

ORDINANCE NO. ____

AN ORDINANCE AMENDING ORDINANCE NO. 473 DEVELOPMENT CODE (COOS BAY MUNICIPAL CODE (CBMC) CHAPTER 17) AS PREVIOUSLY AMENDED BY ORDINANCES 541, 540, 518, 503 and 549 WITH MODIFICATIONS TO TABLES 17.220.020, 17.225.030, 17.333.060 AND CORRECTING SCRIVNERS ERRORS TO 17.370.030(13) AND CBMC 17.370.040(2).

Section 1. CBMC Table 17.220.020 – Land Uses and Permit requirements in SLR and LDR zones is hereby amended with the addition of the following underlined text in Table 17.220.020 to delineate Homestays as a permitted use and reference to CBMC Chapter 17.370 regarding Vacation Rental and Homestay standards as noted in 17.220.020 Land Uses and permit requirements. Land uses and permit requirements are listed in Table 17.220.020. The table identifies those uses in the low-density residential districts that are: P = Permitted use; C = Conditional use; S = Permitted uses that are subject to special standards; or X = Prohibited. The applicable procedural requirements for proposed developments and uses are found in Chapter [17.130](#) CBDC.

Table 17.220.020 – Land Uses and Permit Requirements

Use	SLR	LDR and LDR Overlay Zone
Nonresidential Uses		
<u>Vacation rental or bed and breakfast and Homestays (subject to standards at Chapter 17.370 CBDC)</u>		<u>P/S</u>
<u>Bed and breakfast</u>		<u>P</u>

Section 2. CBMC Table 17.225.030 Land Uses and permit requirements in Medium Density Residential zones is hereby amended to delineate Homestays as a permitted use and reference to CBMC Chapter 17.370 regarding Vacation Rental and Homestay standards as noted in 17.225.030 Land Uses and Permit Requirements. Land uses and permit requirements are listed in Table 17.225.030. The table identifies those uses in the medium density residential district that are: P = Permitted use; C = Conditional use; S = Permitted uses that are subject to special standards; or X = Prohibited. The applicable procedural requirements for proposed developments and uses are found in Chapter [17.130](#) CBDC.

Table 17.225.030 Land Uses and Permit Requirements

Use	MDR
Nonresidential	
<u>Vacation rental or bed and breakfast or Homestay (subject to standards at Chapter 17.370 CBDC)</u>	<u>P/S</u>
<u>Bed and breakfast</u>	<u>P</u>

Section 3. CBMC 17.333.060, Land Uses and permit requirements in commercial zones is hereby amended to with underlined text in Table 17.333.060 to delineate Homestays as a permitted use and reference to CBMC Chapter 17.370 regarding Vacation Rental and Homestay standards: 17.230.020 Land uses and permit requirements. Land uses and permit requirements are listed in Table 17.230.020. The table identifies those uses in the commercial districts that are: P = Permitted use; C = Conditional use; S = Permitted uses that are subject to special standards; or X = Prohibited. The applicable procedural requirements are found in Chapter [17.130](#) CBDC.

Table 17.230.020 – Land Uses and Permit Requirements

Use	C	MX
Residential		
Tourist habitation	P/S	

Section 4. CBMC 17.370.030(13) Vacation Rental Location Distance Limitations in Residential Zones Limit is amended by deleting the following stricken text as follows: “Vacation Rental Location Distance Limitations in Residential Zones ~~Limit.~~”

Section 5. CBMC 17.370.040(2) “Cessation of use of a vacation rental or homestay more than one year or failure to be rented less than 10 nights in a calendar year (as determined by the city’s transient lodging receipts)[...] the land use permit, subject to CBDC 17.130.090(5) “ is amended with underlined text and deletion of stricken text as follows: “Cessation of use of a vacation rental or homestay for more than one year or failure to be rented less than 10 nights in a calendar year (as determined by the city’s transient lodging receipts) will result in revocation of the land use permit, subject to the requirements of CBDC 17.130.090(5) ~~will be revoked.~~”

Section 6. CBMC section 17.360.060 Approval Criteria and CBMC section 17.130.110 Type IV procedures section (3)(c)(ii) requirements are met as noted in Attachments A and B.

This ordinance shall take effect 30 days after enactment by the Council and signature of the mayor.

The foregoing ordinance was enacted by the City Council of the City of Coos Bay this 15th day of March, 2022

Yes:

No:

Absent:

Joe Benetti, Mayor
City of Coos Bay
Coos County, Oregon

ATTEST:

Nichole Rutherford, Recorder
City of Coos Bay
Coos County, Oregon

ATTACHMENT A
CBMC SECTION 17.360.060 COMPLIANCE APPROVAL CRITERIA FINDINGS.

(a) The proposed amendment is consistent with the applicable policies of the comprehensive plan or that a significant change in circumstances requires an amendment to the plan or map.

Finding: The City Council finds that the proposed amendment is consistent with applicable policies of the comprehensive plan, noting that *“As Coos Bay plans for future economic development, these assets present the area with key opportunities for economic growth, including: greater activity at the Port of Coos Bay, with increased bulk container shipments and an increase in tourism capitalizing on the area’s natural beauty and outdoor recreation and growth in the healthcare sector building on the Bay Area Hospital and other local medical care providers, as well as the aging population in the region.*

The City’s six economic development goals include encouraging and supporting economic growth, maintaining and expanding a diversified economy, recruiting businesses, working to retain, expand and strengthen local businesses, recruit sustainable industries and industries that provide “green-collar” jobs, and maximize use of Coos Bay’s unique geographic and recreational assets and cultural heritage. These goals must be balanced with the communities need for housing on a permanent and temporary basis for individuals and families seeking temporary shelter while working in or visiting the city. The amendments will provide the needed parameters for vacation rentals and homestay uses to safely co-exist with long term residents. The identification of Homestays and reference to criteria for homestays in the low density, small dwelling unit, medium density and commercial zones provides for the use of Homestays in these areas to implement the Council’s economic development goals.

(b) The proposed amendment is in the public interest;

Finding: The City Council finds the amendment is in the public’s interest to support economic development while protecting long – term residential land uses. The City’s authorizations for vacation rentals heretofore have included general health and safety standards warranting expansion to maximize the comfort of long- term residents for co-existence with 75 authorized vacation rentals in the City and an unlimited number of homestays. The introduction of the standards and limitations on vacation rentals and homestays presented in this amendment as well as related amendments to the Development Code will allow for support of the City’s economic development goals while protecting existing housing for long term residential use.

(c) Approval of the amendment will not result in a decrease in the level of service for capital facilities and services; **(d)** The proposed amendment is consistent with the city of Coos Bay’s planned transportation system as described within the transportation system plan; **(e)** The proposed amendment is consistent with the adopted transportation system plan and would facilitate the planned function, capacity, and performance standards of the impacted facility or facilities; and **(f)** The proposed amendment shall be consistent with the OAR [660-012-0060](#) requirements. Where it is found that a proposed amendment would have a significant effect on a transportation facility in consultation with the applicable roadway authority, the city shall work with the roadway authority and applicant to modify the amendment request or mitigate the impacts in accordance with the TPR and applicable law.

Finding: The City Council finds the amendment will not decrease the level of service for capital facilities and services, is consistent with the Coos Bay transportation system as described within the transportation system plan; and will facilitate the planned function, capacity, and performance standards of the impacted facility or facilities; and the amendment is consistent OAR [660-012-0060](#) requirements.

ATTACHMENT B
Legal ad
proof of publication

AFFIDAVIT OF PUBLICATION

The World

Country Media Inc - Coos County
172 Anderson Avenue, Coos Bay, OR 97420
P.O. Box 1840, Coos Bay, OR 97420

STATE OF OREGON - COUNTY OF COOS

City of Coos Bay
500 Central Ave.,
Coos Bay, OR 97420

REFERENCE: 39789/ 337034

I, Dawn Smith, first duly sworn, depose and say that I am the Legal Advertising Clerk for THE WORLD, a newspaper of general circulation published at Coos Bay, Oregon, in the aforesaid county and state; that I know from my personal knowledge that the matter of the **Public Hearing Notice** copy was published in the entire issue of said newspaper one time(s) in the following issue(s):

PUBLISHED: March 1, 2022

Total Cost: \$85.59

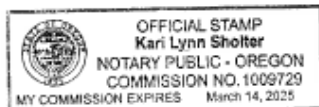


Legal Clerk, Dawn Smith, Subscribed and sworn before
on this 1st of March 2022



Notary Public of Oregon-My Commission expires

March 14, 2025



City of Coos Bay Public
Hearing Notice
Tuesday, March 15, 2022 at
7 PM
500 Central Ave in the City
Council chambers
The Coos Bay City Council
will hold a public hearing to 1)
consider addition of Chapter
17.370 to the Municipal
Code identifying annexation
application criteria and
standards and 2) consider
modification of Municipal
Code land use tables to
allow for tourist habitation
homestays in residential and
commercial areas (Tables
17.220.020, 17.225.030 and
17.230.080.) Reports on the
draft amendment(s) will be
posted at coosbay.org on
Tuesday, March 7, 2022 by
5 PM. Comments for Council
consideration and further
information may be sent to
Carolyn Johnson, Community
Development Administrator by
calling 541-269-1181 extension
2287; emailing to cjohnson@coosbay.org
or a letter by US
mail or in person delivery to
the Community Development
Department, City Hall, 500
Central Ave, Coos Bay. The
City Council's final decisions
may be appealed to the Land
Use Board of Appeals pursuant
to ORS 197.830.
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