



Department of Land Conservation and Development

2021-23 TECHNICAL ASSISTANCE GRANT APPLICATION

Please complete each section in the form below. Type or write requested information in the spaces provided. **Submit completed applications by October 1, 2021.**

Date of Application: September 15, 2021

Applicant: City of North Bend

(If council of governments, please also include the recipient jurisdiction name if applicable)

Street Address: 835 California Avenue, P.O. Box "B"

City: North Bend

Zip: 97459

Contact name and title: Chelsea Schnabel, AICP, CFM | City Planner

Contact e-mail address: cschnabel@northbendcity.org

Contact phone number: (541) 756-8535

Grant request amount (in whole dollars): \$ 56,000

Local Contribution (recommended but not required): \$ 19,000 (in-kind match)

Project Title: North Bend Economic Opportunities Analysis & Redevelopment Toolbox

Project summary: (Summarize the project and products in 50 words or fewer)

An updated Economic Opportunities Analysis (EOA) will be completed to update the City's Comprehensive Plan and, as necessary, implementing regulations. A Redevelopment Toolbox for commercial/industrial corridors along State highways is a desired product for use by multiple jurisdictions in Coos County.

Project Description & Work Program

Please describe the proposed project, addressing each of the following in an attachment.

A. Goals and Objectives. State the goals or overall purpose of the project. Describe particular objective(s) the community hopes to accomplish. Please indicate whether this is a stand-alone project or is part of a longer multi-year program. If it is the latter, describe any previous work completed, subsequent phases and expected results, and how work beyond this project will be funded.

B. Products and Outcomes. Clearly describe the product(s) and outcome(s) expected from the proposed project. Briefly describe any anticipated significant effect the project would have on development, livability, regulatory streamlining, and compliance with federal requirements, socioeconomic gains, and other relevant factors.

C. Equity and Inclusion Considerations. Using the [TA Grant Equity Guidance](#), identify priority populations in the project planning area. Describe the anticipated impact of your proposed project on priority populations. Describe a preliminary outreach and engagement plan with specific goals and outcomes for participation of priority populations in the project. Include specific tasks and products related to the outreach and engagement plan in sections D and E.

D. Work Program, Timeline & Payment.

1. Tasks and Products: List and describe the major tasks and subtasks, with:

- The title of the task
- Steps to complete task
- The interim and final products for each task

2. Timeline: List all dates for the project including tentative start date after the contract is signed, task completion dates, and project completion date. If the project is part of a multi-year program, provide an overview of the expected timelines in sequence of expected start dates and completion date for each phase and describe subsequent phases to be completed.

3. Payment Schedule: Develop a requested payment schedule showing amount of interim and final payments. Include the products that will be provided with each payment request. The payment schedule should generally include no more than two payments – an interim and final payment.

E. Evaluation Criteria. Include a statement in the narrative that addresses the program priorities and evaluation criteria presented in the application instructions (“Eligible Projects and Evaluation Criteria”).

F. Project Partners. List any other public or private entities that will participate in the project, including federal and state agencies, council of governments, city and county governments, and special districts. Briefly describe the role of each (*e.g.*, will perform work under the grant; will advise; will contribute information or services, etc.).

G. Advisory Committees. List any advisory committee or other committees that will participate in the project to satisfy the local citizen involvement program. Include specific goals for participation by priority populations in advisory committees.

I. Cost-Sharing and Local Contribution. DLCD funds are only a part of overall project costs; please identify sources and amounts of other funds or services that will contribute to the project’s success. Cost-sharing (match) is not required but could be a contributing factor to the success of the application.

Will a consultant be retained to assist in completing grant products? Yes ☒ No ☐

Does the applicant intend to seek technical assistance from DLCD’s equity and inclusion consultant? Yes ☒ No ☐ ([See TA Grant Equity Guidance](#))

Local Official Support

The application ***must include a resolution or letter from the governing body*** of the city, county, district, or tribe demonstrating support for the project. If the applicant is a council of governments on behalf of a city, a letter or resolution from the city council supporting the application must be included. *The application will not be complete if it does not include this item.* The letter of support may be received by DLCD after the application submittal deadline, but it must be received before a grant is awarded.

Product Request Summary

Product		Grant Request		Local Contribution		Total Budget
1	\$	<u>0</u>	\$	<u>3,000</u>	\$	<u>3,000</u>
2	\$	<u>3,750</u>	\$	<u>3,000</u>	\$	<u>6,750</u>
3	\$	<u>4,600</u>	\$	<u>3,500</u>	\$	<u>8,100</u>
4	\$	<u>10,000</u>	\$	<u>1,000</u>	\$	<u>11,000</u>
5	\$	<u>12,650</u>	\$	<u>4,000</u>	\$	<u>16,650</u>
6	\$	<u>10,000</u>	\$	<u>1,500</u>	\$	<u>11,500</u>
7	\$	<u>15,000</u>	\$	<u>3,000</u>	\$	<u>18,000</u>
8	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>
TOTAL	\$	<u>56,000</u>	\$	<u>19,000</u>	\$	<u>75,000</u>

Submit your application with all supplemental information to:

Gordon Howard, Community Services Division Manager

E-mail (preferred): DLCD.GFGrant@dlcd.oregon.gov

Mail: Department of Land Conservation and Development
635 Capitol Street N.E., Suite 150
Salem, OR 97301

Phone: 503-503-856-6935

APPLICATION DEADLINE: October 1, 2021

Project Description & Work Program

A. Goals and Objectives.

The City of North Bend first adopted its Comprehensive Plan in 1977. North Bend Comprehensive Plan policies related to economics were last updated in 2001 through incorporation of the *Bay Area Comprehensive Economic Analysis*, an Economic Opportunities Analysis (EOA) for the greater Bay Area. Having been 20 years since the last look at economic opportunities and commercial and industrial land needs in North Bend, the City now needs a comprehensive update to the Economic element of its Comprehensive Plan in compliance with Oregon Statewide Planning Goal 9. This needed update couldn't be more timely given changes in the local economy resulting from the on-going COVID-19 pandemic and the City's newfound desire to consider pursuing expansion of its UGB to include lands north of the Coos Bay where major industrial activities are more likely to be accommodated, where changes in the marine industries have made it less likely that new port facilities will be established east of the McCullough Bridge.

Through this project, the City will obtain updated data related to: anticipated employment growth rates by sector, employment trends, suitable employment sites, and available land area, as well as updated economic policies to ensure that North Bend's employment needs are met and updated implementing regulations that promote economic development and job creation that benefits a diverse and inclusive workforce. This stand-alone project will be completed through an inclusive outreach and engagement process that results in increased knowledge of and familiarity with priority populations.

B. Products and Outcomes.

This project, through an inclusive outreach and engagement process, will result in North Bend's first official EOA that establishes a community economic development vision and objectives and includes an economic trends analysis, a site suitability analysis, an inventory of suitable sites, an assessment of potential, and a set of recommended economic development implementation policies and action measures including but not limited to a redevelopment toolbox for commercial/industrial corridors along State highways that could be used by multiple jurisdictions in Coos County to facilitate economic development along these areas already highly travelled by residents, tourists, and freight trucks.

It is anticipated that this project will facilitate future economic development and re-development in North Bend's commercial and industrial zones, increase livability by establishing policies and regulations intended to make North Bend a city more resilient to changes in the economy, benefit multiple jurisdictions with the creation of a redevelopment toolbox designed to enhance our local communities' commercial and industrial corridors along State highways, and, also, will meet the requirements set forth in Goal 9 of Oregon Statewide Planning Goals to incorporate into the City's Comprehensive Plan updated information related to economic opportunities in the area.

This project will directly advance the following South Coast-Umpqua Regional Solutions Team priorities: support of the marine and recreation economies, and business retention, expansion, and creation.

C. Equity and Inclusion Considerations.

While the majority of North Bend's population is White, speaks English, and is not disabled (> 86%), the City has identified Indigenous Native Americans, Asians, Hispanics or Latinos, Blacks or African

Americans, Persons with Limited English Proficiency, Persons with Disabilities, and Persons in Poverty as priority populations living in North Bend, based on 2020 U.S. Census data. Also, almost half of all businesses in North Bend (46%) are owned by minorities, women, and veterans.

This project has the potential to benefit the economic needs of these priority populations when they are targeted to be included in the public engagement process and their specific needs and opportunities are considered in recommendations for best practices, policies, and implementation strategies moving forward. The EOA should address disparities in employment, household income, and wealth between the different priority populations and should consider how to best support the unique talents these populations possess as well as how to address skills gaps so that economic advancement may be achieved by all individuals in our community.

To achieve the desired participation of these priority populations, the City will undertake an inclusive outreach and public engagement process. The preliminary outreach and engagement plan will follow these eight (8) steps, ensuring an equity lens is maintained throughout the process:

1. Define the scope of work.
2. Identify the stakeholders and do a power analysis.
3. Scope the level of community engagement.
4. Plan the community engagement process.
5. Incorporate racially and culturally appropriate engagement activities.
6. Implement the community engagement process.
7. Report results of the community engagement process.
8. Evaluate the community engagement process.

The goal is inclusive communication, where multilingual persons have access to translated material in appropriate languages, where people with disabilities have access to information in appropriate formats and in compliance with the Americans with Disabilities Act (ADA), where messages are delivered in appropriate medium to reach all persons in the community, and where community members are given a voice throughout the process and where that voice is incorporated into the final EOA and redevelopment toolbox.

D. Work Program, Timeline, and Payment.

Objective: To identify likely industrial and other economic development opportunities and corresponding employment land needs over the planning period of the next 20 years and to create a redevelopment toolbox for commercial/industrial corridors along State highways that can be used by multiple jurisdictions to further economic objectives.

Task 1. Consultant Selection

The City will obtain assistance from DLCD with the preparation of a Request for Proposals (RFP) and the selection of a qualified consultant.

Schedule: 2.5 Months

Deliverables: Request for Proposals
Selection of Consultant

Budget: \$0 Grant Funds / \$3,000 City In-Kind Services

Task 2. Preparation

The City and Consultant, with the help of DLCD, will work together to develop a detailed scope of work including an outreach and public engagement plan designed to involve impacted priority populations. Priority populations will be identified together with anticipated impacts and outcomes including benefits to and burdens on priority populations that may result from the project. A Project Advisory Committee (PAC) made up of local and regional stakeholders will be formed through an equity and inclusion lens, where representatives of priority populations are sought after and encouraged to participate.

Schedule: 2.5 Months

Deliverables: Scope of Work
Identified Priority Populations and Anticipated Impacts and Outcomes
Project Advisory Committee
Public Engagement Plan

Budget: \$3,750 Grant Funds / \$3,000 City In-Kind Services

Task 3. Project Kick-Off

To reduce cost and delay, anticipate obstacles, prevent surprises, and keep planning activities aligned with local policy, the City and Consultant will work with the PAC to develop an economic development vision and objectives. The vision and objectives will be vetted with the community and stakeholders to become the basis of the EOA.

Typical activities include:

- a. Review Oregon's land use program with DLCD staff to understand key concepts. Pay special attention to:
 - i. OAR 660, division 9, Economic Development;
 - ii. 660-009-0005(10) - Short-term supply of land;
 - iii. 660-009-0010(5) - Adequate planning effort;
 - iv. 660-009-0020(1)(a) - Economic development objectives;
 - v. OAR 660, division 24, Urban Growth Boundaries (UGB);
 - vi. 660-024-0040(5) - Employment land need; and
 - vii. 660-024-0040(8) - Safe harbors.
- b. Prepare an informal draft Statement of Community Economic Development Objectives. Economic development planning typically looks back at the economic history of the area and changes affecting that tradition, looks forward at new opportunities, and defines a series of actions to be taken by local government to achieve a desired and sustainable result.

- c. Define a study area to analyze for economic and land use trends, which is typically a region sharing inter-dependent economic activity. Describe why the area was chosen and include a brief narrative about current conditions and activity.
- d. Define a planning area, which is typically the existing UGB and may include potential expansion and urban reserves. It is useful to describe why the area was chosen, and include a brief narrative about current conditions and activity.
- e. Gather and review any available regional economic development, employment data, real estate market data and area context information that has been published by entities such as: state and local governments, economic development agencies, ports and other development districts, the regional Business Development Officer for the Oregon Economic and Community Development Department, and Oregon's interagency Economic Revitalization Team.
- f. Meet with federal, state, regional and local economic development agencies to discuss cooperation, participation and possible sources of funding for planning and implementation activities.
- g. Identify typical planning and implementation policies, activities and tools, and gather evidence of support from key cooperating organizations (especially municipal and county boards and commissions, and Oregon's Economic Revitalization Team).

Schedule: 3.5 Months

Meetings: Key Cooperating Organizations and Agencies Meeting(s)

PAC Meeting #1

Community Meeting #1 (Joint Planning Commission-City Council Work Session)

Deliverables: Statement of Community and Economic Development Vision and Objectives

Evidence of support and coordination from key cooperating organizations and agencies

Community involvement documentation (meeting notices, agendas, minutes, etc.)

Budget: \$4,600 Grant Funds / \$3,500 City In-Kind Services

Task 4. Economic Trends Analysis

The Consultant with assistance from the City will identify economic development opportunities likely to expand or locate in the study area within the planning period and determine the percentage of that employment growth reasonably expected within the planning area. The Consultant will determine an estimate of job growth associated with the economic development opportunities likely to expand or locate in the planning area within the planning period consistent with OAR 660-024-0040(5) - Employment Land Need, which should be based on an employment forecast from the Oregon Department of Employment, a custom employment forecast prepared by a competent professional, or an estimate of job growth including reasonable justification for the job growth estimate. The Consultant will address any disparities in employment, household income, and wealth between different priority populations and consider whether there are any types of economic growth that are more or less detrimental to achieving equity in income and access to education and good jobs for priority populations. The Consultant shall clearly indicate the method being used, and include the data, the analysis, and the conclusions.

Typical activities include:

- a. Review OAR 660-009-0005 - Definitions, to understand of key concepts and terms, and OAR 660-009-0015(1)- Review of Economic Trends.
- b. Meet with Oregon Department of Employment staff to discuss employment trends in the Economic Opportunities Analysis study area.
- c. An EOA that relies on an employment forecast provided by the Oregon Department of Employment may reduce delay and cost. Refer to OAR 660-024-0040(8) - Safe Harbors. Communities with circumstances that require a customized estimate of job growth that is not available from the Oregon Department of Employment may wish to contract for specialized services from competent professionals.
- d. Review national, state, regional, county, and local economic trend data including, but not limited to, population and job forecasts by sector over the planning period.
- e. Assess economic development potential by analyzing factors such as location, size and buying power of local and export markets for goods and services; workforce training opportunities; availability of transportation facilities for access and freight mobility; access to suppliers and utilities, including telecommunications; and other service infrastructure.
- f. Meet with local and state economic development professionals regarding local economic development potential for industrial and other employment opportunities in the study area. Incorporate results from interviews or consultations into the EOA.
- g. Acquire and incorporate information published by the Oregon Economic and Community Development Department documenting demand for sites in the study area that may not be reflected in the current employment data.

Schedule: 2.5 Months

Meetings: Oregon Department of Employment Meeting
Local and State Economic Development Professionals Meeting

Deliverables: Economic Trends Analysis Memo

Budget: \$10,000 Grant Funds / \$1,000 City In-Kind Services

Task 5. Site suitability Analysis, Inventory, and Assessment Analysis

The Consultant with assistance from the City will conduct a site suitability analysis to understand the types of sites needed to successfully implement the State of Community Economic Development Objectives and will inventory suitable sites to determine if the supply meets the demand. The Consultants will conduct a second PAC meeting to inform the PAC about findings to date from Tasks 4 and 5 and to allow for input at this point in the project.

Typical activities include:

- a. Identify the employment land uses appropriate for the study area, based on results of the trend analysis. Include specific site sizes, special site requirements or other characteristics affecting the

needed land supply such as a mixture of site sizes or sites with proximity to facilities. Also identify land needs that may arise from the expansion of existing businesses and the recruitment or location of new businesses into the study area.

- b. Acquire and incorporate information published by the Oregon Economic and Community Development Department that documents specific market-based development practices and site requirements that may affect the current inventory and need for additional suitable employment land.
- c. Inventory and analyze the planning area's existing supply of industrial and other employment lands for development constraints which may include: wetlands, habitat areas, environmental contamination, topography, cultural resources, infrastructure deficiencies, parcel fragmentation, natural hazard areas, ownership patterns, and other suitability and availability criteria in order to determine the readiness of the current land supply for industrial and other employment development.
- d. It is important to examine opportunities for redevelopment of existing sites, including sites in the core areas of cities. A local government may consider the cost of preparing land for the designated use as part of an EOA by including a residual value analysis prepared by a competent professional as part of the analysis of development constraints.
- e. As part of any adjustment to an UGB for employment land, review employment land need and associated policies in OAR 660, division 024. OAR 660-024-0040(5) requires a determination of the need for a short-term supply of land. OAR 660, division 9, encourages local governments to include policies relating to the short-term supply of land. Designation of short-term supply is described in OAR 660-009-0025(3).
- f. Estimate the total number of sites needed in the study area for the planning period by categories of sites, based on information collected in the previous tasks. Include a minimum, maximum and most likely number of sites needed for each identified category within the planning period.
- g. Estimate the types and amounts of industrial and other employment uses likely to occur in the planning area. Refer to Assessment of Community Economic Development Potential in OAR 660-009-0015(4). Include a brief narrative that explains the factors that determine the planning area's capture of employment growth in the study area.
- h. Identify pertinent planning, implementation, specific site, financial and real estate market process, cost and risk factors associated with the designation of additional employment land.
- i. Analyze the information gathered to estimate total number of sites by the various categories defined by the local government needed within the planning area for the planning period.

Schedule: 3.5 Months

Meetings: PAC Meeting #2

Deliverables: Site Suitability Analysis Memo

Inventory of available sites suitable for employment uses likely to expand or locate in the planning area within the planning period. (summarized and mapped in ArcGIS)

Deliverables: Assessment Analysis Memo that provides an estimate of the need for employment land within the planning area for the planning period by category of site type and includes a brief narrative of any identified process, cost or risk factors; and describes the community's ability to manage those factors.
Community involvement documentation (meeting notices, agendas, minutes, etc.)

Budget: \$12,650 Grant Funds / \$4,000 City In-Kind Services

Task 6. Development of Implementation Policies and Action Measures

The Consultant with assistance from the City will develop a list of recommended economic development implementation policies to be integrated into the Economic Element of North Bend's Comprehensive Plan. The Consultant will develop a redevelopment toolbox for commercial/industrial corridors along State highways that carries forward the policies into a regulatory framework for use by North Bend and multiple other jurisdictions in Coos County.

Typical activities include:

- a. Identify local government activities that will be needed to successfully implement the Statement of Community Economic Development Objectives. Include changes to the land supply, updates to comprehensive plans, additions to infrastructure facilities, new intergovernmental agreements, updated management practices, public-private partnerships, workforce training and adjustments to real estate economic factors. Include techniques to increase the community's ability to respond to economic development opportunities with speed and flexibility.
- b. Identify appropriate local government actions and investments of leadership, capacity, staff time, public finance tools and statutory authority needed to successfully implement the Statement of Community Economic Development Objectives.
- c. Identify available methods to fund local government activities that will be needed to successfully implement the Statement of Community Economic Development Objectives.
- d. If using an estimate of job growth with reasonable justification to complete the trend analysis, the local government must identify investments in infrastructure, workforce, amenities and other community improvements necessary in order to attract the job growth. Demonstrate that methods are available and there is local commitment to fund those improvements.
- e. If using a residual value analysis to justify an adjustment to the current supply of suitable sites, the local government must apply the same analysis to all sites proposed for changes of designation, including all proposed expansion sites outside the current UGB. The local government must identify policies to correct residual value development constraints within the planning period, or reasonably demonstrate that correction is not possible. Use of a residual value analysis is intended to remove from the short-term inventory, those industrial sites with a persistent negative residual value. These sites have development constraints that can't be resolved for the designated use by reasonable local government action.

Schedule: 4.5 Months

Deliverables: Implementation Policies and Action Measures Memo

Deliverables: **Redevelopment Toolbox** for Commercial/Industrial Corridors along State Highways (for multi-jurisdictional use)

Budget: \$10,000 Grant Funds / \$1,500 City In-Kind Services

Task 7. Prepare Final Economic Opportunities Analysis (EOA)

The Consultant will incorporate the findings from previous Task items into a draft EOA report to be reviewed by City staff, DLCD, the regional Business Development Officer for the Oregon Economic and Community Development Department, and the PAC, and other community members/stakeholders. Comments received during the draft review period will be incorporated into the final EOA. The final EOA will be prepared in accordance with the procedures provided in Oregon Administrative Rule 660-009-0015 – Economic Opportunity Analysis. The Consultant will present to the City the final EOA together with findings drafted to support its adoption and amendment of North Bend’s Comprehensive Plan and, as applicable, City Code. The City will conduct the official public process to adopt the final EOA and any resultant changes to the Comprehensive Plan and/or City Code. The Consultant with assistance from the City will complete a post-project evaluation of representation of and participation by priority populations in citizen and technical advisory groups.

Schedule: 5 Months

Meetings: PAC Meeting #3
Community Meeting #2 (Joint Planning Commission-City Council Work Session)
Planning Commission Public Hearing
City Council Public Hearing

Deliverables: Draft Economic Development Analysis
Final Economic Development Analysis (hard copy and electronic format)
Community involvement documentation (meeting notices, agendas, minutes, etc.)
Post-Project Evaluation of Priority Population Participation

Budget: \$15,000 Grant Funds / \$3,000 City In-Kind Services

Payment Schedule:

There will be two payments: the first (interim) payment of \$18,350 is requested to take place at the completion of Task 4; and, the second (final) payment of \$37,650 is requested to take place at the completion of Task 7.

E. Evaluation Criteria.

The primary objective of this project is to promote economic development through completion of an updated EOA that supports marine and recreation economies as well as business retention, expansion, and creation. The secondary objective of this project is to use the information gathered in completing an updated EOA to develop a redevelopment toolbox for commercial/industrial corridors along State highways for use by multiple jurisdictions in Coos County. These documents will be the basis of an update to North Bend’s Economic Element of the Comprehensive Plan and implementing regulations in the City Code. This process will include extensive outreach and engagement strategies aimed at inclusion of priority populations.

The City has adequate local capability to successfully manage this project as demonstrated in past DLCD grant funded projects including but not limited to the TGM grant funded North Point Area Master Plan project, and will contribute up to \$19,000 in in-kind match for project related expenses such as printing, mailing, supplies, and staff time.

F. Project Partners.

City staff, local community members and stakeholders including but not limited to local business owners and other public and private entities such as: DLCD, Oregon Department of Employment, South Coast Development Council, Bay Area Chamber of Commerce, Coos Bay – North Bend Visitor & Convention Bureau, Port of Coos Bay, Coos County Airport District, United State Coast Guard, Coos County, Cities of Coos Bay, Coquille, Myrtle Point, Bandon, and Lakeside, Coquille Indian Tribe, Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians, North Bend School District 13, Southwest Oregon Community College, Oregon Coast Community Action, Community Living Case Management, Operation Rebuild Hope, and any other entity or person determined to represent the views of a priority population in North Bend. These project partners will advise and contribute information or services.

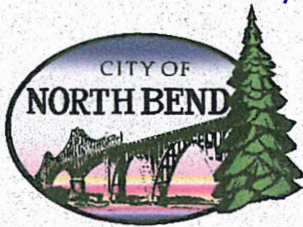
G. Advisory Committees.

A Project Advisory Committee (PAC) will be formed. The PAC should operate in a collaborative manner and should consist of one City Councilor, one Planning Commissioner, and one representative from each of the public/private entities and persons listed above under Project Partners. The City Planner or City Administrator will participate in the PAC meetings. The PAC will guide the Consultant's research as well as community engagement activities based on their knowledge of local and regional conditions. The PAC will also assist with promoting and publicizing community meetings.

Diverse public engagement is not, historically, strong in North Bend. The City and the Consultant will strive to include on the PAC at least one representative from no less than two identified priority populations. The overall goal of prioritizing priority populations in the community engagement process is to obtain increased knowledge of and familiarity with priority populations and to ensure effective communication and positive interactions with priority populations.

H. Cost-Sharing and Local Contribution.

All work will be funded through the Department of Land Conservation and Development 2021-23 Technical Assistance Grant Program. North Bend will provide up to \$19,000 in-kind match in the form of staff time, support, and resources needed to complete this project. Attached as **Exhibit 1** is a letter signed by the Mayor of the City of North Bend demonstrating support for this project.



City of North Bend

P.O. Box B, North Bend OR 97459, 541-756-8500, FAX 541-756-8527, www.northbendoregon.us

September 14, 2021

Grants Administrative Specialist
Department of Land Conservation and Development
635 Capitol St NE, Suite 150
Salem, OR 97301-2540

To Whom It May Concern –

On behalf of the City Council of the City of North Bend, I would like to extend this letter of support for the work the Department of Land Conservation and Development (DLCD) is doing to provide resources to help Oregon communities prepare and update local land use plans and implementing ordinances to respond to growth management and resource protection issues and changes in state agency programs and requirements.

We support measures that result in updates to the North Bend Comprehensive Plan, including but not limited to policies that:

Establish priorities for conflicting uses that are competing for the same land area.

Support the marine and recreation economies.

Result in business retention, expansion, and creation.

We believe now is the time for the City to complete a current Economic Opportunities Analysis (EOA) that reflects the above policies as North Bend Comprehensive Plan policies related to economics were last updated in 2001 through the *Bay Area Comprehensive Economic Analysis*, an EOA for the greater Bay Area. Twenty-years later, North Bend needs a comprehensive update to the Economic element of its Comprehensive Plan in compliance with Oregon Statewide Planning Goal 9. This needed update couldn't be more timely given changes in the local economy resulting from the on-going COVID-19 pandemic and the City's newfound desire to consider pursuing expansion of its UGB to include lands north of the Coos Bay where major industrial activities are more likely to be accommodated. Without the support and resources provided by DLCD, North Bend would not be able to complete this work.

Thank you for considering our request.

Jessica Engelke
Mayor
City of North Bend

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