

**CITY OF COOS BAY CITY COUNCIL**  
**Agenda Staff Report**

<b>MEETING DATE</b> July 2, 2013	<b>AGENDA ITEM NUMBER</b>
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**TO:** Mayor Shoji and City Councilors  
**FROM:** Rodger Craddock, City Manager  
**ISSUE:** Easement Request Across City Owned Property

**BACKGROUND:**

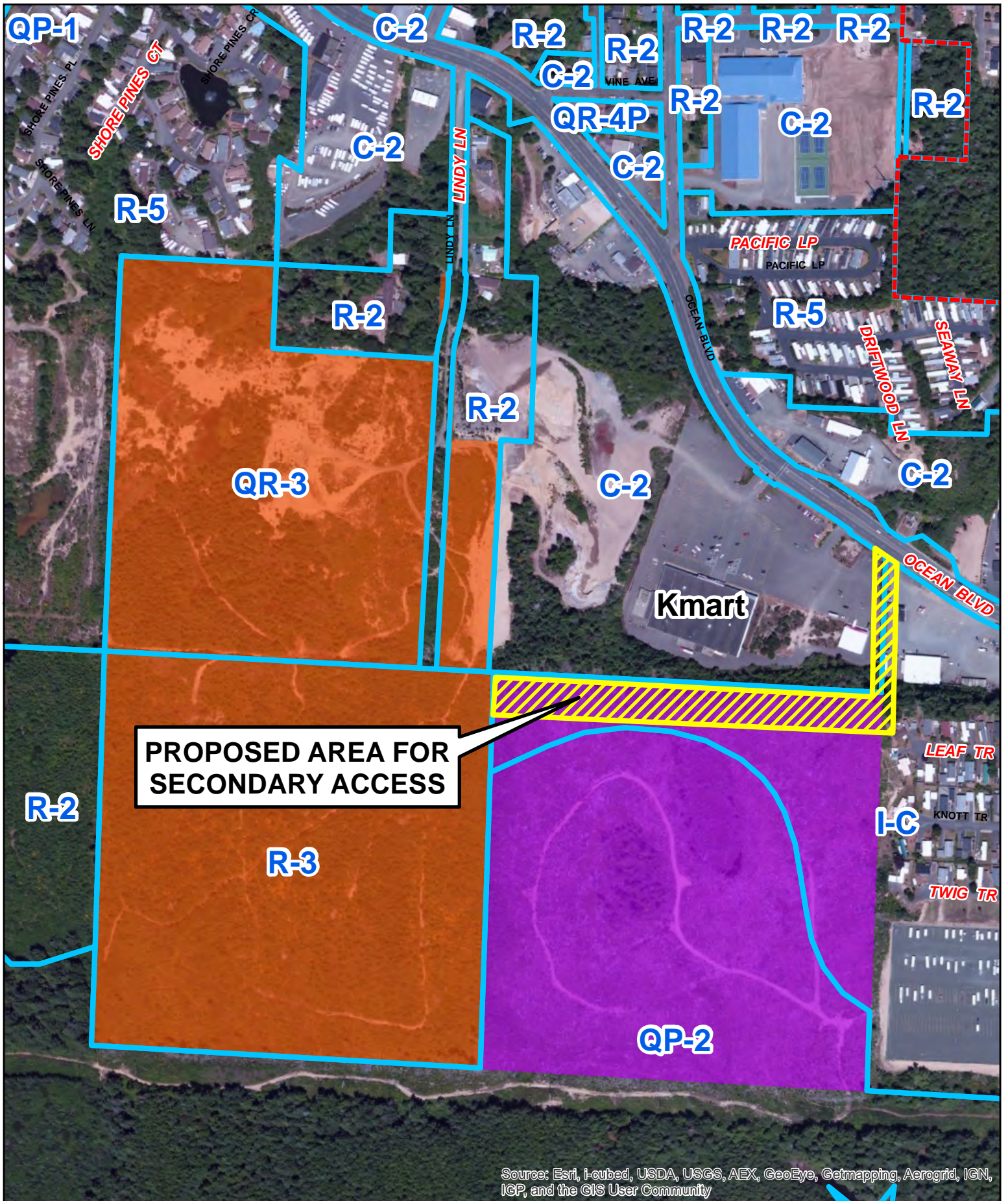
City staff has been meeting with representatives from Ocean Grove Development, LLC (Ocean Grove) for nearly a year regarding a proposed housing development. The proposed development lies near the south end of Lindy Lane off of Ocean Boulevard and west of K-Mart, and it encompasses four tax lots (TL 700, TL 900, TL 903, and TL 600) totaling over 74 acres. As the proposed development involves more than 200 homes, a secondary access is required by the Uniform Fire Code. Given the location of the proposed development, potential secondary access routes are limited.

Representatives from Ocean Grove approached staff on June 11, 2013 requesting consideration for an easement across City owned property (LT 500) which is located above (west) the property currently occupied by K-Mart and adjacent (south) to Ocean Grove's proposed development. Currently, the City utilizes TL 500 as part of its timber management program, and its import to know that the majority of the western portion of the property is part of the watershed. The proposed route will require easements from two additional property owners, Knife River and Alder Acers. Ocean Grove is currently negotiating with both property owners.

While many of the details are unknown, (actual location of the proposed easement (road), the width of the proposed easement, results of the traffic study, what utilities are going to be required, how Ocean Grove plans to mitigate drainage and other involved environmental factors, how Ocean Grove will compensate the City for future lost timber revenue, etc.) it's premature to ask the Council to grant an easement.

**ACTION REQUESTED:**

It is staff recommendation that Council allow staff to further investigate and negotiate with Ocean Grove regarding their request for the proposed easement after which staff will report back to the Council at a later date for your consideration on this request.



Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

**Legend**

- PROPOSED OCEAN GROVE DEVELOPMENT
- CITY PROPERTY



Agenda Item #9  
NOT TO SCALE