



CITY OF COOS BAY
Community Development Department

500 Central Avenue
Coos Bay, OR 97420

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STAFF REPORT

Vacation

TO: Planning Commission

FROM: Aaron Harris, Planner
Community Development Department

HEARING BODY: Planning Commission
DATE & TIME: Tuesday, December 10, 2013 at 6:00 p.m.
MEETING LOCATION: Coos Bay Council Chambers, 500 Central Ave, Coos Bay

**APPLICANT/
PROPERTY OWNER:** Coos Bay Urban Renewal Agency, Coos Bay, Oregon
500 Central Avenue
Coos Bay, Oregon 97420

SUBJECT PROPERTY: Cedar Avenue between Bayshore Drive & Broadway Street
T.25, R.13, S.26AA

SUBJECT: **LAND USE APPLICATION #187-ZON13-043**
Vacation of Cedar Avenue between the west line of Bayshore Drive North and the east line of Broadway Street North

I. APPLICANT'S REQUEST

The applicant (Coos Bay Urban Renewal Agency) is requesting approval to vacate a portion of Cedar Avenue located between the west line of Bayshore Drive North and the east line of Broadway Street North.

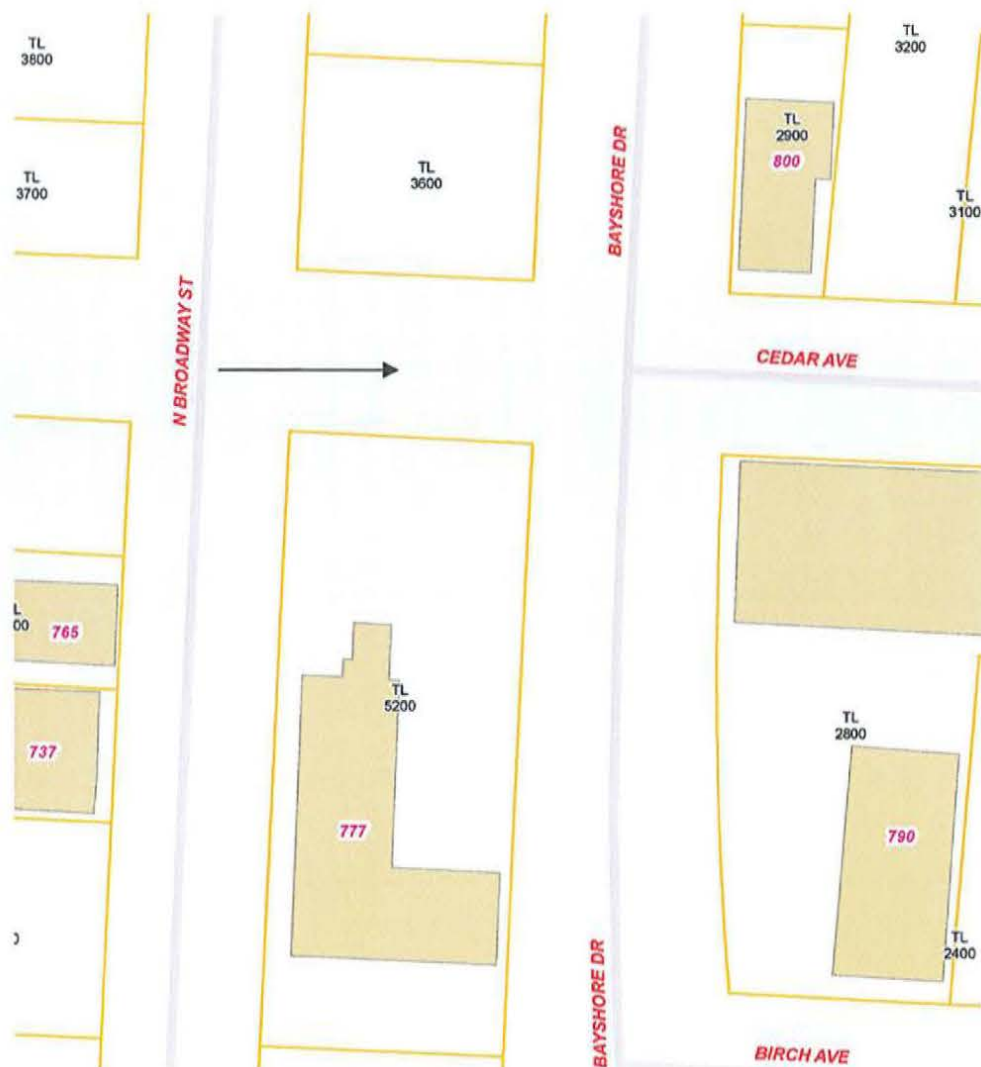
II. APPLICABLE REGULATIONS

- A. City of Coos Bay Coos Bay Municipal Code
Chapter 17.375 Vacation

III. BACKGROUND/EXISTING CONDITIONS

- A. The Coos Bay Renewal Agency (owner of tax lot 3600, aka Redneck Motors lot) and the current owner(s) of 777 Bayshore Drive desire to sell their lots which are adjacent to the undeveloped street, Cedar Avenue.

- B. It is highly unlikely that this short portion of Cedar Avenue will be developed as a street in the future due to the steep topography.
- C. According to the Urban Renewal Agency, vacating this portion of Cedar Avenue will make both parcels more marketable both individually and collectively.
- D. Tax lot 3600 is zoned C-2 (General Commercial) and the only development of the property has been as a parking lot.
- E. Tax lot 5200 (777 Bayshore Drive) is also zoned C-2 and has been developed with a commercial structure on it.



IV. DECISION CRITERIA

A list of applicable decision criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions.

A. VACATION - CHAPTER 17.375

DECISION CRITERIA #1: Owners of the majority of the affected area have not objected to the vacation in writing prior to the hearing.

DECISION CRITERIA #2: The vacation of a street will not substantially affect the marketability of abutting property in terms of access, utility services, or protective services, unless the owners of the affected property consent or provisions have been made to pay damages.

DECISION CRITERIA #3: Notice has been duly given.

DECISION CRITERIA #4: The proposal does not conflict with the comprehensive plan, including the adopted Coos Bay transportation system plan, or other ordinances.

DECISION CRITERIA #5: The public interest will not be prejudiced by the vacation.

STAFF RESPONSE

Staff finds that the proposed vacation meets all criteria outlined by CBMC 17.375.

V. PUBLIC COMMENTS

No public comments have been received as of December 2, 2013.

VI. STAFF RECOMMENDATION

Based on the findings, conclusions, and the applicants' submitted evidence, staff recommends approval of vacation #187-ZON13-043 allowing the vacation of Cedar Avenue between the west line of Bayshore Drive North and the east line of Broadway Street North.

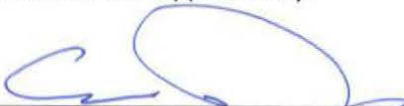
Prepared by:



Aaron Harris, Planner 1

DATE: November 20, 2013

Reviewed and Approved by:



Eric Day, Community Development Director

DATE: December 2, 2013