



CITY OF COOS BAY

Community Development Department
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**NOTICE OF CITY COUNCIL PUBLIC HEARING
AND PLANNING COMMISSION RECOMMENDATION
Type IV – Comprehensive Plan & Code Text Amendments
Empire Area Blueprint**

Land Use Application #187-24-000174-PLNG

FINAL DECISION by the City Council: The **Coos Bay City Council** is scheduled to hold a second public hearing on the matter of Land Use Application #187-24-000174-PLNG at their regular meeting on Tuesday, November 5, 2024, at 6:00 p.m. in the Coos Bay City Hall Council Chambers, located at 500 Central Avenue in Coos Bay Oregon. The City Council will consider the recommendation of the Planning Commission and may take final action on the proposal after the close of the hearing or continue the matter to a later specified date.

Planning Commission Action: The **Coos Bay Planning Commission** held the first public hearing on this proposal at their regularly scheduled meeting on Tuesday, October 8th, 2024, in the City Hall Council Chambers. The application and staff report were reviewed, and public comment and testimony was received. The Planning Commission closed the hearing and voted unanimously (4-0) to RECOMMEND COUNCIL APPROVE Land Use Application #187-24-000174-PLNG, including ADOPTION by resolution of the Empire Area Blueprint with the conditions that Council further consider the following: 1) a nautical theme; 2) expansion of the Empire boat ramp; and 3) a traffic light at the N. Schoneman intersection by 7-11.

Decision Criteria: Coos Bay Development Code (CBDC): Chapter 17.130 CBDC, Procedures; Chapter 17.360 CBDC, Plan Amendments and Zone Changes.

Findings: In making their recommendation, the Planning Commission relied upon the recommended findings and conclusions contained within the Staff Report and the application together with the testimony and evidence presented at the Planning Commission hearing.

Request Summary: The request is for authorization to amend the text of the Comprehensive Plan Transportation System Plan and Coos Bay Municipal Code to align with the Empire Area Blueprint as follows:

- Adopt by resolution the Empire Area Blueprint plan.
- Amend the Coos Bay Comprehensive Plan by amending the Transportation System Plan to update Tier 2 project CB-14 (Newmark Avenue Road Diet) to align with the vision set forth in the Empire Area Blueprint for the Newmark Avenue corridor and to incorporate Empire Area Blueprint transportation projects into the Street Connectivity section including project attachments.
- Amend Section 18.15.005 of the Coos Bay Municipal Code to update mobility targets to be consistent with those set forth in the adopted Transportation System Plan.

- Amend Coos Bay Development Code Title 17 as follows: A) amend Table 17.230.020 to allow residential uses in up to 100% of a building ground floor or story located within the Empire Area Blueprint study area; B) amend the exempt parking area with a cap to align with the Empire Area Blueprint study area boundaries; C) amend the Hollering Place zone district to align the allowed uses with those envisioned in the Empire Area Blueprint and to simplify development standards; and D) repeal the Empire Waterfront Settlement Design Review standards to facilitate future development of the Empire Area.

Applicant: City of Coos Bay, 500 Central Avenue, Coos Bay, Oregon 97420

Subject Property: All lands within the Empire Area Blueprint study area.

Zoning District & Special Overlays: Commercial (C); Industrial-Commercial (I-C); Hollering Place (HP); Waterfront Industrial (W-I); Empire Waterfront Settlement Design Review Area; Floodplain; Coos Bay Estuary Management Plan; Empire Urban Renewal District.

Hearing/Appeal Procedure: The review will be conducted in accordance with a Type IV procedure at CBDC 17.130.110. Testimony must be related to the referenced criteria. Written comments must be submitted by 4:00 p.m. on the Friday prior to the scheduled public hearing. Failure to raise an issue or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue may preclude further appeal on that issue. A final decision of the City Council may be appealed to the Land Use Board of Appeals (LUBA) by filing a notice of intent to appeal with LUBA, with required fees, within 21 days of the date the final land use decision.

Additional Information: A copy of the staff report will be available for inspection at least seven (7) days prior to the scheduled public hearing. A copy of the application with all submitted materials are available for review during business hours at the Public Works and Community Development Department at Coos Bay City Hall located at 500 Central, Coos Bay, Oregon. Upon request copies of all materials can be provided by email or printed for a reasonable fee. For additional information, please contact Chelsea Schnabel, AICP, CFM, Community Development Director, at (541) 269-1181 x3531 or reach by e-mail at cschnabel@coosbayor.gov.

More information is available online at: <https://www.coosbayor.gov/government/projects#EmpireBlueprint>