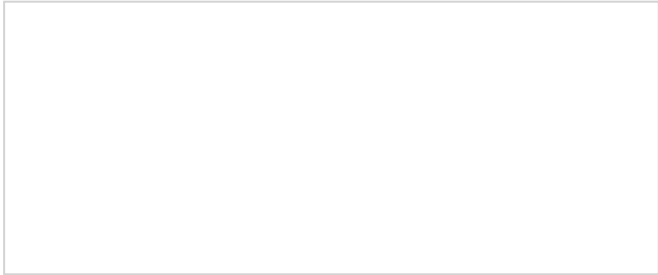
**Project area:** Using either of the two fields below, attach a map of the project area or describe the area your project is located in.

**Option 1: Project area map**

Project Area Map.pdf

*PDFs only, 1 file maximum, 2mb file size limit.*

**Option 2: Project area description**



**ODOT region (1-5)**

[ODOT Region Map](#)

Region 3

Refer to the region map if you are unsure of your region.

**Type of grant**

Category 2: Integrated Land Use & Transportation Planning

**Summary description of project**

The purpose of this project is to develop a Master Plan for the Donut Hole, an unincorporated area of the City's UGB that sits in the center of our community. The Donut Hole is listed as the City's number one priority area for annexation, however there is no plan for zoning, transportation, parks, or employment. With increased interest in annexation from the property owners in the Donut Hole, it is necessary to develop a road map for development as land comes into the city's control. In particular, the area plan will focus on identifying areas for more intensive housing development, reserving certain land for employment, and drilling in to the planned transportation routes to and through the Donut Hole. The study will also identify plans for resiliency efforts, looking at the impacts of wetlands, storm water management, and wildfire concerns related to gorse. Finally, as match for the project, the City proposes developing an economic impact analysis of annexation and development.

*Describe the purpose of your project and how the expected outcomes will address a transportation problem, need, opportunity, or issue. (Maximum characters: 750)*

**Project cost table**

Response instructions are on page 11 of the 2024 Application Packet.

<b>TGM funds requested for the work identified in Criterion 3</b>	<b>Consultant</b> \$240,000.00	<b>Local reimbursement</b> <input type="text"/>	<b>Total TGM funds requested</b> \$240,000.00
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**Local match**      **Minimum Match (Calculated)**  
 \$27,469.07  
*Approximately 11.5% of requested funds*

**Match to be provided**

**Labor, supplies and services during project**

\$27,469.07

**Payment when Intergovernmental Agreement is signed**

**Total Match to be Provided**

\$27,469.07

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## **Award criteria**

### **Criterion 1: Proposed project addresses a need and supports TGM objectives (up to 40 points)**

The application demonstrates the proposed project clearly and effectively addresses a local or regional transportation or transportation-related land use issue, problem, need, or opportunity and will achieve one or more of the TGM Objectives.

**Response instructions are on page 13 of the 2024 Application Packet.**

**What is the transportation or transportation-related land use issue, problem, need, or opportunity the proposed project will address?**

This project proposes that a special master plan be developed for the Donut Hole that takes into consideration the need for housing at a greater density, a transportation system that facilitates traveling to and through this area for a variety of reasons (leisure, commuting, and emergency access), and neighborhood environmental resilience that addresses gorse eradication, green infrastructure storm water management, and preservation of functional wetlands.

The Donut Hole is located in the center of Bandon, bounded by Beach Loop Drive to the west, Highway 101 to the east, Seabird Drive to the south, and 11th Street to the north, but is unincorporated land within the City's UGB. The 250-acre area is mostly undeveloped and provides an opportunity for the City to adopt a blueprint for a more sustainable, efficient, and integrated future, seamlessly connecting the surrounding built-out neighborhoods.

Beach Loop Drive is a busy one-mile stretch, with hotels, homes, parks, and restaurants situated along either side of the street between 11th and Seabird. The street is 24 feet wide with few sidewalks and no bike lanes. 11th Street contains our City Park, school district property, and a modest residential neighborhood. Seabird is the heart of the fastest growing residential neighborhood in Bandon, with new subdivisions proposed on either side of the street. The section of Highway 101 along this area is a 45mph stretch that contains a modest sidewalk and bike lanes with few commercial businesses. These areas are all disconnected by the existence of the Donut Hole and make it challenging to travel safely and efficiently through Bandon.

The City is currently in the process of developing a updated Transportation System Plan. One of the issues identified by the TSP is the absence of a connection point from Face Rock Drive to 20th Street, and the challenges faced with missing sections of right-of-way and the location of wetlands. Further, our community has consistently requested protected bike and pedestrian paths that are not located along busy streets.

Existing development patterns in the Donut Hole include historically platted subdivisions with various sized lots, ranging from 2,500 to 5,000 sq ft and platted rights-of-way 60 feet wide. This means there are over a hundred individual land owners in this area that could be ready to build with the proper zoning and infrastructure. This area is identified in our Comprehensive Plan as a priority for annexation, and the City has been approached by land owners who are interested in pursuing development opportunities in the near future. In an effort to ensure future development makes for efficient use of the land, the City needs a master plan laying out the land use and transportation patterns necessary to achieve this vision.

*Maximum characters: 3,000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

**What are the proposed Project Objectives? How will the Project Objectives achieve one or more of the TGM Objectives?**

Project objectives include the following:

-Adopt street network classification based on realistic future construction. Includes taking a look at wetlands to determine if mitigation is possible, or if modification is needed to avoid natural features. This classification will include an updated set of street standards with requirements for sidewalks on local streets and opportunities for green infrastructure for storm water management.

-Identify a preferred route for an off-network bicycle and pedestrian trail to connect residential neighborhoods along Seabird Dr. with amenities such as City Park, schools, and Old Town.

-Zoning code to allow for (1) a variety of housing types, including apartment buildings, townhomes, and attached residential, (2) a mixed-use transition zoning, (3) commercial along Highway 101.

-Standards for increasing resiliency related to wildfire prevention, including gorse eradication, storm water management that reduces impact on existing gray infrastructure, and wetland mitigation and/or preservation.

These City objectives meet the requirements of the TGM program in the following ways:

-Expanding the existing street network and modifying standards to incorporate more comfortable and connected opportunities for cycling and walking and providing additional transportation opportunities for those who otherwise feel unsafe traveling along the City's collectors and arterials. The disjointed and disparate neighborhoods in Bandon will be connected through an integrated and thoughtful network that encourages mobility choice and active living.

-Bandon's unique amenities, such as Old Town, the Sprague Theater, ocean beaches, and beautiful City Park and currently disconnected from the majority of new residential development. The Donut Hole is the ideal location for future housing as it is already near the library, senior center, community center, and schools, in addition to the more unique amenities listed above.

-Businesses in Bandon are struggling to stay open or maintain regular hours due to lack of employees. Proximity to the beach and our mild climate has amplified interest in retiring to Bandon, which in turn affects the cost and availability of housing. Housing costs are increasing and our vacancy rate for long-term rentals has maintained a steady 0% for years. Restrictive zoning has disincentivized the construction of apartments, leading to nearly only SFD construction over the last thirty years. Housing is needed now to reverse these trends and keep Bandon businesses open and thriving, which includes employment such as government, schools, and medical centers.

-The Donut Hole is perfectly located to accommodate new growth that keeps the city utility network compact and functional without expensive expansion. This area is also unfortunately covered in gorse, which is highly flammable and invasive. Development will make eradication easier as new building will remove and maintain sites that are now covered in gorse.

*Maximum characters: 3,000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

## **Criterion 2: Proposed project is timely and urgent (up to 25 points)**

The application demonstrates timeliness and urgency. The project is needed now to:

- address pressing local transportation and land use issues
- make amendments to local plans or regulations necessitated by changes in local conditions or in federal regulations, state requirements, or regional plans
- build on, complement or take a necessary step toward completing or implementing other high

priority community initiatives, including Governor's Regional Solutions Team priority

- resolve transportation or land use-related issues affecting the project readiness of local, regional or state transportation projects for which funding is expected to be obligated within the near future

**Response instructions are on page 15 of the 2024 Application Packet.**

**Why is it important to do the proposed project in this grant cycle?**

The City is seeing an increase in annexation pressure with the post-Covid development boom. New single-family housing permits increased, we saw the development of the first multi-family housing projects in years, and commercial building interest has remained high. Tourism demands have placed an additional strain on our housing stock, with the increase of vacation rentals, employees working in restaurants, hotels and shops, and new interest in living in Bandon, likely due to the expansion and fame of Bandon Dunes Golf Resort.

The need to provide additional housing, and in particular new housing types, is apparent, and the most logical place is in the Donut Hole. The City is hesitant to incorporate this land and allow for more density and mixed uses without a integrated land use and transportation plan that takes into consideration the cost of utility infrastructure, streets and sidewalks, zoning, land use, and multi-modal street networks.

Additionally, the City recently approved a new resort-development, the owners of which also own 60+ acres in the Donut Hole. While their proposal might have necessitated the construction of an east-west connection between Beach Loop Drive and Highway 101, sections of right-of-way in the Donut Hole have been previously vacated, removing the ability to require the construction of the street. This development also includes a bike/ped only path that has been in City documents for years, but has never been required. The City would like to encourage the expansion of this path as the Donut Hole is annexed, to ensure a safe connection to City Park and the school property.

Finally, the City has the staff, expertise, and desire to pursue this project now before it becomes too late. How often is there a 250-acre parcel in the direct center of your community with little development already occurring and a blank slate to create a vibrant, thoughtful, and integrated neighborhood? If we don't plan for development soon, the area could be annexed with incompatible uses and little thought to multi-modal connectivity.

*Maximum characters: 2,500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

**What local actions are needed to move the proposed project forward? Have these actions been taken and if so, when? If those efforts are underway, when will they be completed?**

The Donut Hole is listed in the City's Comprehensive Plan as the number one priority area for annexation. A plan titled the "South Bandon Refinement Plan" was developed in 1997, and it provided a great foundation for future expansion and should be used as the starting point for the Donut Hole Master Plan. From that existing Plan, the City annexed parts of Beach Loop Drive and Seabird Drive to the south, building out as proposed.

One of the issues the City wants to study as part of this project is the economic impacts of annexation. We have a low permanent property tax rate, reasonable SDCs, and low utility rates. We know the cost of infrastructure, serving new utility customers, and providing services like police, fire, and planning may cost more than what we are able to bring in. The plan should explore ways of limiting expenses related to infrastructure, as well as generating long-term reoccurring revenue sources for the City. The City will fund this component as match.

*Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

**How does the proposed project relate to other planning efforts, developments, or initiatives? Which of those are completed, underway, or waiting on the completion of this project?**

The City is currently in the process of updating the Transportation System Plan, which is expected to be adopted in spring 2025. The process of developing this plan, coupled with recent development proposals, have highlighted the immediate need to plan for future growth in the most logical area in our Urban Growth Boundary.

The City also recently underwent a Housing Needs Analysis process that showed a need for more housing, particularly for employed individuals. Of the nearly 1,500 employees in Bandon, only about 300 of those live in Bandon.

Other development projects include the Gravel Point resort, a recently approved 110-room hotel with two restaurant spaces, meeting rooms, and spa, as well as 32 villas/suites. The owners of this property also own over 60 acres of land adjacent to this development, but inside the Donut Hole. While no application for expansion has been formally submitted, they have expressed interest in annexation and development of the adjacent parcels.

*Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

**Criterion 3: Proposed project approach supports policy decision (up to 20 points)**

The application demonstrates a clear approach to achieving the expected outcome and includes consideration for adoption. Where substantial coordination with other local, regional, and state planning efforts will need to occur, the mechanisms and responsibilities for the coordination are clear.

**Response instructions are on page 16 of the 2024 Application Packet.**

**Tasks and deliverables table**

**What are your proposed tasks and deliverables**

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**Task 1: Project Management** - At the start of the project, City Staff will meet with consultant to review project proposal and get acquainted with challenges and opportunities. Regular PMT meetings will be set, with an expectation of regular monthly check-ins. An in-person visit should be arranged early on in the project to tour the site and surrounding neighborhoods.

**Deliverables:** City Staff will organize an in-person visit with consultant for project kick-off. Since the proposed area consists of 250 acres of undeveloped land surrounded by existing neighborhoods and sensitive natural climates, the project context is best experienced in-person. Consultant will prepare project timeline showing key milestones or goal posts necessary for timely project completion. PMT meeting agendas and meeting summaries should be provided by consultant.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

**Task 2: Outreach and Engagement:** The community, including those in the Donut Hole, should be actively engaged in the development of the plan. Outreach may include the development of a page on the City's website, open houses and/or focus groups, and engagement with a PAC. Also, will include tribal consultation with the Coquille Indian Tribe, as required by the City's MOU. Coos County Planning Department should also be engaged as part of this task.

**Deliverables:** City Staff will compile a Public Advisory Committee, to be utilized throughout the process at regular intervals to review materials and provide feedback. Consultant will prepare a Tech Memo detailing proposed public involvement plan, including any specific opportunities for PAC involvement, City Council input, or open houses. Tribe will be contacted for discussion of preferred consultation method.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

**Task 3: Existing Conditions and Site Context** - City Staff will provide existing plans to consultant for development a tech memo that describes site context. Consultant will provide a wetlands report showing locations of high-functioning wetlands that should be preserved and avoided during street classification process. Tribal resources, if any, should also be identified and avoided. Existing development should be studied and mapped - this include primarily gravel streets, any housing development, and existing trails.

**Deliverables:** City Staff will provide the consultant with historical documents, development applications and approvals, GIS data, and other documents deemed reasonable or necessary for project development. Consultant will prepare a tech memo detailing an understanding of the existing site conditions and context, as well as relation to existing neighborhoods and uses.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

**Task 4: Zoning & Standards** - Staff will provide consultant with existing zoning classifications and comprehensive plan designations. Consultant should conduct a market analysis to determine housing needs. Consultant shall prepare zoning ordinances and construction standards based on market analysis that (1) allow for increased housing choice through a clear and objective process, (2) allow for a transition zone with mixed use development, and (3) allow for cohesive and attractive commercial development along the Highway 101 corridor. This task should also include the establishment of street standards, or other development standards unique to the Donut Hole.

**Deliverables:** Staff to provide consultant with relevant codes and policies. Consultant to provide proposed market analysis and zoning. PAC should review proposed zoning, as well as Planning Commission and City Council.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

**Task 5: Future Conditions and Street Classification Network** - Consultant shall prepare a memo detailing future needs of the transportation network based on the proposed densities and development allowances prepared in Task 4. In particular, the consultant shall at a minimum provide: (1) identification of east-west connector between Beach Loop and Hwy 101, (2) location of bike/ped path connecting north and south, and (3) local street network needed to accommodate proposed development. Transportation scenario planning should be used for HWY 101 intersection to determine need for light.

**Deliverables:** This task should include an open house with the consultant in-person.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

**Task 6: Resilience Planning:** This project includes a component to address storm water management and gorse eradication. Consultant will prepare tech memo detailing understanding of storm water management systems and needs within Bandon. Green infrastructure storm water management standards will be prepared and sent to the City's engineer for review and approval. Consultant will work with City's Vegetation Management Coordinator to understand needs for gorse eradication and wildfire prevention. Standards for removal and on-going maintenance may be incorporated into final planning project.

**Deliverables:** Consultant will provide tech memo detailing Green Infrastructure Storm Water Management standards and gorse eradication plan and standards.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

**Task 7: Plan Adoption** - City Staff will work with consultant to prepare final plan and schedule hearings for final adoption. Land use components will require PAPA, which City Staff will work with Coos County to handle. Consultant team will be available for hearing presentations and Q&A as needed. Plan adoption may require agreement with Coos County to preserve right-of-way or land uses prior to annexation.

For each project task, describe the major deliverables and who is responsible for its preparation, decisions to be made, and expected timeline. Clearly identify which local plans or regulations the final document(s) will create, amend or update and which entity or entities will need to take action to adopt them.

### **How will the project approach support investment decisions for Safe Systems, Climate Action, and Equitable Outcomes?**

The project will include a street system designed for safety of all users. Streets within the donut hole should maintain low speeds, with priority corridors for bicycles and connected sidewalks for pedestrians. Vision zero policies and techniques should be adopted into the plan, as well as the identification of routes that provide safe access to schools and parks. The proposed plan should create a system that serves all Bandonites and allows for safe travel.

Compact development will reduce unnecessary sprawl. Also, low-impact storm water management techniques, plans for removal of invasive species, and protection of high functioning wetlands will improve overall climate outcomes and reduce greenhouse gases.

The City also has a memorandum of understanding with the Coquille Indian Tribe that requires notification prior to any proposed ground disturbance. This project will include tribal consultation to ensure future development plans have the least impact to tribal resources.

*Maximum characters: 1000 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

### **If adoption hearings will be held as part of a larger project, when will that be and as part of what project? (optional)**

Staff expect that the document created through this process will be adopted as a standalone plan.

*Maximum characters: 500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

### **Criterion 4: Proposed project has community support (up to 5 points)**

The application demonstrates that there is local support for project objectives, a commitment to participate, and a desire to implement the expected outcome.

**Response instructions are on page 17 of the 2024 Application Packet.**

#### **Upload letters of support here**

TGM Grant Support\_City of Bandon.pdf

*PDFs only. Max 2 mb per file.*

### **Criterion 5: Proposed project sponsor is ready and capable (up to 10 points)**

The application demonstrates that the local government is ready and able to begin the project within the TGM timetable and that there is local commitment and capability to manage and complete the project. The application demonstrates, if applicable, successful performance on previous TGM projects.

**Response instructions are on page 18 of the 2024 Application Packet.**

**Describe the experience and availability of key staff**

Dana Nichols, Planning Director: Dana has been with the City since 2016, working on both current and long-range planning projects. She is the current project manager for the TGM Grant to prepare a Transportation System Plan update and has a passion for all things transportation. Prior to her work with Bandon, Dana was the manager for the Albany Area MPO and while in school was the president of the active transportation and livability student group. Dana has a Masters degree from the University of Oregon in Community and Regional Planning and a Bachelor of Science in Geoscience from Montclair State University.

Torrey Contreras, City Manager: Torrey began his career in Bandon in the fall of 2023. Prior to that he served the City of Cerritos, California, (pop 48,000) in various capacities for some 30 years, concluding his service there as Senior Assistant City Manager. Contreras’s extensive experience in urban and regional planning, land use, architecture, landscape design, economic development, real estate development, transportation, and public administration have helped Bandon as the City experiences a period of redevelopment and growth in its visitor service economy. Contreras holds a Master of Public Administration degree from California State University at Fullerton, and a Bachelor of Science degree in Landscape Architecture from California State Polytechnic University at Pomona.

The Planning Department, with support from other staff at City Hall, have the availability to manage the proposed project with the support from an experienced consultant team. City Staff have managed many consultant-led planning projects, which have been successfully implemented.

*Maximum characters: 1500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

**Explain how the applicant has the capacity to scope the proposed project during the next 15 months and manage it to completion within 3 years**

While Bandon is a community of only 3,500 people, the Planning Department at City Hall has three talented and capable staff. The Planning Director has intensive knowledge of the donut hole site and The current City Manager is an experienced professional with a background in land use planning and design for over 30 years.

*Maximum characters: 1500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

**If applicable, list applicant’s TGM projects within last 10 years and their status**

**If applicable, list local jurisdiction’s TGM projects within last 10 years and their status**

TGM File Code	Project Title	Status
3A-21	City of Bandon Transportation System Plan Update	In progress - nearing adoption but on hold while additional business outreach is conducted around the future design of Highway 101.

300 character limit.

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## Bonus points: Housing (up to 10 points)

Response instructions are on page 19 of the 2024 Application Packet.

**How will the adoption of the final document(s) address barriers to a broad range of housing types and affordability or work to link the location of future workforce housing to walkable/bikeable areas with good transit?**

The Donut Hole is in the ideal location to provide housing at an increased density close to city amenities like schools, parks, and our core commercial district. This project will develop a zoning code that allows for a variety of housing types with clear and objective standards, making it easier for both the city and developer to understand. Also, this project will provide a future street classification network and ensure adequate bike and pedestrian facilities are provided on all connected streets, including through the development of a north-south bike/ped only path.

*Maximum characters: 500 | (Text box automatically expands. Click and drag right-hand corner of text box to manually expand it.)*

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## Required forms

**Title VI: Racial & Ethnic Impact Statement form**  
Racial-Ethnic-Impact-Statement Bandon 2024.pdf

[Download the Racial & Ethnic Impact Statement form here](#)

*PDFs only. Max 2 mb per file.*

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## Certifications

Response instructions are on page 20 of the 2024 Application Packet.

### Eligibility criteria

- This application demonstrates a clear transportation relationship
- This application demonstrates adoption of products to meet project objectives
- This application demonstrates the support of local officials

### Preparation of application

- This application was prepared by staff of the primary applicant or staff of one of the involved jurisdictions
- This application was prepared by the following COMPENSATED consultant (indicate below)
- This application was prepared by the following UNCOMPENSATED consultant (indicate below)

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**Would you like to receive TGM news and updates?**

Yes  No  I am already subscribed

*Clicking "Yes" authorizes us to add your email to our e-newsletter mailing list. You can unsubscribe at any time.*

**Today's date**

7/31/2024

**If you encounter any issues with the submittal process, please contact:**

Rachael Levasseur

Planning Section Web Coordinator

[Rachael.LEVASSEUR@odot.oregon.gov](mailto:Rachael.LEVASSEUR@odot.oregon.gov)

RESOLUTION NO. 24-11

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE  
CITY OF BANDON, OREGON, AUTHORIZING AN APPLICATION FOR A TRANSPORTATION  
AND GROWTH MANAGEMENT PLANNING GRANT TO DEVELOP A MASTER PLAN FOR  
THE DONUT HOLE

WHEREAS, the Department of Land Conservation and Development and Oregon Department of Transportation are accepting Planning Grants through the Transportation and Growth Management (TGM) Program; and

WHEREAS, the City of Bandon desires to participate in this grant program to the greatest extent possible to develop a Master Plan for the Donut Hole, thereby meeting the requirements of Category 2: Integrated Land Use and Transportation Planning; and

WHEREAS, a Master Plan for the Donut Hole will achieve the following outcomes: (1) identify future transportation routes for vehicle, bike and pedestrian, and transit circulation, (2) develop zoning that addresses the need for housing while balancing the natural hazard limitations of wetlands and gorse, and (3) review economic impacts of annexation on City budget; and

WHEREAS, the City of Bandon has available local matching funds, staffing, and capacity to fulfill the grant obligations; and


WHEREAS, the TGM program requires that a City Council provide a resolution of support for the grant application.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Bandon that the City of Bandon supports submittal of a TGM Planning Grant application to develop a Master Plan for the Donut Hole during the 2024 cycle.

ADOPTED by the City Council this 3<sup>rd</sup> day of June 2024.

  
\_\_\_\_\_  
Mary Schamehorn, Mayor

Attest:

  
\_\_\_\_\_  
June Hinojosa, City Recorder



# City of Bandon


555 Hwy 101, PO Box 67  
Bandon, OR 97411  
(541) 347-2437

*Bandon by the Sea*

## AGENDA REPORT

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Torrey Contreras, City Manager 

**INITIATED BY:** Dana Nichols, Planning Director 

**DATE:** June 3<sup>rd</sup>, 2024

**SUBJECT:** **5.7 RESOLUTION 24-11, AUTHORIZING AN APPLICATION FOR A TRANSPORTATION AND GROWTH MANAGEMENT PLANNING GRANT TO DEVELOP A MASTER PLAN FOR THE DONUT HOLE**

### BACKGROUND:

Each year the Oregon Department of Transportation and the Department of Land Conservation and Development's joint program, Transportation and Growth Management (TGM), offers grant to cover costs associated with planning projects that integrate land use and transportation to create more livable, sustainable, and economically vital communities. The City applied for a received this grant in 2021 to update the Transportation System Plan. This year, the City is applying for a grant to develop a Master Plan for the Donut Hole.

### ANALYSIS OF THE ISSUES:

In the pre-application, the City provided the following projects description: *The City of Bandon desires a Master Plan for a section of the City's UGB, the Donut Hole. In 1997, the City developed the South Bandon Refinement Plan, which encompassed the area south of City Limits. Since then, the City has annexed land along Beach Loop Drive (west), Seabird Drive (south), and HWY 101 (east), leaving a core of County-controlled land. After a recent increase in both residential and commercial development along the fringes, this "core" is now a prime target for development. Before annexation, a plan is needed to ensure thoughtful, compact development with sufficient transportation facilities to connect this area with nearby schools and businesses, the Highway 101 corridor, and local amenities like beaches and local parks. In particular, the City is interested in developing regulations around gorse/wildfire prevention and improving wetlands, as well as a transportation component to improve pedestrian connectivity and develop a connection between Beach Loop and HWY 101.*

The TGM Grant process opened in early May and closes July 31<sup>st</sup>, 2024. The grant application requires the support of Local Officials, which may be in the form of a Resolution, provided the governing body understands the purpose of the application and supports the project objectives. A Resolution is attached for your review and approval.



**FISCAL IMPACT:**

If selected, the grant requires a 10.27% match, which may be provided in the form of in-kind support, such as staff time.

**RECOMMENDATION:**

The following is recommended to the City Council:

1. Review and discuss the information provided.
2. Approve RESOLUTION 24-11, AUTHORIZING AN APPLICATION FOR A TRANSPORTATION AND GROWTH MANAGEMENT PLANNING GRANT TO DEVELOP A MASTER PLAN FOR THE DONUT HOLE

Attachments:

1. RESOLUTION 24-11, AUTHORIZING AN APPLICATION FOR A TRANSPORTATION AND GROWTH MANAGEMENT PLANNING GRANT TO DEVELOP A MASTER PLAN FOR THE DONUT HOLE



**CITY OF BANDON  
RESOLUTION NUMBER 24-11**

**ADOPTED: 6/3/2024**

**PASSED: 5,**

**REJECTED: 0**

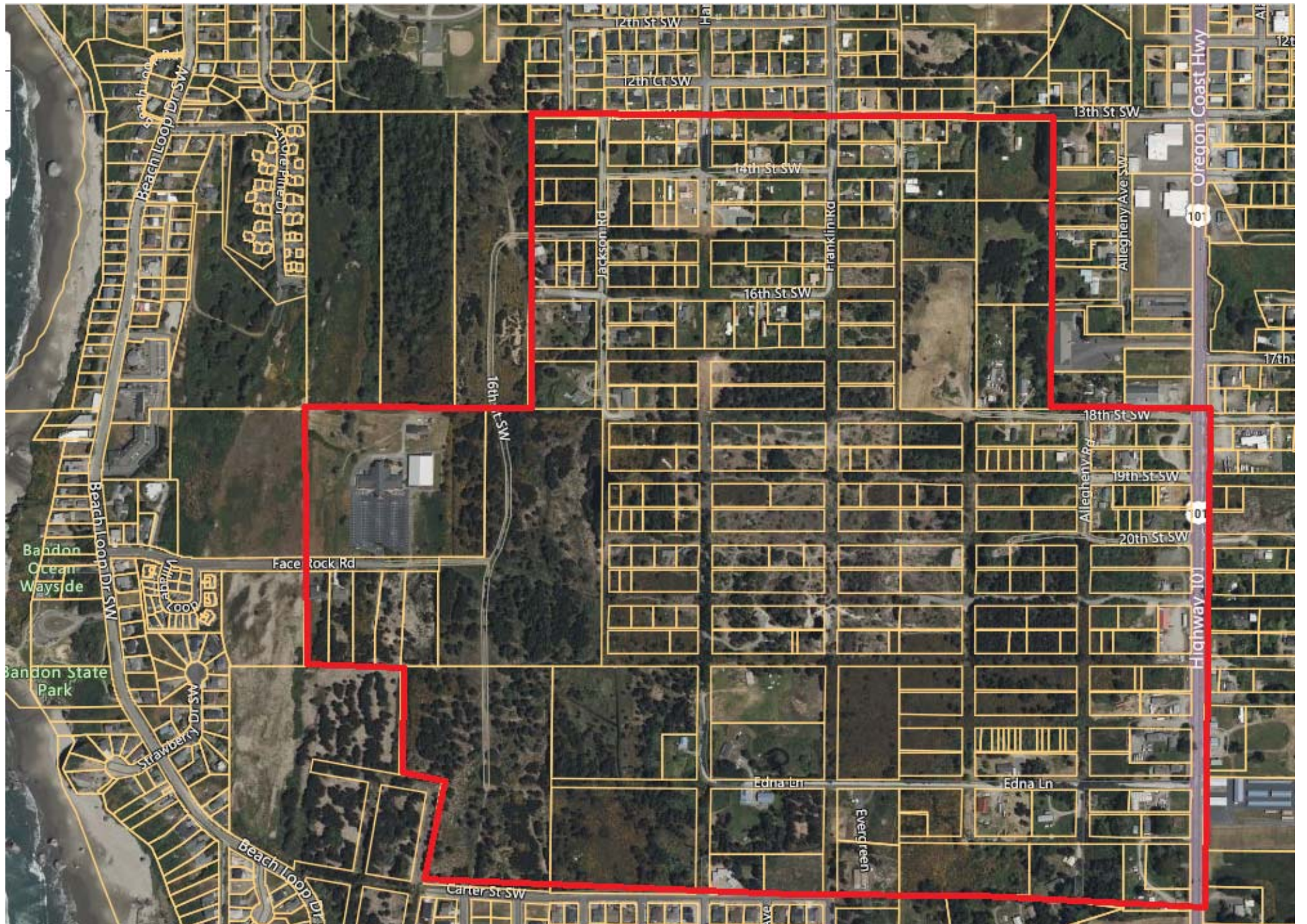
**OPPOSED: 0**

**ABSTAINED: 0**

**ABSENT: 1 VICK**

**EFFECTIVE:**

**June Hinojosa, City Recorder.**



**Greater Bandon  
ASSOCIATION**  
Bandon, Oregon

P.O. Box 161 Bandon, OR 97411

July 30, 2024

Dear Transportation and Growth Management Program,

I am writing to express my support for the City of Bandon's application for a Transportation and Growth Management grant to prepare a Master Plan for the Donut Hole. Bandon city limits exclude an area in the center of our community that locals refer to as the "Donut Hole." This land creates a barrier between the City center, including schools, medical facilities, grocery stores, and our growing residential neighborhoods. The Donut Hole negatively impacts transportation options and funnels local traffic to Beach Loop Drive, a heavily traveled pedestrian route.

We have seen an increase in growth potential and development interest in Bandon over the last few years and support any effort to provide the city with a road map to guide annexation and thoughtful development of the Donut Hole as requests arise. Recent land use approvals have daylighted the need for additional connections between Beach Loop Drive and Highway 101, as well as improved bike and pedestrian connections between the Seabird neighborhood and the rest of the City. Additionally, the constraints of gorse removal and wetland mitigation will require a detailed plan to identify wildfire reduction strategies and ensure the protection of natural areas that provide both aesthetic and functional services.

The Donut Hole is the City's top priority for annexation, according to the Comprehensive Plan (2010), and yet there is no plan to address future land use patterns and the associated transportation system. The City's land use code currently lacks the flexibility needed to develop the Donut Hole in a way that reduces impact on wetlands, while also increasing the opportunity for more affordable housing options. Bandon is growing, but most of the land available for development is located in existing single-family neighborhoods that lack safe multi-modal transportation options.

We appreciate your consideration of the City of Bandon's request and urge you to fund this Much-needed project.

Best regards,



Bethel Patrick  
Executive Director  
Greater Bandon Association



July 11, 2024

Transportation and Growth Management Program-

This letter is to express Bandon Dunes Charitable Foundation's (BDCF) support for the City of Bandon's application for a Transportation and Growth Management grant to prepare a *Master Plan for the Donut Hole*. Bandon city limits exclude an area in the center of the community that locals refer to as the "Donut Hole." This land creates a barrier between the City center, including schools, medical facilities, grocery stores, and growing residential neighborhoods. The Donut Hole negatively impacts transportation options and funnels local traffic to Beach Loop Drive, a heavily traveled pedestrian route.

There has been an increase in growth potential and development interest in Bandon over the last few years and BDCF supports this effort to provide the city with a road map to guide annexation and thoughtful development of the Donut Hole as requests arise. The constraints of gorse removal and wetland mitigation will require a detailed plan to identify wildfire reduction strategies and ensure protection of natural areas that provide both aesthetic and functional services.

The Donut Hole is the City's top priority for annexation, according to the Comprehensive Plan (2010), and yet there is no plan to address future land use patterns and the associated transportation system. The City's land use code currently lacks the flexibility needed to develop the Donut Hole in a way that reduces impact on wetlands, while also increasing the opportunity for more affordable housing options. Bandon is growing, but most of the land available for development is located in existing single-family neighborhoods that lack safe multi-modal transportation options.

We strongly support the City of Bandon's request and urge you to fund this much needed project.

Respectfully,

A handwritten signature in black ink that reads "M. Simonds". The signature is written in a cursive, flowing style.

Marie Simonds  
Executive Director  
Bandon Dunes Charitable Foundation

## RACIAL AND ETHNIC IMPACT STATEMENT

**This form is used for informational purposes only and must be included with the grant application.**

[Chapter 600 of the 2013 Oregon Laws](#) require applicants to include with each grant application a racial and ethnic impact statement. The statement provides information as to the disproportionate or unique impact the proposed policies or programs may have on minority persons<sup>1</sup> in the State of Oregon if the grant is awarded to a corporation or other legal entity other than natural persons.

1. The proposed grant project policies or programs could have a disproportionate or unique positive impact on the following minority persons:

Indicate all that apply:

Women	Asians or Pacific Islanders
Persons with Disabilities	American Indians
African-Americans	Alaskan Natives
Hispanics	

2. The proposed grant project policies or programs could have a disproportionate or unique negative impact on the following minority persons:

Indicate all that apply:

Women	Asians or Pacific Islanders
Persons with Disabilities	American Indians
African-Americans	Alaskan Natives
Hispanics	

3. The proposed grant project policies or programs will have no disproportionate or unique impact on minority persons.

**If you checked numbers 1 or 2 above**, please provide below the rationale for the existence of policies or programs having a disproportionate or unique impact on minority persons in this state. Further provide evidence of consultation with representative(s) of the affected minority persons.

*By checking this box, I hereby certify the information contained on this form is true, complete, and accurate to the best of my knowledge.*

**Dated:**

Printed Name:

Title:

Agency Name:

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<sup>1</sup> “Minority person” are defined in SB 463 (2013 Regular Session) as women, persons with disabilities (as defined in ORS 174.107), African Americans, Hispanics, Asians, or Pacific Islanders, American Indians and Alaskan Natives.