



**City of Coos Bay**  
**Public Works & Community Development**  
500 Central Ave., Coos Bay, Oregon 97420  
Phone (541) 269-8918 Fax (541) 269-8916

## **STAFF REPORT**

### **Amendment to the Comprehensive Plan & Zone Designation Map**

**TO:** Planning Commission

**FROM:** Debbie Erler, Planner  
Community Development Division

**HEARING  
DATE/TIME:** **Wednesday, September 13, 2017 at 6:00 p.m.**

**LOCATION:** Coos Bay City Hall, Council Chambers  
500 Central Avenue, Coos Bay

**APPLICANT:** Arthur Tillett, 64730 Beaver Loop Road, North Bend, OR 97459

**APPLICATION:** **AMENDMENT #187-ZON2017-049 – Filed on July 27, 2017**  
Change the Comprehensive Plan Map designation of the north 100-feet of the subject property at 2610 Ocean Blvd. from "Commercial (C)" to "Residential-Low (R-L)"; and, change the Zone Map designation from "Commercial (C)" to "Low-Density Residential (LDR-6)". Tax Lot 900 in Section 21DC, Township 25, Range 13 West of the Willamette Meridian, Coos County, Oregon.

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#### **I. APPLICANT'S REQUEST**

The applicant is proposing to change the Comprehensive Plan and Zoning Maps of the north 100-feet of the existing property at 2610 Ocean Blvd. as described above to allow the construction of a single-family dwelling. Approval of the request would require amendments as described above.

#### **II. BACKGROUND/HISTORY**

Based on information available at City Hall in October of 1992 a dwelling was demolished (Permit #92-676). In 2000 a 1,391-square foot nursery for "Umpqua Oaks Nursery" was constructed with 598 square feet of enclosed and unenclosed porches (BLD2000-00239). In 2001 the nursery added a 20 x 60 green house. The property changed owners in 2009 and the new business "Snuffy's Pawn Shop" constructed an addition to the existing storage facility.

The subject property has historically maintained a Comprehensive Plan Map Designation of "Commercial" and a Zone Designation of "Commercial (prior code C-2 / existing code C)".

In April of 1999 a Comprehensive Map Amendment (*Land Use Application #91-45*) changed the designation of the area north of the subject property from Residential-High (R-H) to Residential Low (R-L) and changed the zone designation from Multiple-Residential (R-3) to Single-family, Duplex Residential and Certified Factory Built Home District (R-6) to allow the establishment of manufactured homes on individual lots.

In March of 2016 the City adopted a new Development Code which changed the zone designation of that same area from Single-Family and Duplex Residential (R-2) to Medium-Density Residential (MDR-16), but the Comprehensive Plan designation of the same area remained Residential-Low (R-L). Staff has determined that the change in zone designation for the general area may need to be re-evaluated at some point

The area north and west of the subject property is developed with single-family dwellings. The area east of the subject property is a mobile home park.

### **III. APPLICABLE REGULATIONS**

Coos Bay Municipal Code Chapter 17.130 Procedures  
Coos Bay Municipal Code Chapter 17.215 Plan Amendments and Zone Change  
Coos Bay Comprehensive Plan and Map

### **IV. STAFF RECOMMENDATION**

Staff prepared the following report based on the applicant's submittal, information available at City Hall and the City of Coos Bay Land Development Code (CBMC Title 17) and the Comprehensive Plan/Map. Staff finds there is sufficient evidence in the record upon which an approval can be based; therefore, staff is recommending the Planning Commission support the proposed amendments and recommend approval to the City Council of application #187-ZON2017-012, as found on page 6 of this staff report.

### **V. DECISION CRITERIA AND STATEMENTS OF FACT/ FINDINGS AND CONCLUSIONS**

It is the responsibility of the director or designee to review each plan for compliance with the applicable provisions of this chapter and any other applicable regulations.

The following is a list of the decision criteria applicable to the request. Based on their conclusions the Commission must recommend approve or deny the application. Conditions may be imposed by the Commission in order to address concerns about the compatibility of the proposed request.

### **VI. STATEMENTS OF FACT / FINDINGS AND CONCLUSION**

**DECISION CRITERION 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.**

#### **STATEMENTS OF FACT AND FINDINGS:**

- A1. According to Chapter 17.215.010 (2) of the City of Coos Bay Municipal Code (CBMC) Comprehensive plan amendment. The city may amend its comprehensive plan and/or plan map. The approval body shall consider the cumulative effects of the proposed comprehensive plan and/or map amendments on other zoning districts and uses within the general area. Cumulative effects include sufficiency of capital facilities services, transportation, zone and location compatibility, and other issues related to public health and safety and welfare the decision-making body determines to be relevant to the proposed amendment.
- A2. The subject property is currently zoned "Commercial (C) and has a Comprehensive Plan Map designation of "Commercial (C). The property owner would like to establish a single-family dwelling on the north end of the property abutting residentially zoned property, without the requirement that commercial be established on the ground floor with a living unit on the second floor.
- A3. As outlined in "Background/History" above, the subject property has historically maintained a Comprehensive Plan Map Designation of "Commercial" and a Zone Designation of "Commercial (prior code C-2 / existing code C)". (See *Original comp plan and zone designation maps at attachment B*)
- A4. In April of 1999 The City Council approved a Comprehensive Map Amendment (*Land Use Application #91-45*) changing the designation of the area north of the subject property from Residential-High to Residential Low (R-L) and changed the zone designation from Multiple-Residential (R-3) to Single-family, Duplex Residential and Certified Factory Built Home District (R-6). (See *Resolution No. 92-03 and Ordinance No. 180 at attachment C1 & C2*)
- A5. In March of 2016 the City adopted a new Development Code which changed the zone designation of that same area from Single-Family and Duplex Residential (R-2) to Medium-Density Residential (MDR-16), but the Comp Plan designation of the same area remained Residential-Low (R-L). (See *comp plan and zone designation maps at attachments D and E*)
- A6. 2000 Comprehensive Plan Policy – Volume 1 Chapter 6.3 COMMERCIAL AND INDUSTRIAL LANDS

*"The City of Coos Bay has approximately 180.21 gross acres of buildable industrial and commercial land within Coos Bay's UGB, comprising 323 parcels. The majority of this land is devoted to C2 – General Commercial (115 acres) and IC – Industrial/Commercial (36.76 acres).*

*Given Coos Bay's unique geographic and topographical characteristics, special consideration should be given to the suitability of land devoted to commercial and industrial uses. Specifically, this pertains to environmentally constrained land due to the presence of wetlands, steep slope, 100-year floodplain, and tsunami inundation.*

*Approximately 7.06 acres of available industrial and commercial land are constrained by wetlands and 18.43 acres are constrained by steep slope above a 25% grade.*

*By removing environmental constraints, there are approximately 154.73 acres of existing buildable industrial and commercial acres inside Coos Bay's Urban Growth Boundary, with 12.77 acres of industrial lands and 141.96 acres of commercial land.*

*Additionally, Coos Bay should seek to create parcels of suitable size to accommodate commercial and industrial development. As of 2009, there are three large sites (32.01 acres, all commercial), 19 standard sites (50.86 acres) and 300 small sites (71.86 acres). Given the high number of small sites, to fully utilize this land for industrial and commercial purposes will require assembly of smaller, contiguous parcels into larger sites."*

- A7. The subject property does is not in the Floodplain or based on information available at City Hall and on the National Wetland Map, there are not wetlands or riparian vegetation on the subject property; Therefore, 2000 Comprehensive Plan Policy – Volume 1 Chapter 7.1 Natural Resources and Hazards would not be affected.

- A8. 2000 Comprehensive Plan Policy – Volume 1 Chapter 7.2 Energy Conservation, Strategies indicates:

*"EC.4 Coos Bay shall promote development along major transportation corridors by zoning lands adjacent to such corridors to allow commercial, industrial, and multi-family development except where such areas are irreversibly committed to low density residential development. However, ingress/egress to such development shall be designed so that it does not restrict traffic flow on the arterial streets. The city recognizes that intense development, along major transportation corridors conserves energy by providing shorter, direct access to home and trade and service areas."*

*"EC.5 Coos Bay shall encourage the development of undeveloped parcels of land within the city limits for residential purposes, recognizing that such development constitutes extensions of existing traffic corridors and service lines, and is a more energy efficient use than new construction in "unserved", undeveloped areas outside the city limits".*

*"EC.8 Coos Bay shall encourage the "infilling" development of undeveloped parcels of land, within the city limits for residential and commercial purposes, recognizing that such development, located in the vicinity of established traffic corridors and in areas already serviced by electrical, sewer, and water lines, are more energy efficient than new construction in "unserved" undeveloped areas."*

- A9. 2000 Comprehensive Plan Policy – Volume 1 Chapter 7.6 Housing, Strategies indicates:



***“Vision** The City of Coos Bay will provide opportunities for a wide range of housing types, available at varied price and rent ranges to accommodate the housing needs of its current and future citizens. Needed housing types are expected to include attached and detached single-family and duplex dwellings, row houses, apartments of varying densities, cluster housing, mobile homes, and condominiums.”*

***“Goal 5:** Allow for, encourage and support the development of housing units in conjunction with commercial development (e.g., housing located above commercial uses)”. There no policies under Goal 5.*

- A10. The subject property is currently developed and has an existing commercial use. The overall area proposed to be rezoned is abutting Low-Density Residential (R-L), and the amount of property 90 x 100 (9,000 square feet) proposed to be rezoned would not significantly restrict re-development of the remainder of commercial property to the south (19,260 square feet).
- A11. Current Building/Fire Code requirements for fire separation and sprinkler systems between the residential and commercial use of a structure with commercial on the first floor and residential on the second floor make a combined development prohibitive.

**CONCLUSION:** The proposed map amendment is consistent with the applicable policies of the Comprehensive Plan given the limited platted access in an area irreversibly committed to low-density residential development. The decision criterion has been adequately addressed and approval can be supported.

**DECISION CRITERION B: The proposed amendment is in the public Interest.**

**STATEMENTS OF FACT AND FINDINGS:**

- B1. The area north and west of the subject property is developed with single-family dwellings. The area east of the subject property is a mobile home park. *(See attached aerial map at attachment F)*
- B2. The public right-of-way of 26<sup>th</sup> Street, which provides access to the area is platted to be 30 feet in width and is currently graveled to approximately 26 feet in width. Therefore, an intensification of the existing commercial use or redevelopment of the commercial property could create access and traffic safety issues.

**CONCLUSION:** The proposed map amendment would not adversely affect the public interest and would be in the best interest of the abutting residentially zoned property to the north. The decision criterion has been adequately addressed and approval of the proposal can be supported.

**DECISION CRITERION C: Approval of the amendment will not result in a decrease in the level-of-service for capital facilities and services identified in the Coos Bay capital improvement plan.**

## STATEMENTS OF FACT AND FINDINGS:

- C1. After reviewing the city's comprehensive plan, and other ordinance provisions, city staff did not find any specific conflicts between the city's regulations and the proposed map amendments as it relates to level of service based on the City's current capital improvement plan
- a. Graveled streets are not addressed on a capital improvement plan for development; and,
  - b. The Sanitary/Storm Sewer capital improvement plan for 2011 to 2020 does not include 26<sup>th</sup> Street.

**CONCLUSION:** The proposed map amendments would not result in a decrease in the level-of-service for current facilities/service identified in the City of Coos Bay's current capital improvement plan. The decision criterion has been adequately addressed and approval of the proposal can be supported.

Staff prepared the preceding report based on the applicant's submittal and information that is available in City Hall. These findings and information may be used by the Commission to justify their final decision.

### STAFF RECOMMENDATION

Based on the Findings and Conclusions set forth above, the Planning Commission recommends the City Council approve application #187-ZON17-049, to change the Comprehensive Plan Map designation of the north 100-feet of the subject property at 2610 Ocean Blvd. from "Commercial (C)" to "Residential-Low (R-L)"; and, change the Zone Map designation from "Commercial (C)" to "Low-Density Residential (LDR-6)". Tax Lot 900 in Section 21DC, Township 25, Range 13 West of the Willamette Meridian, Coos County, Oregon.



Debbie Erler, Planner  
Community Development Division

Date: September 5, 2017

Attachments: A - Applicant's submittal  
B - Original comprehensive plan and zone designation maps  
C - (1) Resolution No. 92-03 and (2) Ordinance No. 180 at attachment  
D - Prior comprehensive plan and zone designation maps  
E - Current comprehensive plan and zone designation maps  
F - Aerial /Tax lot overlay

c: Applicants, Dave Perry, DLCD

G:\DCS\PLANNING\LAND USE APPLICATIONS\Staff Reports\2017\SRZON17-049- Amend Comp Plan & Zone map - 2610 Ocean Blvd.doc



**CITY OF COOS BAY**  
Public Works & Community Development Department  
500 Central Avenue, Coos Bay, Oregon 97420  
Phone 541-269-8918 Fax 541-269-8916

Permit No. **187-ZON17-049**  
Date Received: **July 27, 17**

## LAND USE DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT

PROJECT NO (S).

### Type of Review (Please check all that apply):

- |                                                      |                                          |                                             |                                                 |                                            |
|------------------------------------------------------|------------------------------------------|---------------------------------------------|-------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Annexation                  | <input checked="" type="checkbox"/> Home | <input type="checkbox"/> Occupation         | <input type="checkbox"/> Subdivision            | <input type="checkbox"/> Appeal and Review |
| <input type="checkbox"/> Legislative/Text Amendment  |                                          | <input type="checkbox"/> Temporary Use      |                                                 |                                            |
| <input type="checkbox"/> Architectural Design Review | <input type="checkbox"/> Lot Line        | <input type="checkbox"/> Adjustment         | <input type="checkbox"/> Vacation               |                                            |
| <input type="checkbox"/> Conditional Use             |                                          | <input type="checkbox"/> Partition          | <input type="checkbox"/> Variance               |                                            |
| <input type="checkbox"/> Cultural Resources          | <input type="checkbox"/> Planned         | <input type="checkbox"/> Unit Development   | <input checked="" type="checkbox"/> Zone Change |                                            |
| <input type="checkbox"/> Estuarine Use/Activities    | <input type="checkbox"/> Site Plan       | <input type="checkbox"/> Review Other _____ |                                                 |                                            |

Pre-Application applications require a different application form available on the City website or at City Hall.

### Site Location/Address:

1943 26th St.  
Coos Bay, OR 97420

Assessor's Map No./Tax Lot(s):

Zoning:

Total Land Area:

### Detailed Description of Proposal:

Divide current lot into 2 lots  
Change zoning from commercial to residential  
Construct a story, single family, wood framed ~~Detached~~ Dwelling -

**Applicant/Owner Name:** Arthur F. (Rick) Tillett

(please print)

64730 Beaver loop Rd  
North Bend OR 97459

Phone: 541-404-0453

Email: redsquatch101@yahoo.com

Address:

City State Zip:

**Applicant's Representative:**

(please print)

Address:

City State

Zip:

Phone:

Email:

1. Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application.
2. Copy of the deed for the subject property.
3. Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
4. Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
5. Type II requires three (3) **complete hard-copy sets** (single sided) of application & submitted documents must be included with this application. **One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.
6. Type III requires **Ten (10) complete hard-copy sets** (single sided) of application & submitted documents must be included with this application.

ATTACHMENT A




One (1) complete set of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.

Per City of Coos Bay Resolution 17-03, a 5% Technology Fee will be assessed on all permit and plan review fees.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

\_\_\_\_\_  
Applicant's signature

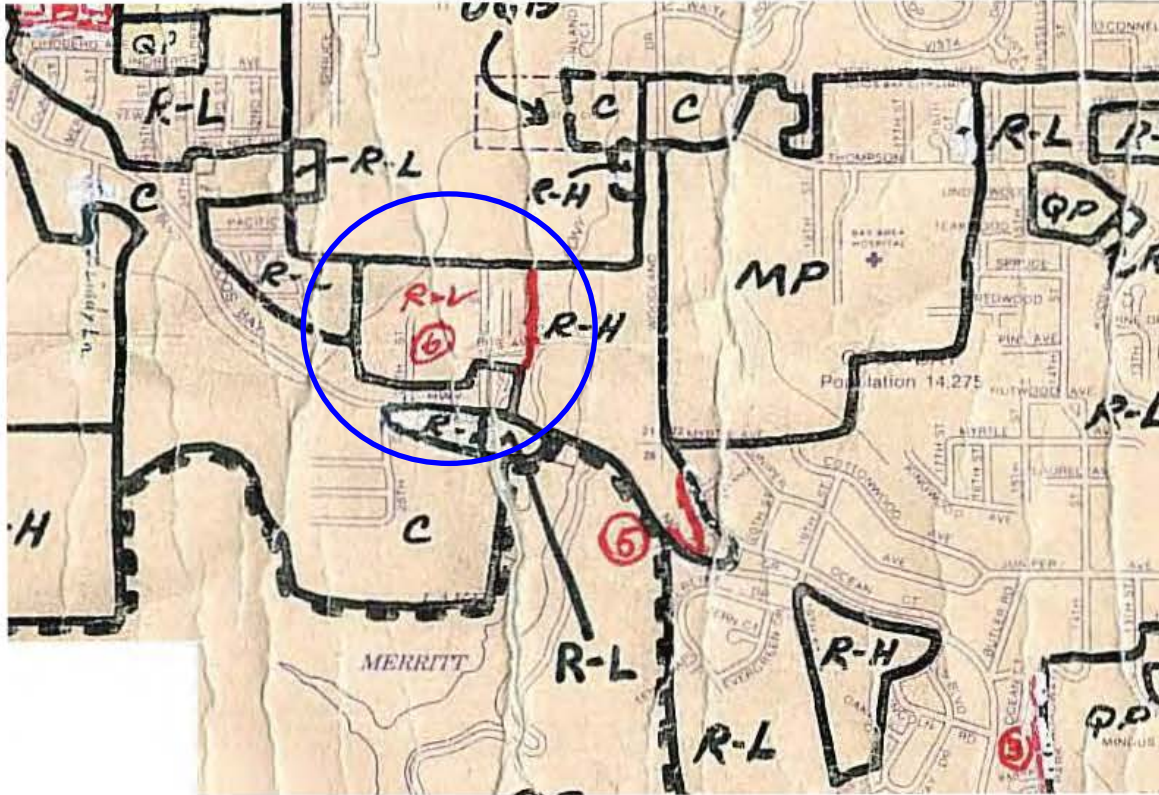
\_\_\_\_\_  
Date

  
Owner's signature **(required)**

7-27-2017  
~~7-12-2017~~  
Date 

# Original Comprehensive Plan Map

In area of proposed amendment



Res. 92-26 and File 94-24 LP  
 ⑤ 4/16/99 discrepancy LP follow parcel lines LP  
 ⑥ 4/19/99 RH → RL per 91-45 LP  
 ⑦ 4/19/99 RH → RL per Res. 91-18 LP  
 ⑧ 2/10/02 RL → C per Ord 318 LP  
 ⑨ 10/10/02 RH → C per Ord 303 LP  
 ⑩ 10/15/02 RH/RL → C per Ord LP

## LAND USE PLAN MAP 2000

R-L - RESIDENTIAL - LOW DENSITY	---	UGB
R-H - RESIDENTIAL - HIGH DENSITY		
C - COMMERCIAL		
I - INDUSTRIAL		
MP - MEDICAL PARK	B - BUFFER	
QP - QUASI-PUBLIC	PI-SD - PLANNED INDUSTRIAL-SD	

RESOLUTION NO.92-03

A Resolution to adopt an Amendment to the City of Coos Bay Comprehensive Land Use Map 2000 adopted by Resolution No. 81-15 and all subsequent amendments thereto;

Whereas, the Land Conservation and Development Commission has acknowledged the City of Coos Bay Comprehensive Plan and Land Use Map 2000, and;

Whereas, the City has been required by amendments to ORS 197 to allow the siting of Certified Factory-Built Homes on individual lots within the Urban Growth Boundary based on the information in the Comprehensive Plan needs analysis, and;

Whereas, Notice to the Director of the Department of Land Conservation and Development was given in accordance with OAR 660-18-020, and;

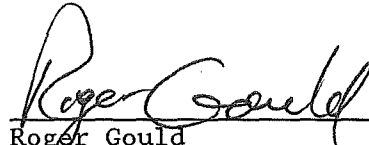
Whereas, Notice was published in The World newspaper on February 1, 1991, and February 4, 1991, of a public hearing before the Planning Commission to discuss the location of the R-6 zone, and;

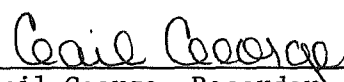
Whereas, the Planning Commission held a public hearing on February 12, 1991, and March 12, 1991, for the purpose of taking testimony on the proposed plan amendment, and;

Whereas, the City Council has reviewed and concurs with the Planning Commissions' findings, conclusions, and recommendation regarding the appropriate amendments to the Comprehensive Plan Map;

Now Therefore, Be It Resolved, the City Council of the City of Coos Bay does hereby adopt changes to the Comprehensive Plan and Land Use Map 2000 as attached. The changes shall constitute a Plan Map change from Residential-High Density (RH) to Residential-Low Density (RL).

The foregoing Resolution was duly adopted by the City Council of the City of Coos Bay this 4th day of February, 1992, and approved by the Mayor this 4th day of February, 1992.

  
\_\_\_\_\_  
Roger Gould  
Mayor of the City of Coos Bay  
Coos County, Oregon

ATTEST:   
\_\_\_\_\_  
Gail George, Recorder  
City of Coos Bay  
Coos County, Oregon

ATTACHMENT C-1 \_\_\_\_\_



AMENDED :

9/28/87 WBM  
12/1/87 RH  
6-7-88 RH  
12-29-88 P/C

LAND USE PLAN MAP 2000:

R-L - RESIDENTIAL - LOW DENSITY

- R-H-RESIDENTIAL- HIGH DENSITY

C - COMMERCIAL

I - INDUSTRIAL

MP-MEDICAL PARK

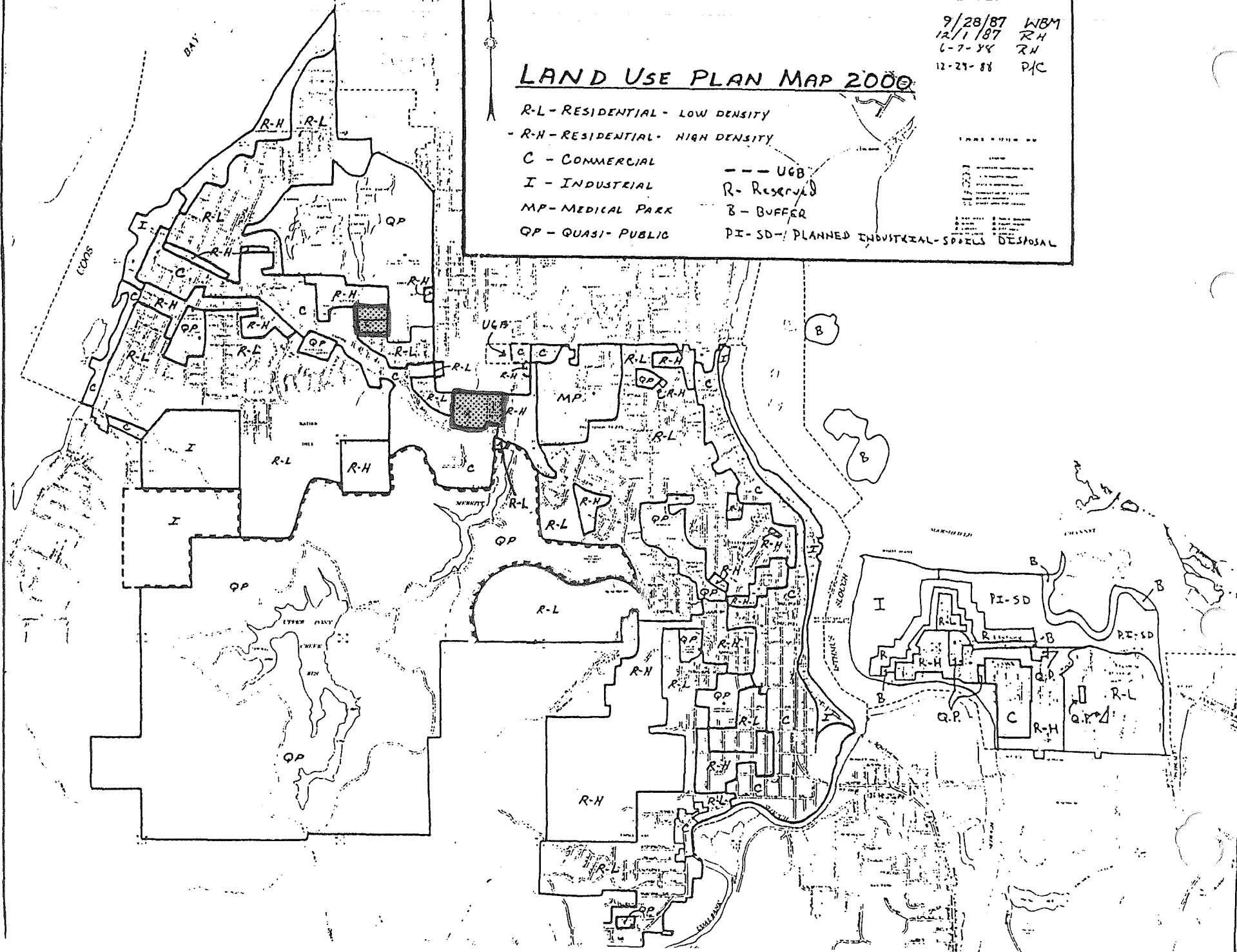
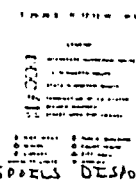
QP - QUASI-PUBLIC

— — — UGB

R-Reserved

B - BUFFER

PI-SD-1 PLANNED INDUSTRIAL-SITES DISPOSAL



ORDINANCE NO. 180

AN ORDINANCE AMENDING ORDINANCE NO. 93 which establishes land development regulations and standards for the use of land, structures, subdivisions, partitions and planned unit development, duly adopted by the City Council on June 8, 1987, and all subsequent amendments thereto.

The City of Coos Bay Ordains as follows:

Section 1. Amend the Land Development Map referenced in Chapter 1.3 and designate the following areas R-6:

- A. The R-2 zoned property located south of the watershed and west of Ocean Boulevard.
- B. The R-3 zoned property north of Ocean Boulevard and west of 25th Street including both sides of 28th Street.
- C. The R-3 zoned property owned by Clarence Jensen located east of La Clair Street and south of Thomas Street.

The appropriate areas are more clearly shown on the map attached as Exhibit "A".

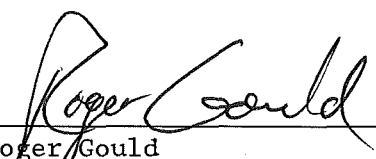
Section 2. Severability. If any provision, sentence or section or phrase of this ordinance shall for any reason be adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such judgment or decision shall not affect the validity of the remaining portions of this ordinance.

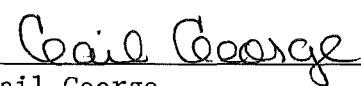
The foregoing ordinance was enacted by the City Council of the City of Coos Bay this 4th day of February, 1992, by the following vote:

YES: Councilors Combs, McCabe, Miller,  
Grile, Williams, Verger, and  
Mayor Gould

NO:

ABSENT:

  
\_\_\_\_\_  
Roger Gould  
Mayor of the City of Coos Bay  
Coos County, Oregon

ATTEST:   
\_\_\_\_\_  
Gail George  
Recorder of the City of Coos Bay  
Coos County, Oregon

STATE OF OREGON     )  
COUNTY OF COOS     )     ss  
CITY OF COOS BAY    )

I, Gail George, do hereby swear that I am the duly appointed, qualified and acting Recorder of the City of Coos Bay, Coos County, Oregon, and say: that I did have placed a copy of the foregoing Ordinance No. 180 in a sealed wrapper with first class United States of American postage fully prepaid thereon and addressed to the following City Council members:

Gary Combs	1145 Sanford
Bill Grile	2665 N. 15th
Roger Gould	P.O. Box 29
Gene McCabe	1386 Anderson
Cindi Miller	1076 S. 4th
Joanne Verger	2286 N. 13th Court
David Williams	860 Prefontaine

and did have the same mailed in the U.S. Post Office at Coos Bay, Oregon all on the 24th day of January, 1992.

I further swear that three (3) copies of the aforesaid ordinance would be available for public inspection in the office of the City Recorder as of the above mentioned date.

Gail George  
Gail George

Subscribed and sworn to before me this 5th day of FEBRUARY, 1992



Linda Griffin  
Notary Public for Oregon  
My Commission expires 3-21-95

-----  
STATE OF OREGON     )  
COUNTY OF COOS     )     ss  
CITY OF COOS BAY    )

I, Gail George, do hereby certify that I am the duly appointed, qualified and acting Recorder of the City of Coos Bay, Oregon, and say: that any section in which terms differed from those as mailed was read in full before enactment of this ordinance.

Signed this 5th day of February, 1992.

Gail George  
Gail George

**EXISTING  
COMP PLAN MAP DESIGNATION**

TL 1800

TL 500

R-L

Residential-Low (R-L)

TL 600

TL 1700

TL 1200

Commercial (C)

TL 700

C

2640

TL 900

2610

26TH ST

OCEAN BLVD

TL 4001

TL 4100

TL 3100

R-L

TL 3800

2130

TL 3900

2580

PINE AVE

TL 3200

R-L

2145 1/2

2145

2520

TL 3300

1969

1957

1953

1945

1939

1933

1959

1951

1943

1937

1931

1976

1972

1956

1952

1948

1944

1906

1904

1902

TL 4000

C

LAWN RIDGE LP

LAWN RIDGE DR

2550

2560 2570

1906

1902

R-H

TL 4200

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**C** TL TL  
4001 4100



1 inch = 71 feet



# PROPOSED COMP PLAN MAP DESIGNATION



**Disclaimer:**  
This document is produced using a Geographic Information System (GIS). The data contained herein is intended to be a graphical representation only and is by no means an official survey or legal interpretation thereof. The City of Coos Bay provides this data in good faith and makes no warranties, guarantees or representations of any kind, either expressed or implied, as to the content, accuracy, completeness or reliability of this data.

Date: 7/17/2017

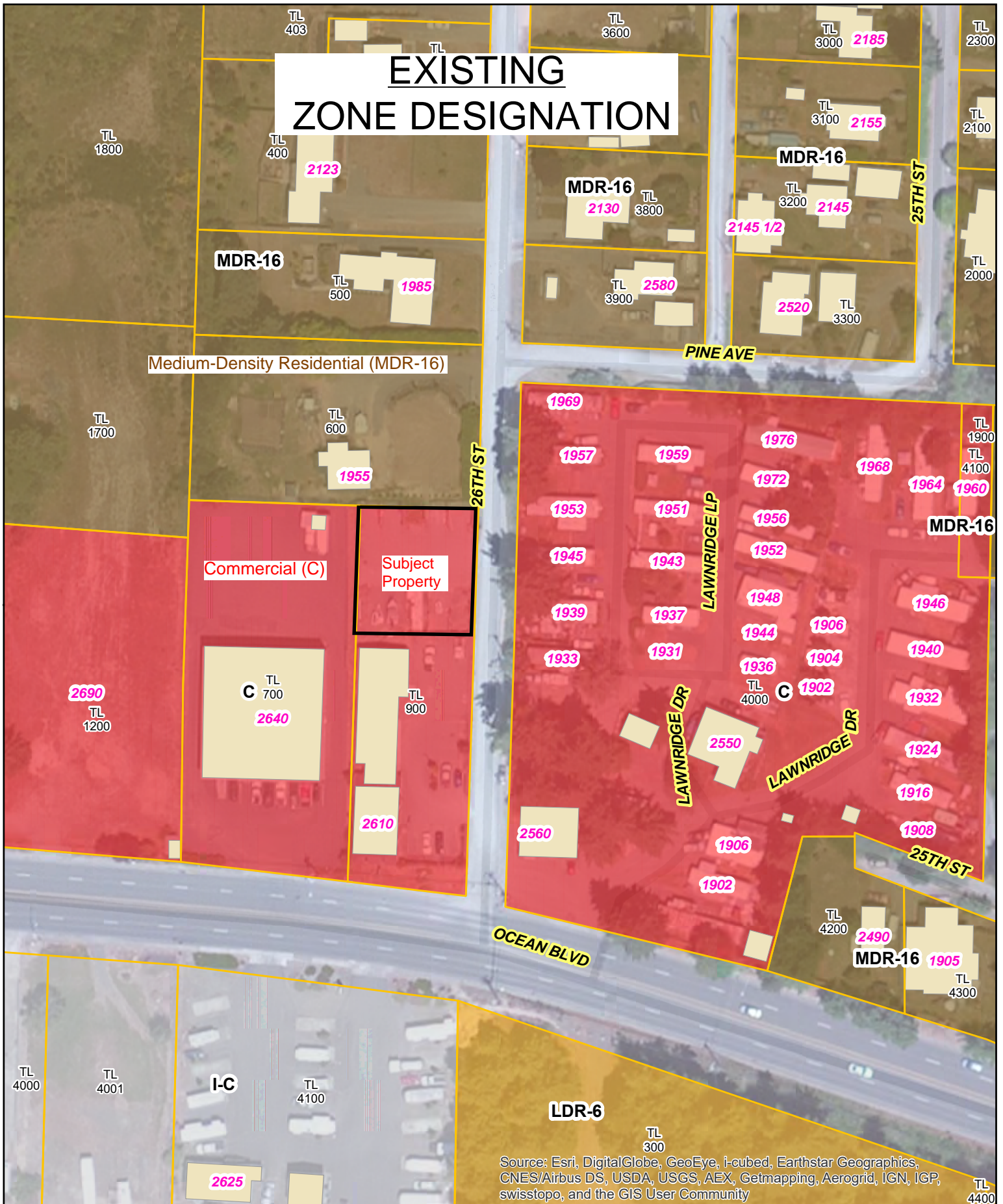
Image Date: 7/6/2010

**ATTACHMENT D-2**

1 inch = 100 feet



# EXISTING ZONE DESIGNATION



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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Date: 6/30/2017

Image Date: 7/6/2010

**ATTACHMENT E-1**



1 inch = 95 feet



# PROPOSED ZONE DESIGNATION

MDR-16

Medium-Density Residential (MDR-16)

LDR-6

Commercial (C)

Low-Density  
Residential (LDR-6)

OCEAN BLVD

PINE AVE

LAWN RIDGE LP

LAWN RIDGE DR

LAWN RIDGE DR

MDR-16

MDR-16

LDR-6

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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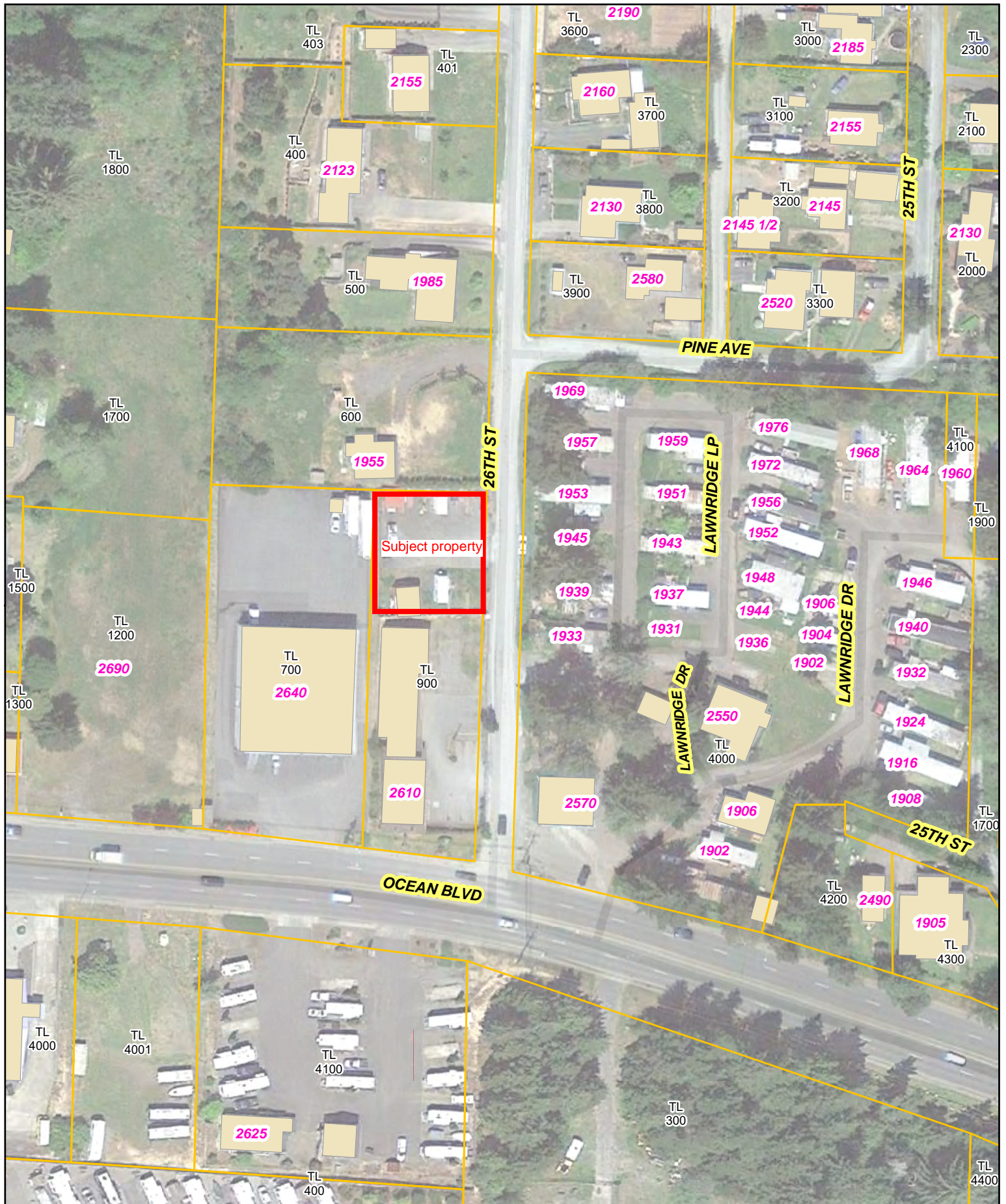
Date: 7/17/2017

Image Date: 7/6/2010

**ATTACHMENT E-2**

1 inch = 100 feet





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Date: 8/17/2017

Image Date: 5/1/2015

## ATTACHMENT F



1 inch = 100 feet