

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

MEETING DATE	AGENDA ITEM NUMBER
October 1, 2013	

**TO:** Mayor Shoji and City Council

**FROM:** Jim Hossley, Public Works Director

**Through:** Rodger Craddock, City Manager

**ISSUE:** Consideration of Disposal of City Property

**BACKGROUND:**

The City of Coos Bay owns a number of properties. Most are used for municipal services. However, there are a several properties the City has acquired that don't provide a municipal purpose and may warrant disposal. On July 2<sup>nd</sup>, staff brought information to the City Council regarding City and URA owned properties. The Council requested more details on the properties. Council also requested that staff divide the properties between URA owned and City owned. The URA considered URA owned properties separately at the August 20<sup>th</sup> meeting.

The attached individual maps are primarily of un- or underdeveloped City properties. No maps are included for properties that are used for municipal services, for example, pump stations, parks, City Hall, etc... Each map provides basic information on the properties so. As there are so many properties to consider, for the sake of time Council will consider only the Coos Bay-North and, as time allows, Coos Bay-South properties at the October 1<sup>st</sup>. The remainder will be considered at the next meeting or two.

**ADVANTAGES:**

This discussion will help Council members understand the number of properties under City ownership and allow for discussion regarding the current and future use of the properties, and if the properties should be disposed of.

**DISADVANTAGES:**

None

**BUDGET:**

Some of the properties may be sold and provide immediate revenue from the sale. Once the property is in private ownership, the property will provide recurring property tax revenue.

**RECOMMENDATION:**

Provide staff direction how Council wishes to proceed with disposal, or not, of certain City properties.

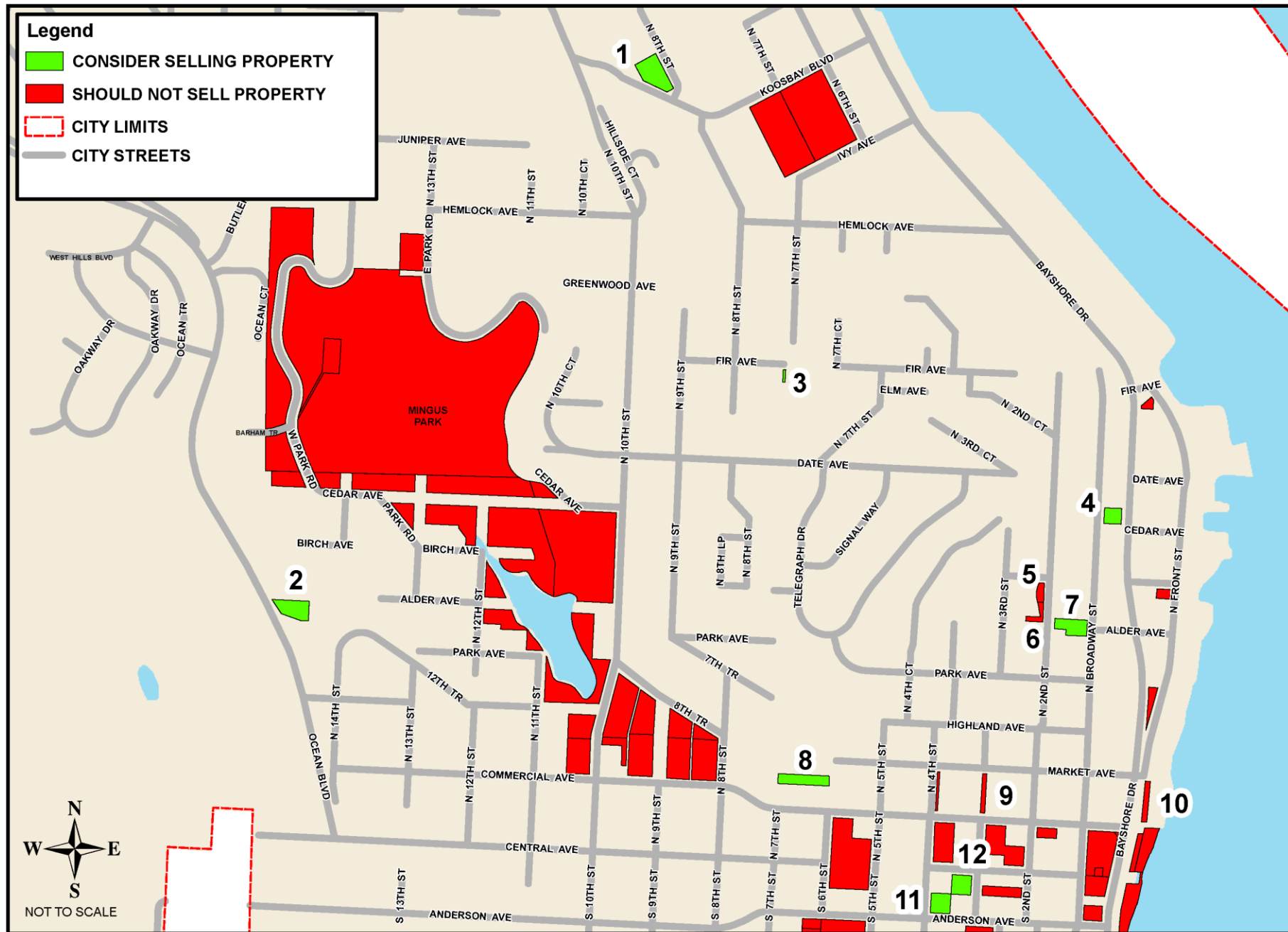
**ATTACHMENTS:**

Presentation Slides

# Consideration of Disposal of Surplus City Property

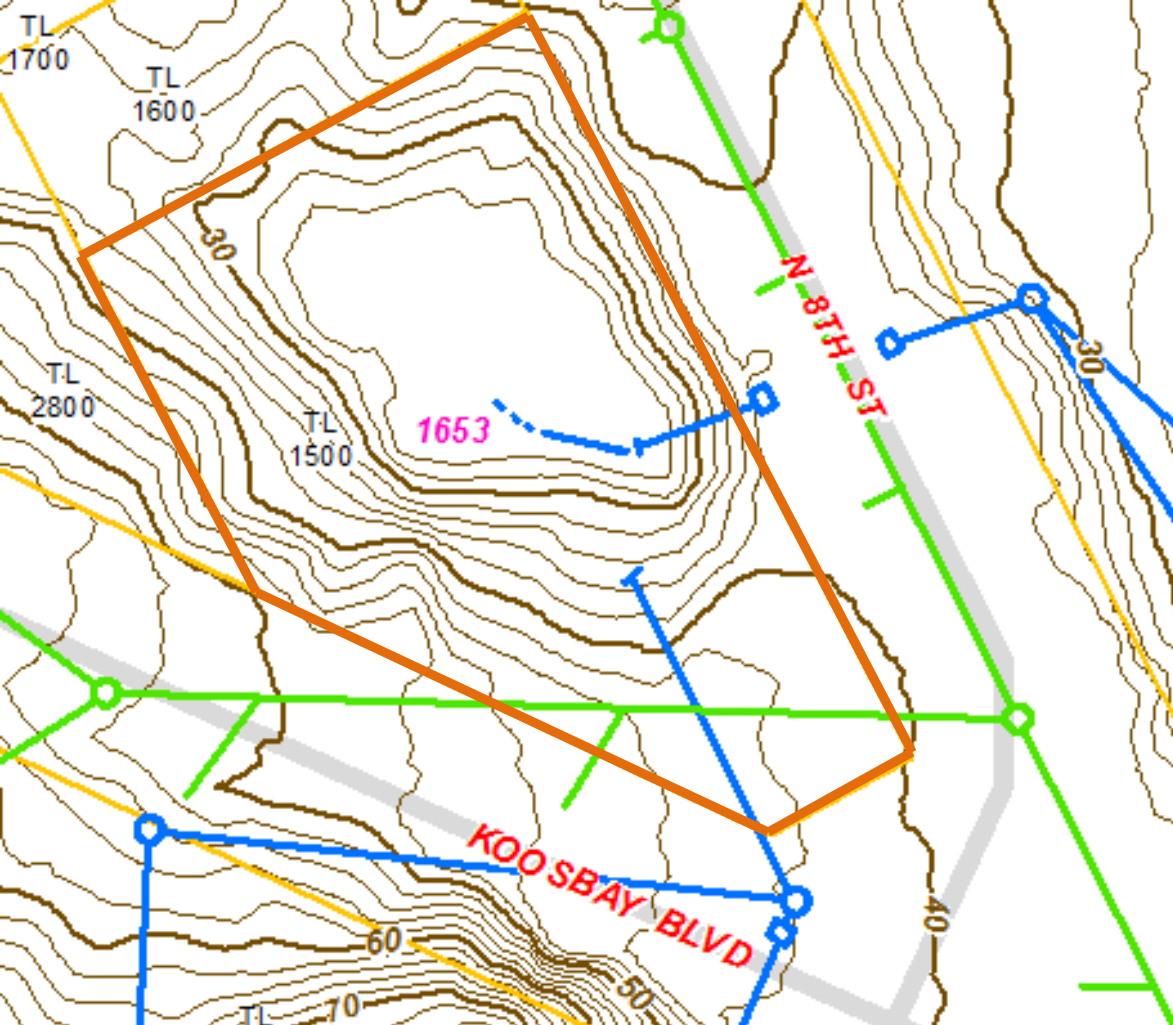
October 1, 2013

Presented by City of Coos Bay  
Public Works Department



## COOS BAY - NORTH





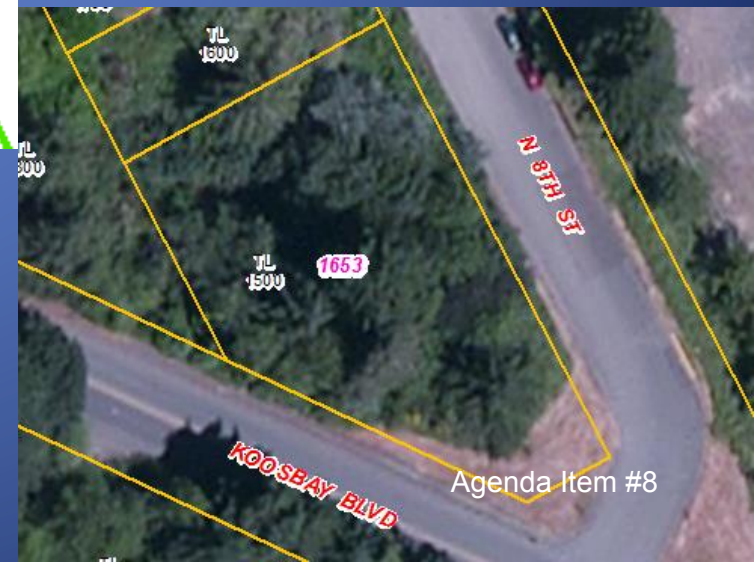
#1

1653 N 8<sup>th</sup> St

**Area (sq ft):** 19,400

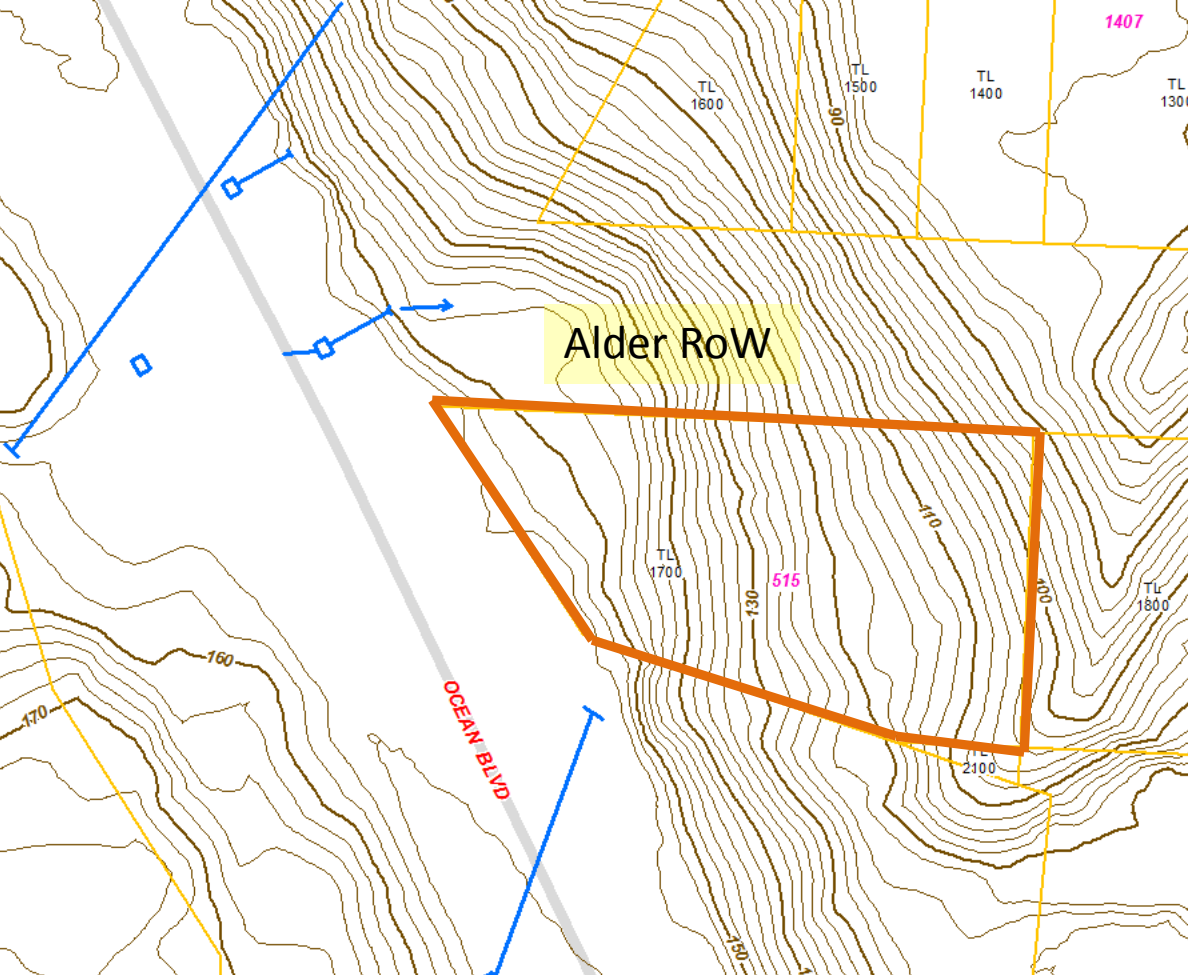
**Challenges:** need easements  
for utilities; steep slopes;  
wetlands?

**Zoning:** R2



Agenda Item #8





#2

SE corner Ocean & Alder

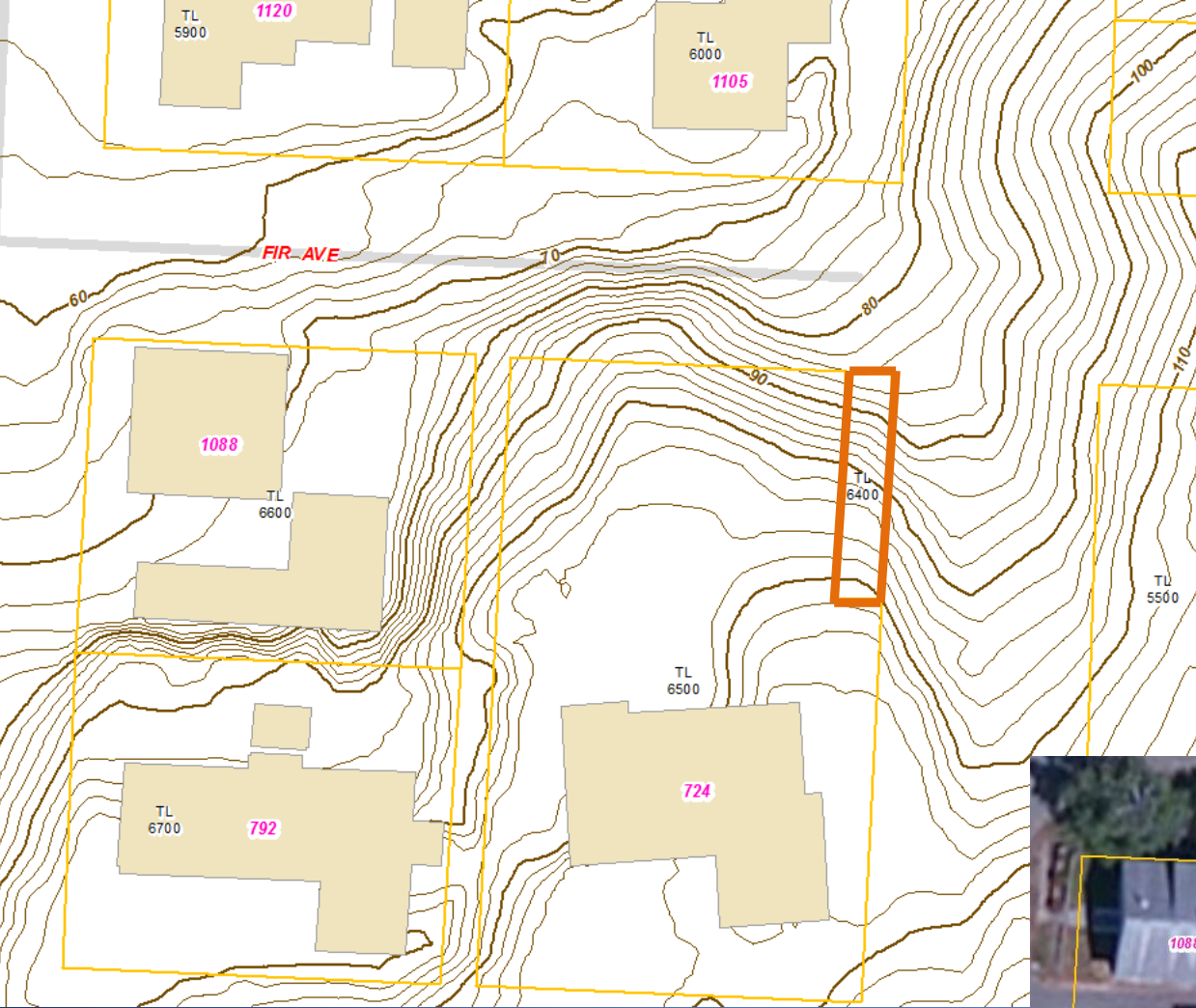
**Area (sq ft):** 14,200

**Challenges:** need easement to accept drainage off Ocean; steep slopes

**Zoning:** R2



Agenda Item #8



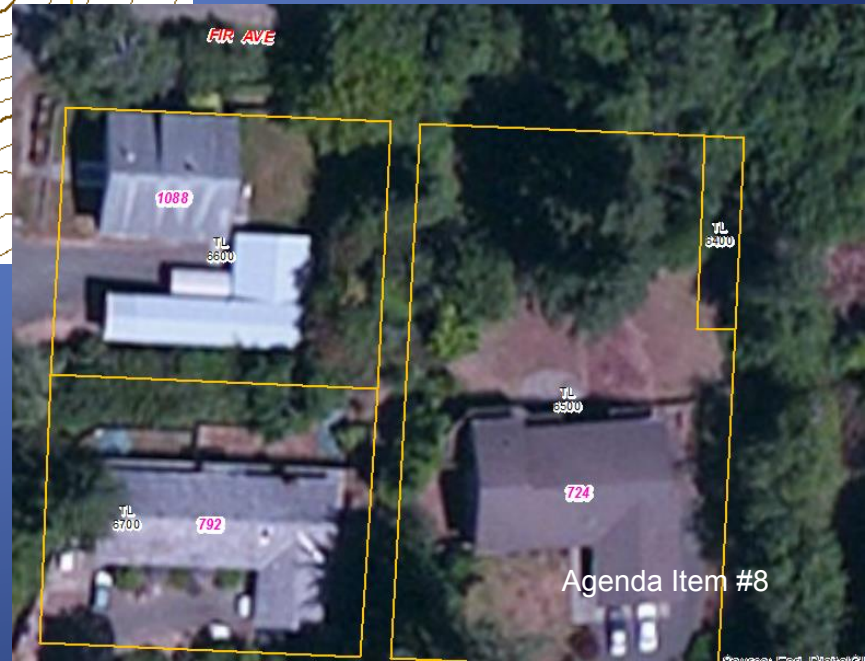
#3

SW corner Fir & 7th

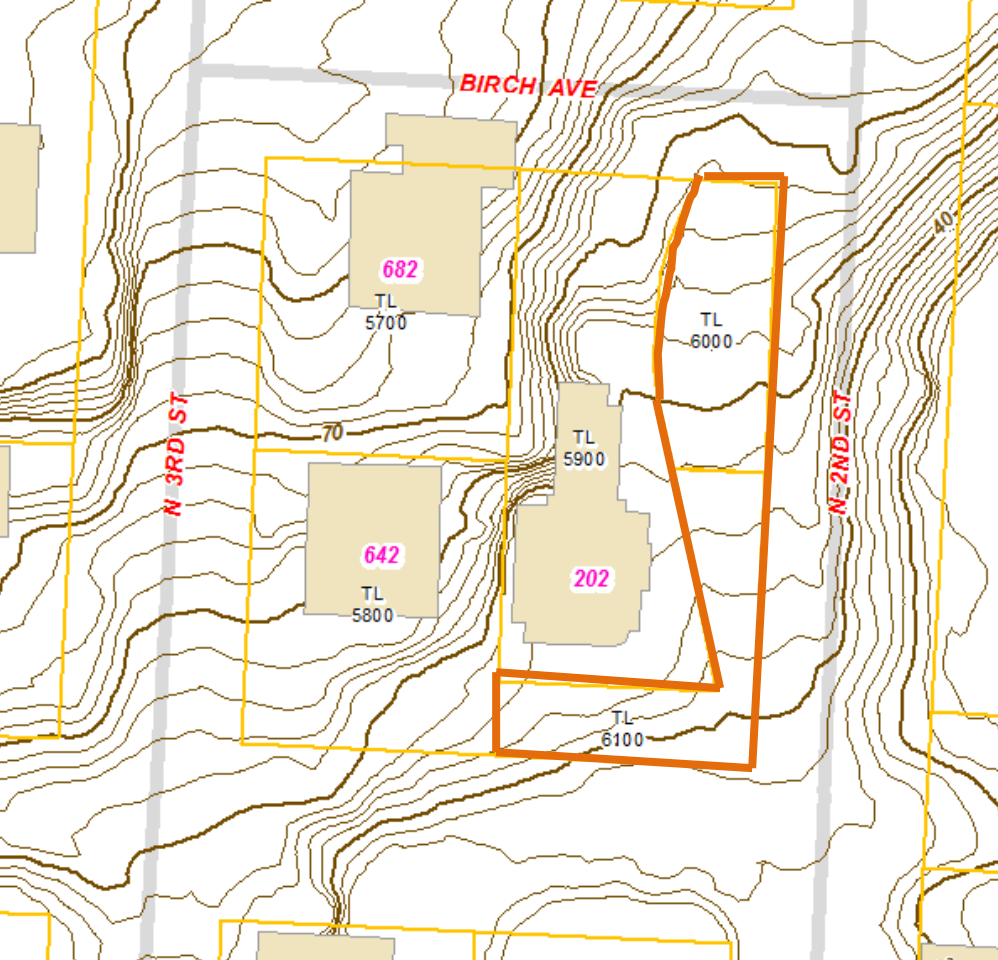
Area (sq ft): 856

Challenges: Unbuildable;  
steep slopes

Zoning: R2







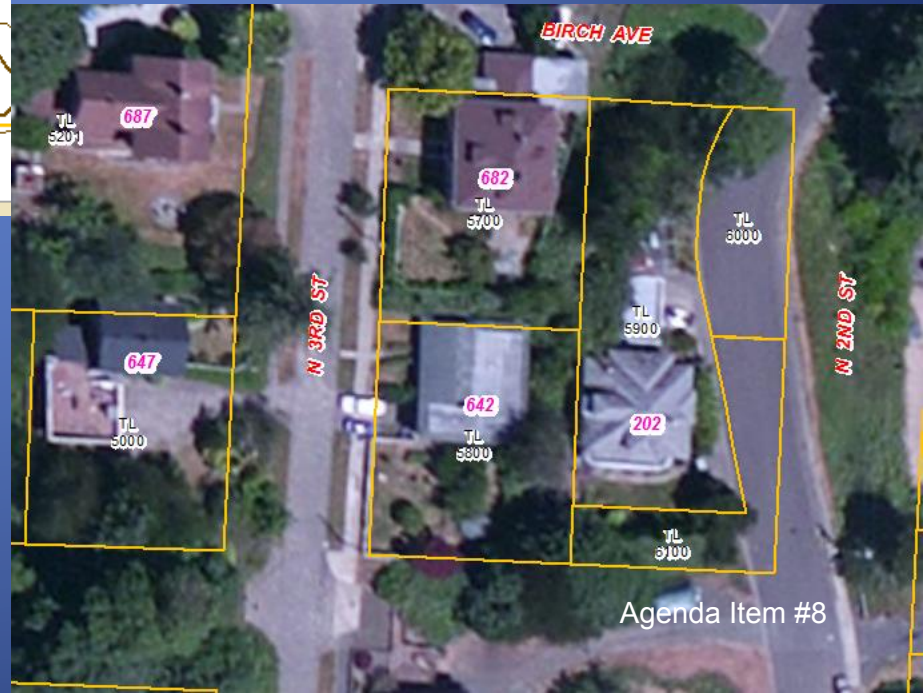
#5/#6

202 N 2<sup>nd</sup> Street

Area (sq ft): 6720

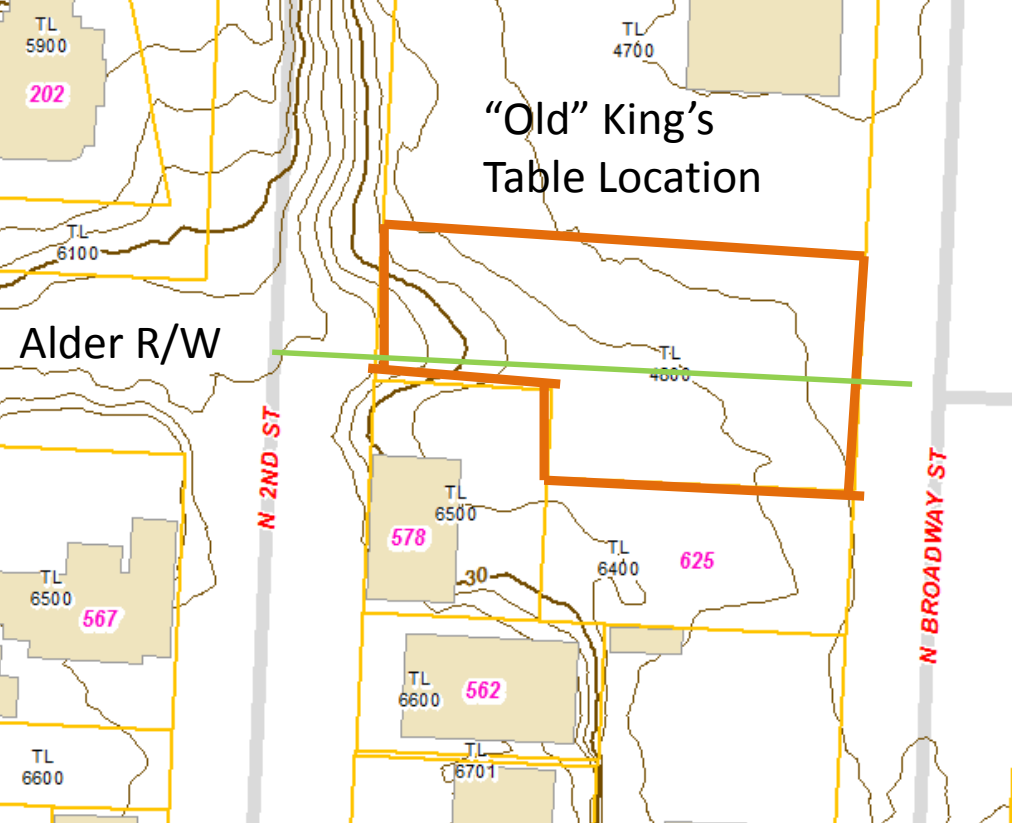
Challenges: Contains 2<sup>nd</sup>  
Street pavement

Zoning: R2



Agenda Item #8





#7

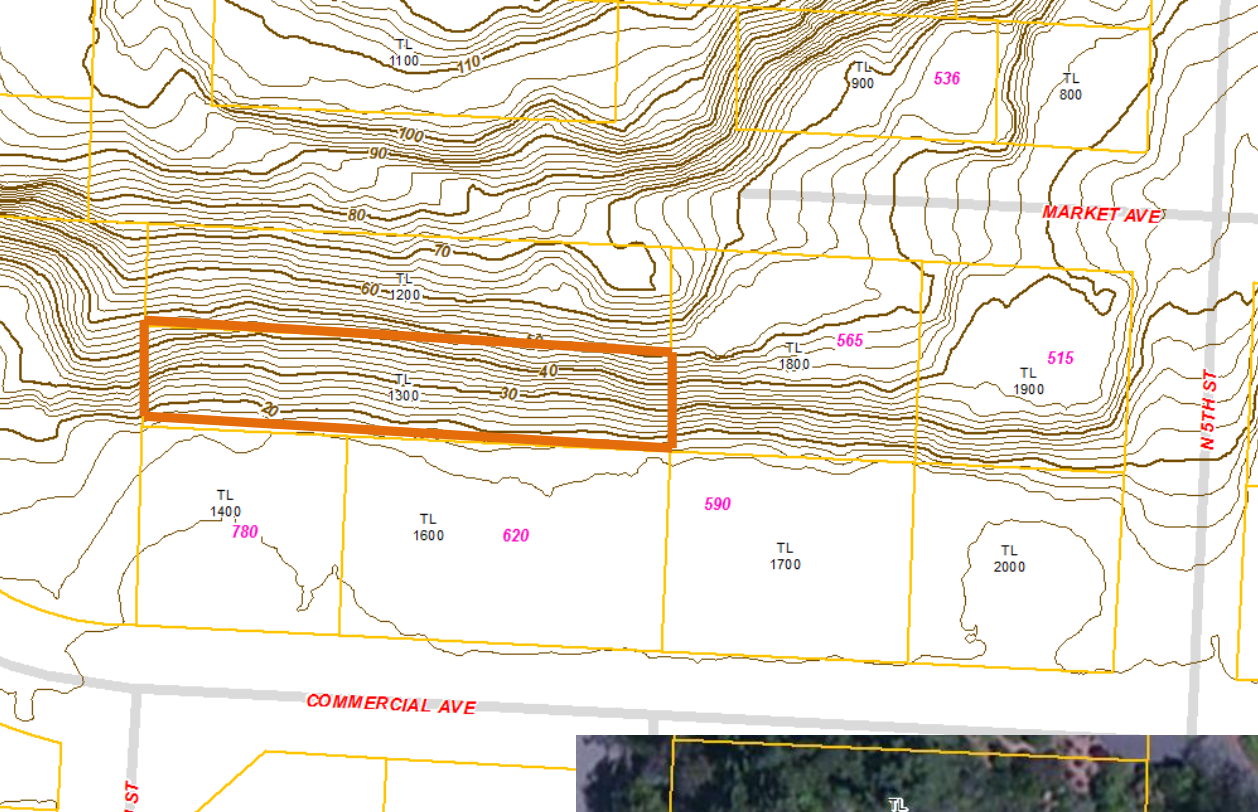
West side Alder & Broadway  
**Area (sq ft):** 11,900

**Challenges:** Currently leased to private business; sewer main through property

**Zoning:** C2



Agenda Item #3



#8

North of 620 Commercial;  
east of McAuley Hospital  
**Area (sq ft): 13,000**

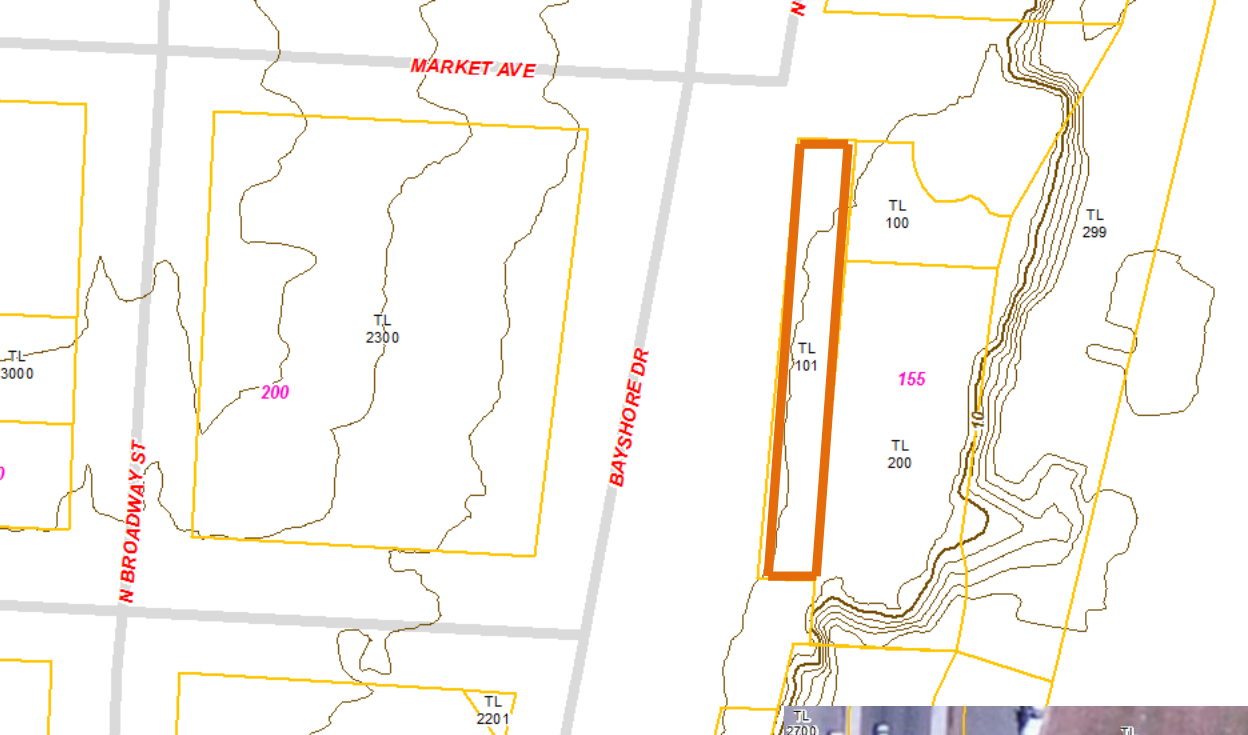
**Challenges:** Very steep, no  
access

**Zoning:** R-4P



Agenda Item #8





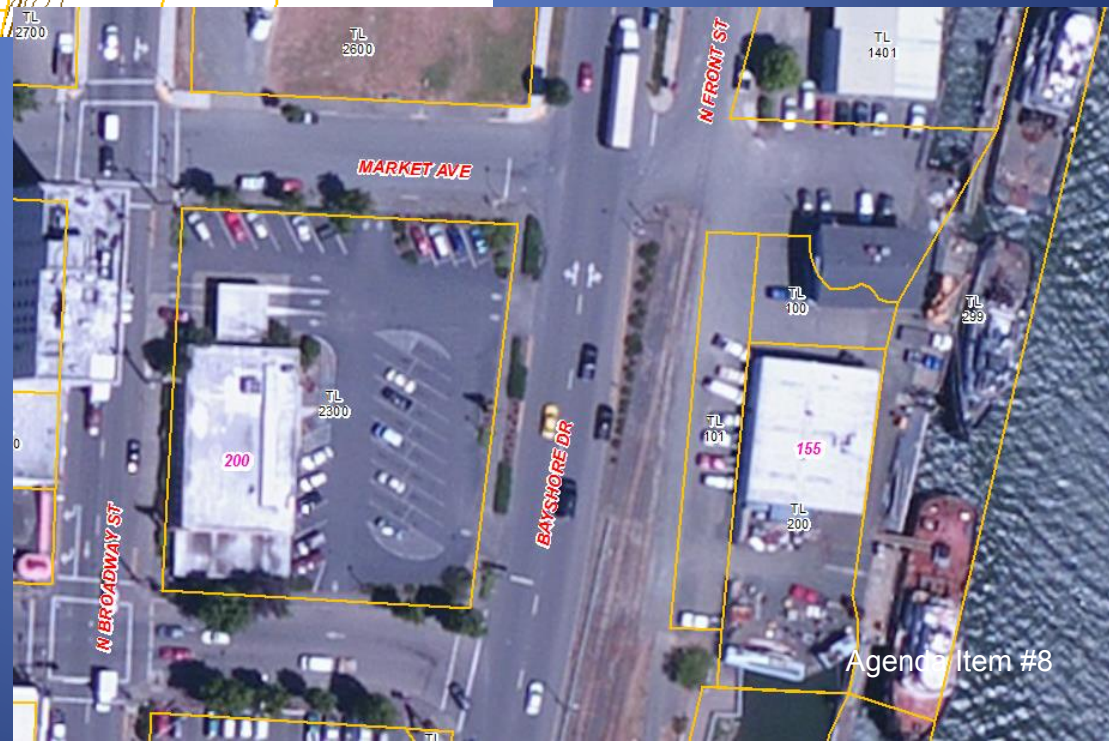
#10

East side of Bayshore  
between Market &  
Commercial

**Area (sq ft): 5,487**

**Challenges:** Floodplain; paved  
access to N end of boardwalk;  
used for parking by private  
business

**Zoning:** WH-2



Agenda Item #8





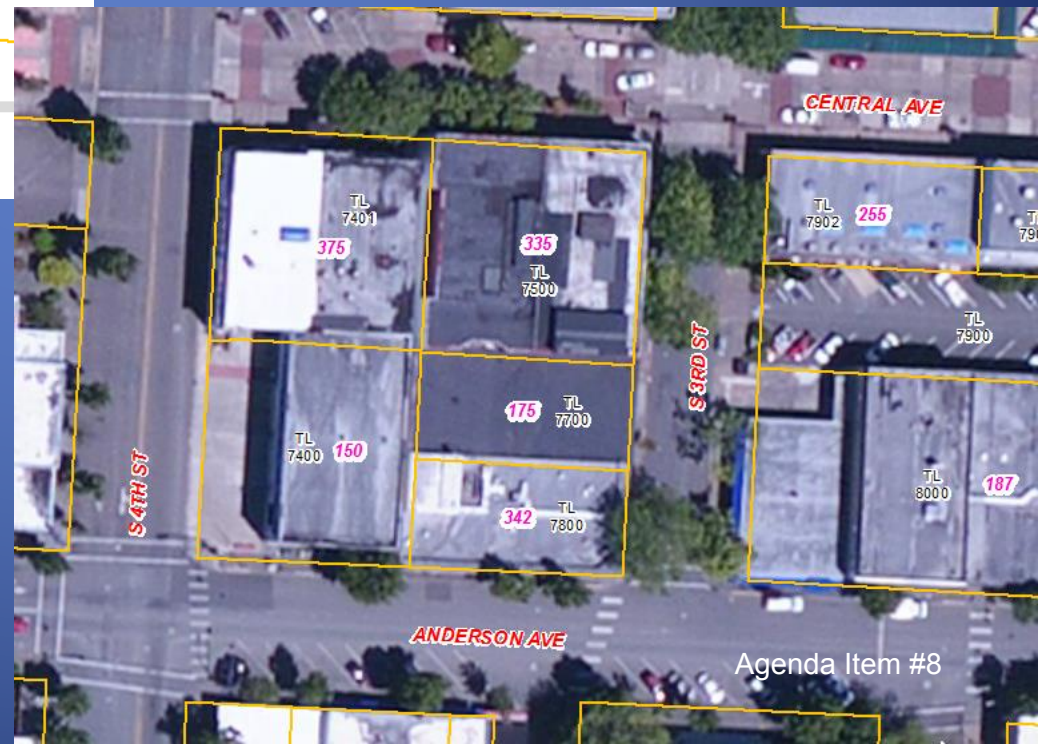
#11/#12

Old Fire Hall & Lockhart  
building sites

**Area (sq ft):** 10,000 each

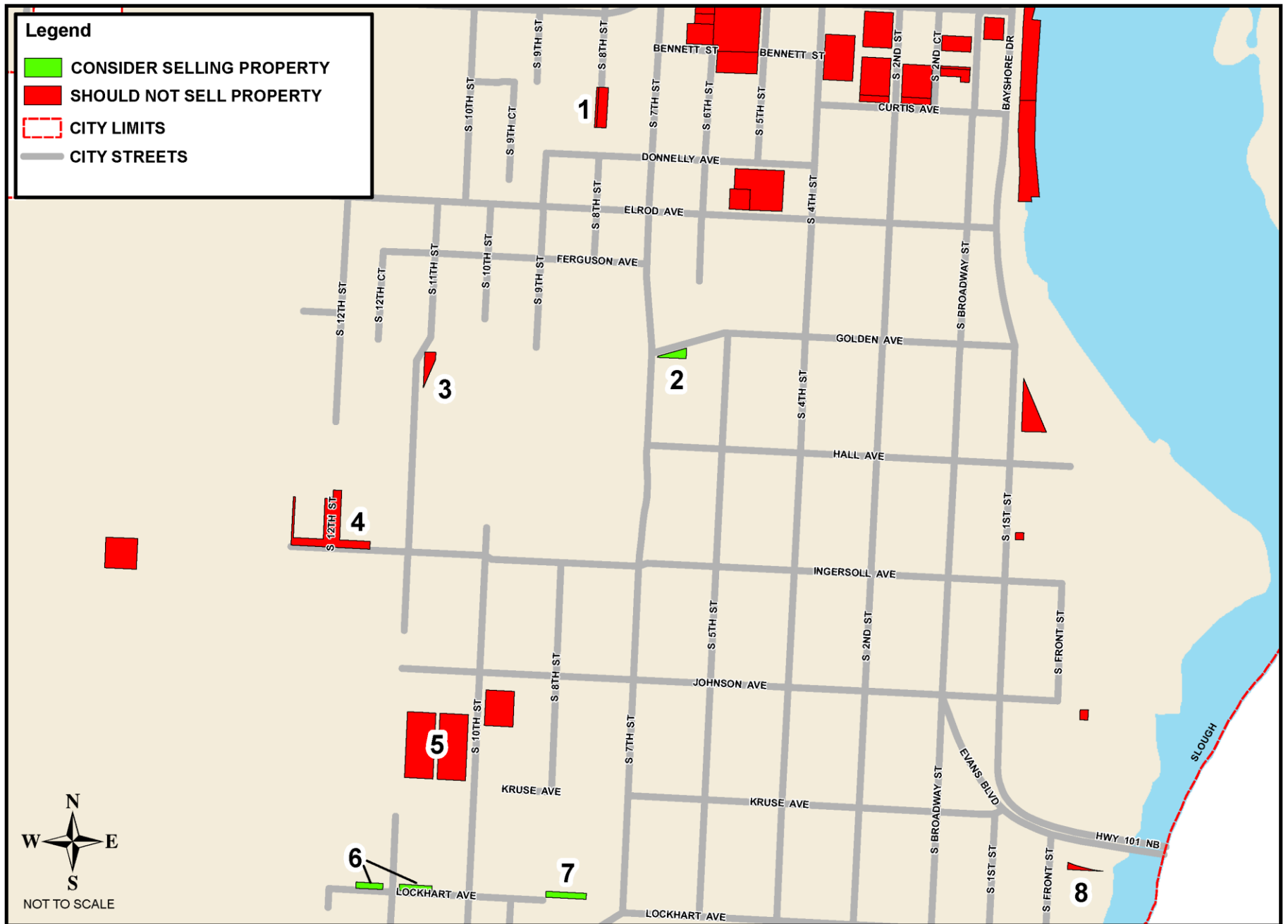
**Challenges:** Floodplain; still 5  
months right of redemption  
for Lockhart

**Zoning:** C-1



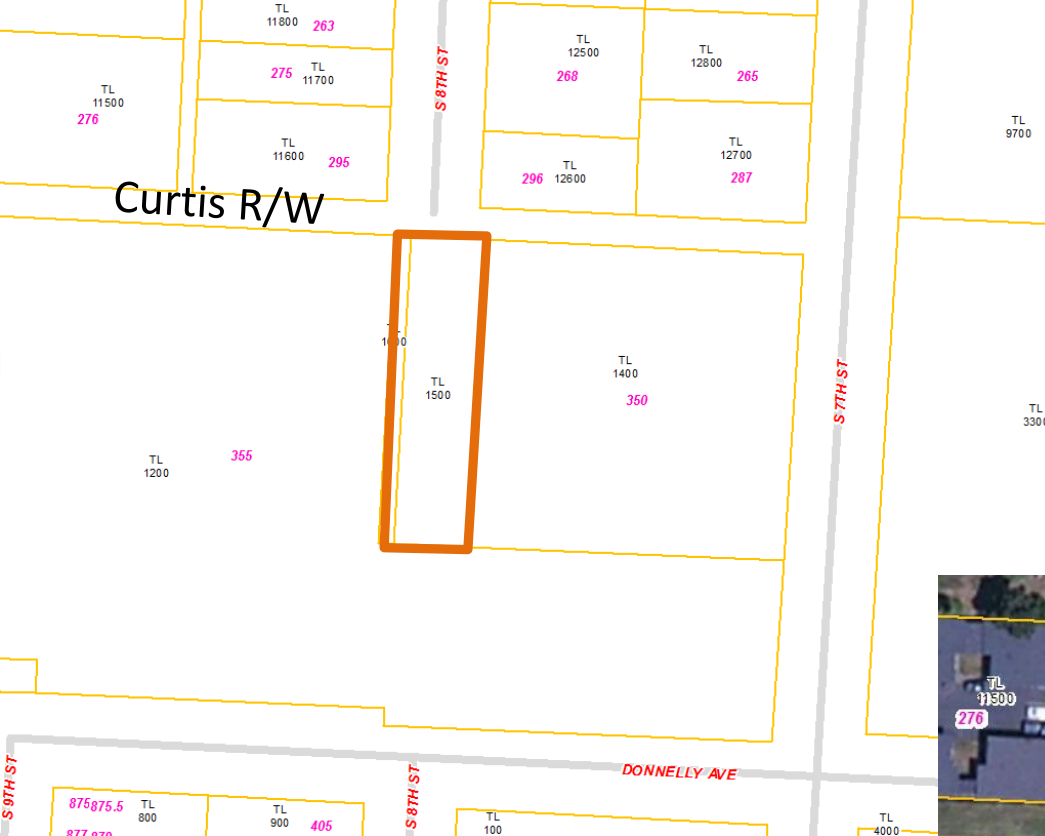
Agenda Item #8





## COOS BAY - SOUTH





#1

South extension of S 8<sup>th</sup> St;  
South of Curtis R/W

**Area (sq ft):** 18,000

**Challenges:** Floodplain; sewer  
mains; access to apartments

**Zoning:** R-3



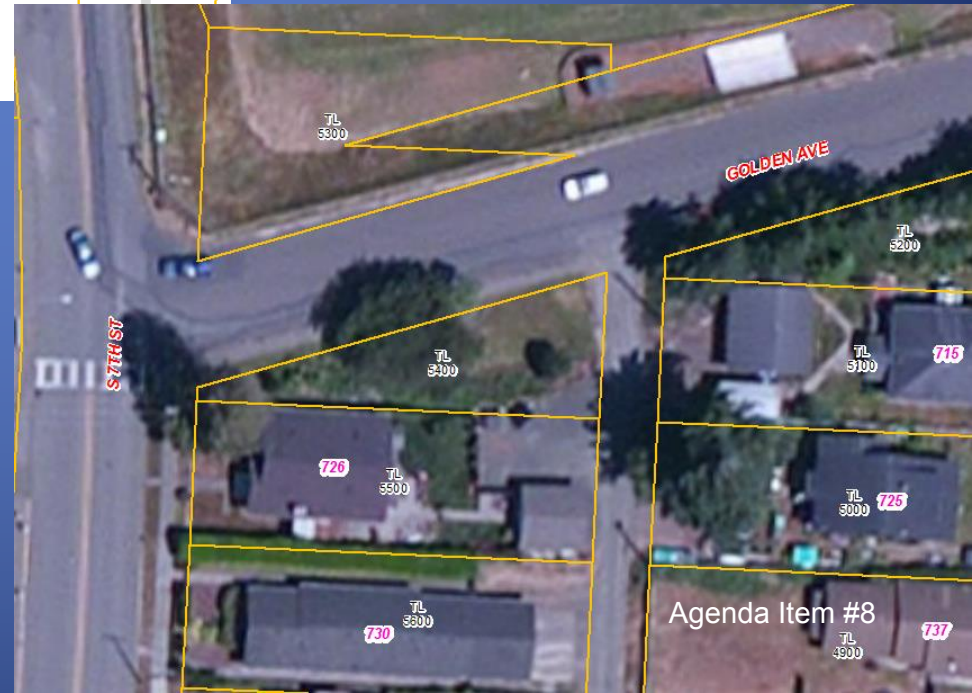
Agenda Item #8

#2

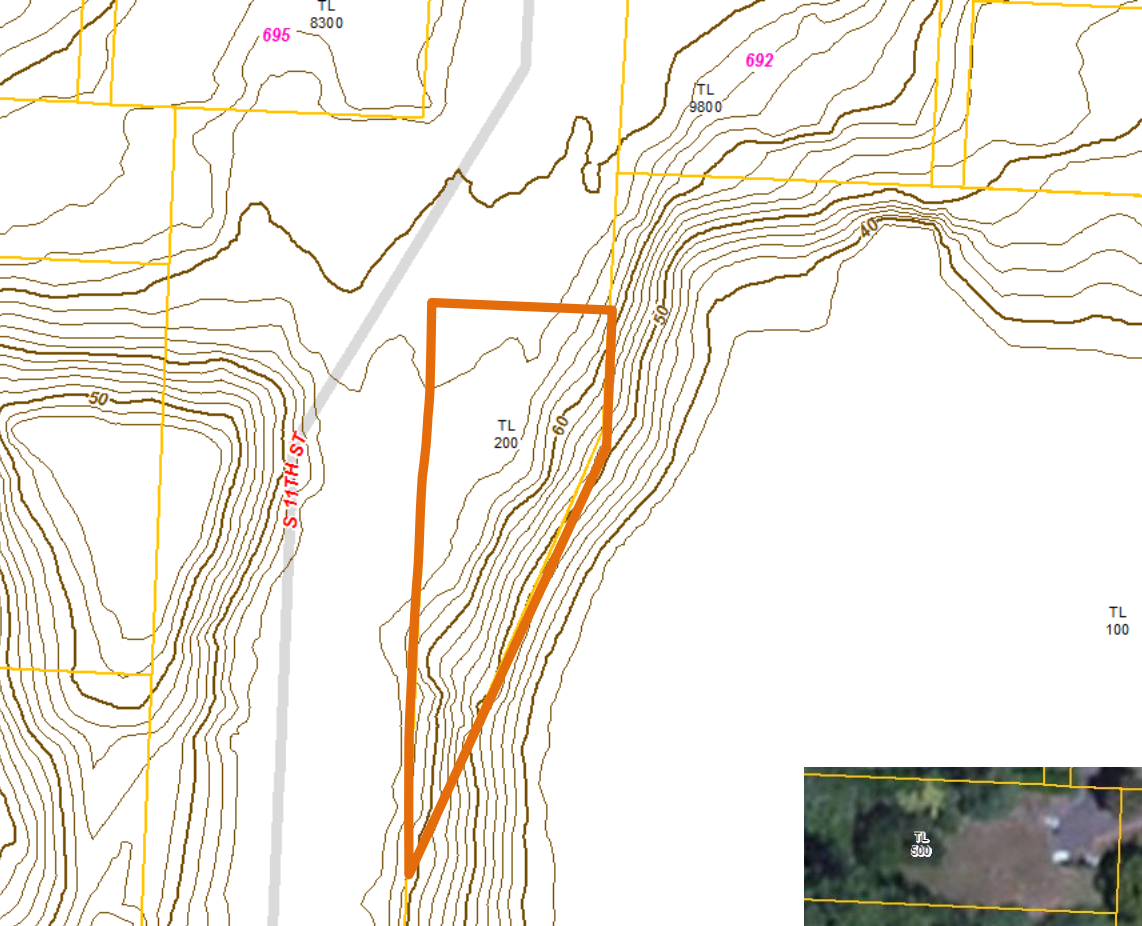
SE corner Golden & S 7th  
**Area (sq ft): 3,830**

**Challenges:** No successful bidder on previous attempt to sell; adjacent owner did express interest in owning; lot size makes it unbuildable

**Zoning:** R-2



Agenda Item #8



#3

S 11<sup>th</sup> & NW corner of  
Marshfield stadium

**Area (sq ft):** 5,676

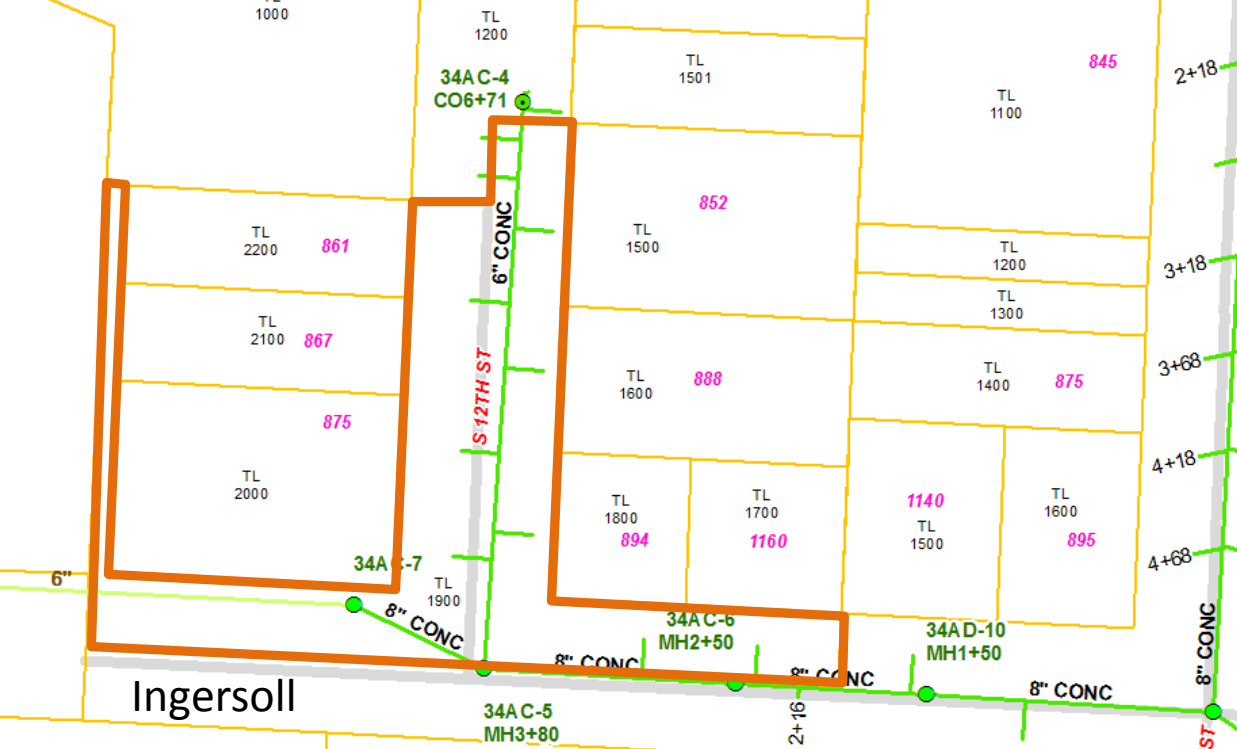
**Challenges:** Contains portion of  
S 11 St; contains storm lines;  
steep slope

**Zoning:** QP-3



Agenda Item #8



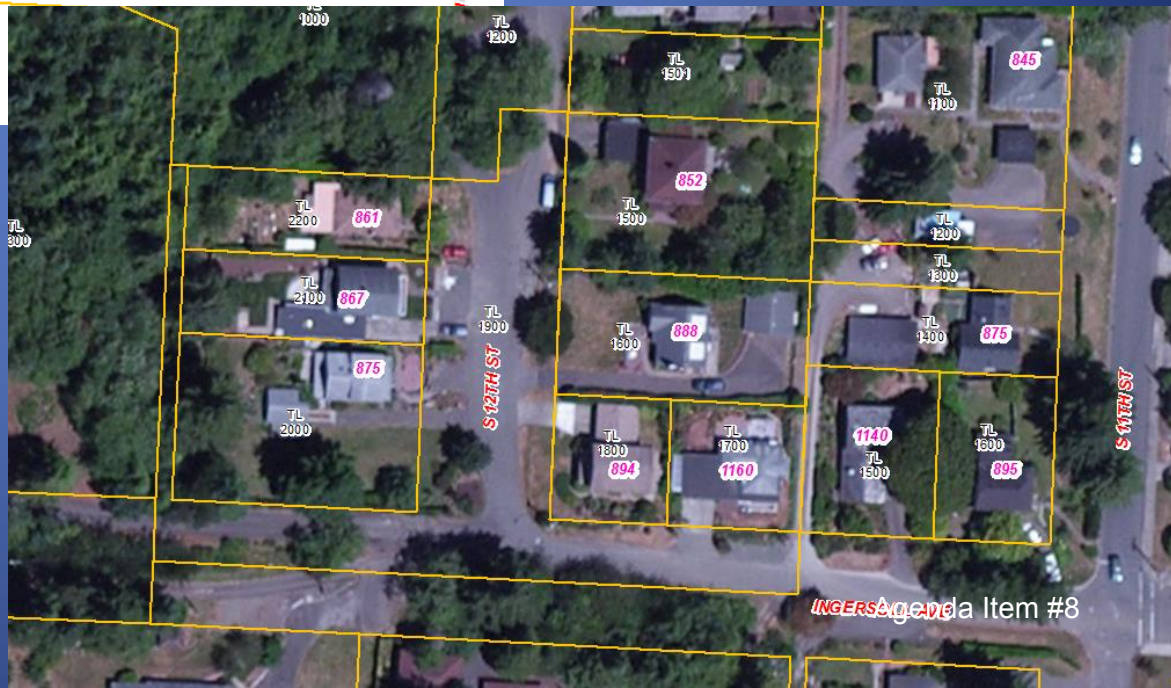


#4

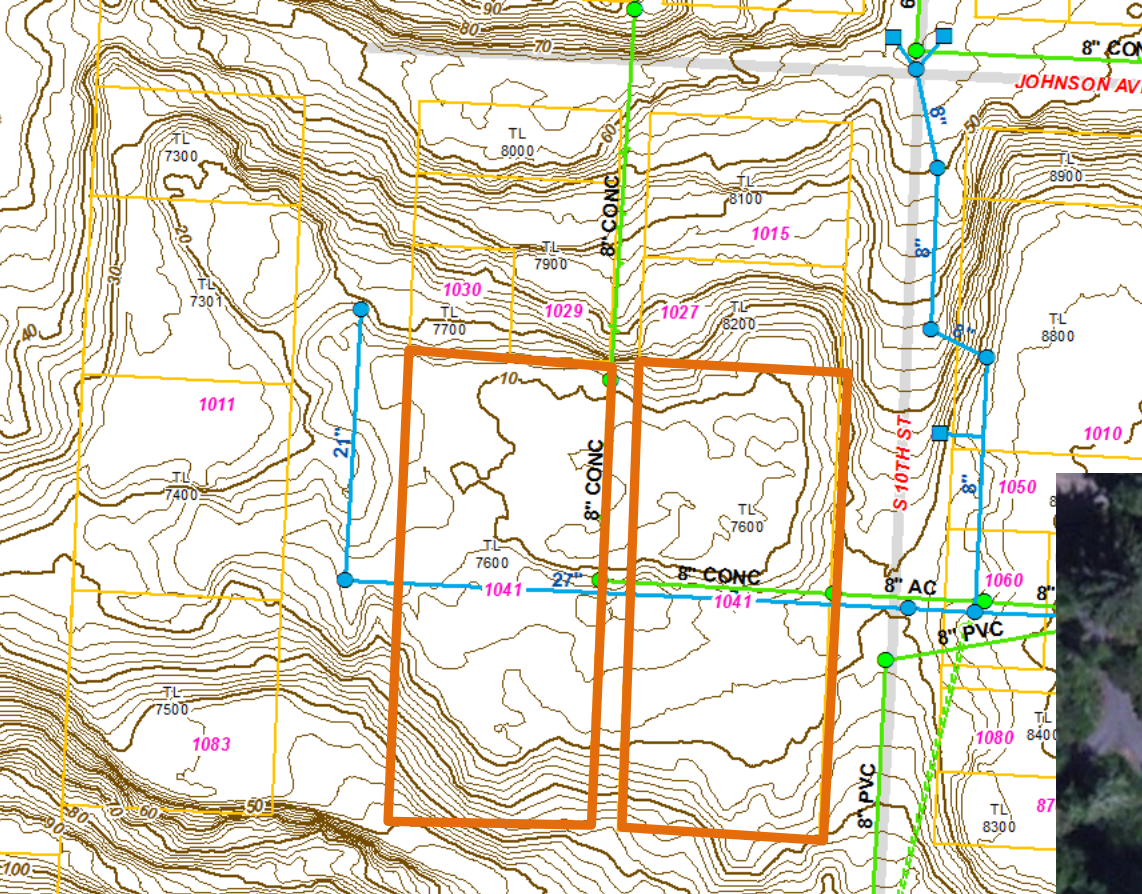
Ingersoll & S 12th  
Area (sq ft): 33,575

Challenges: Provides access to  
several properties; contains  
sewer mains

Zoning: R-2



INGERSOLL AVE Item #8

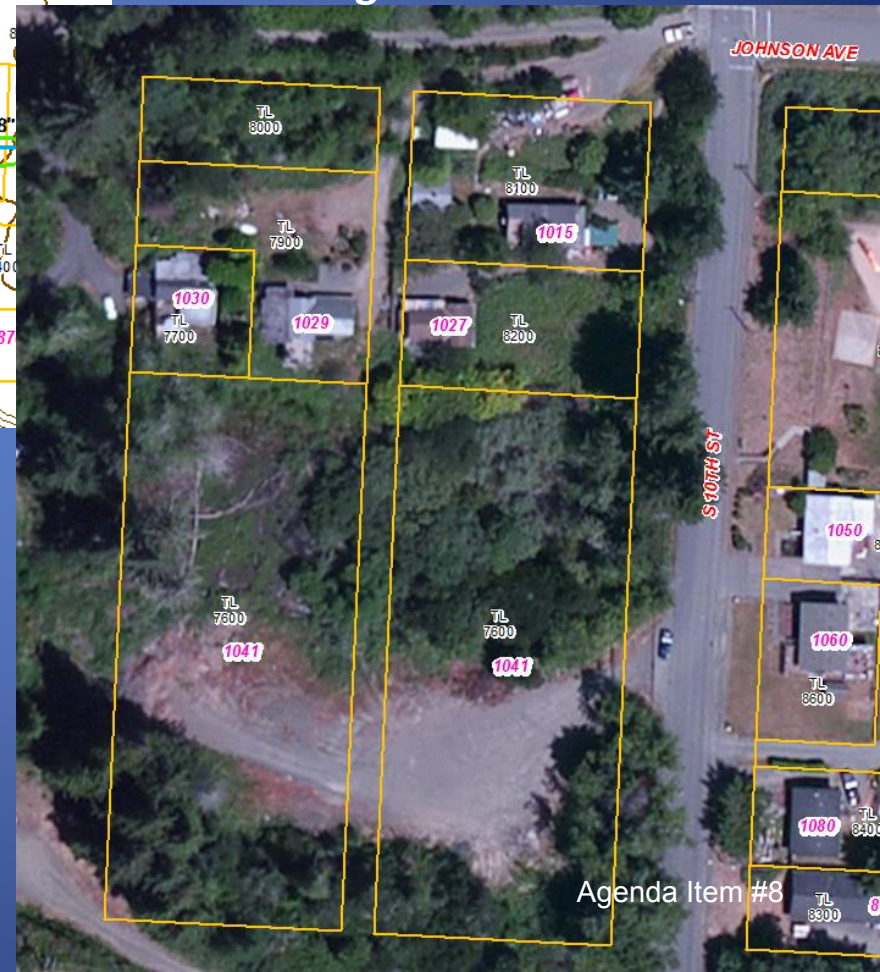


#5

W side of S 10<sup>th</sup> S of Johnson  
Area (sq ft): 91,000

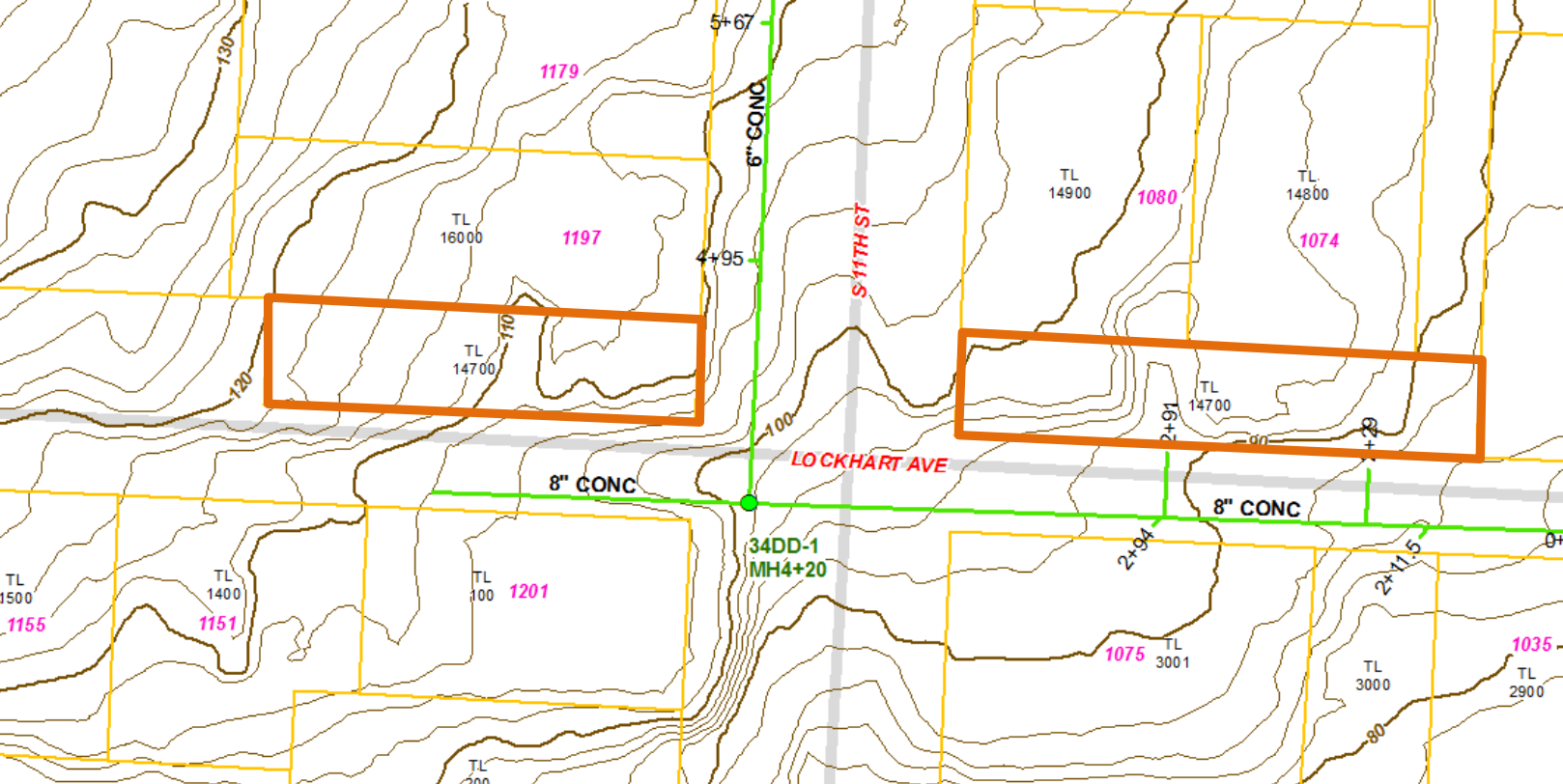
Challenges: Used as dump for  
city street sweepings; contains  
sewer main and storm line

Zoning: R-3



Agenda Item #8

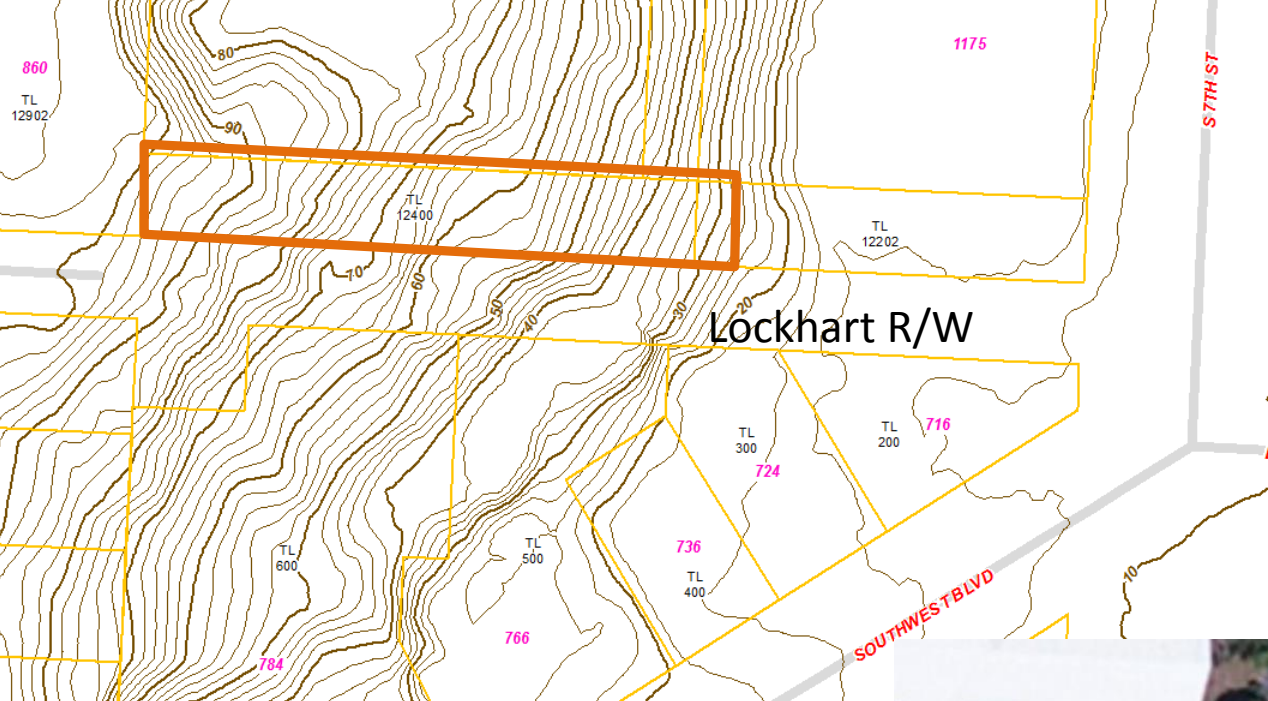




#6  
 Lockhart & S 11th  
**Area (sq ft):** 8,785  
**Challenges:** Developed by  
 adjacent owners; sewer  
 laterals; lot separated by 11<sup>th</sup> St  
**Zoning:** R-2



Agenda Item #8



#7

N side of Lockhart & 140' west  
of S 7<sup>th</sup> St

**Area (sq ft):** 5,735

**Challenges:** Steep slopes;  
difficult access

**Zoning:** R-3



Agenda Item #8



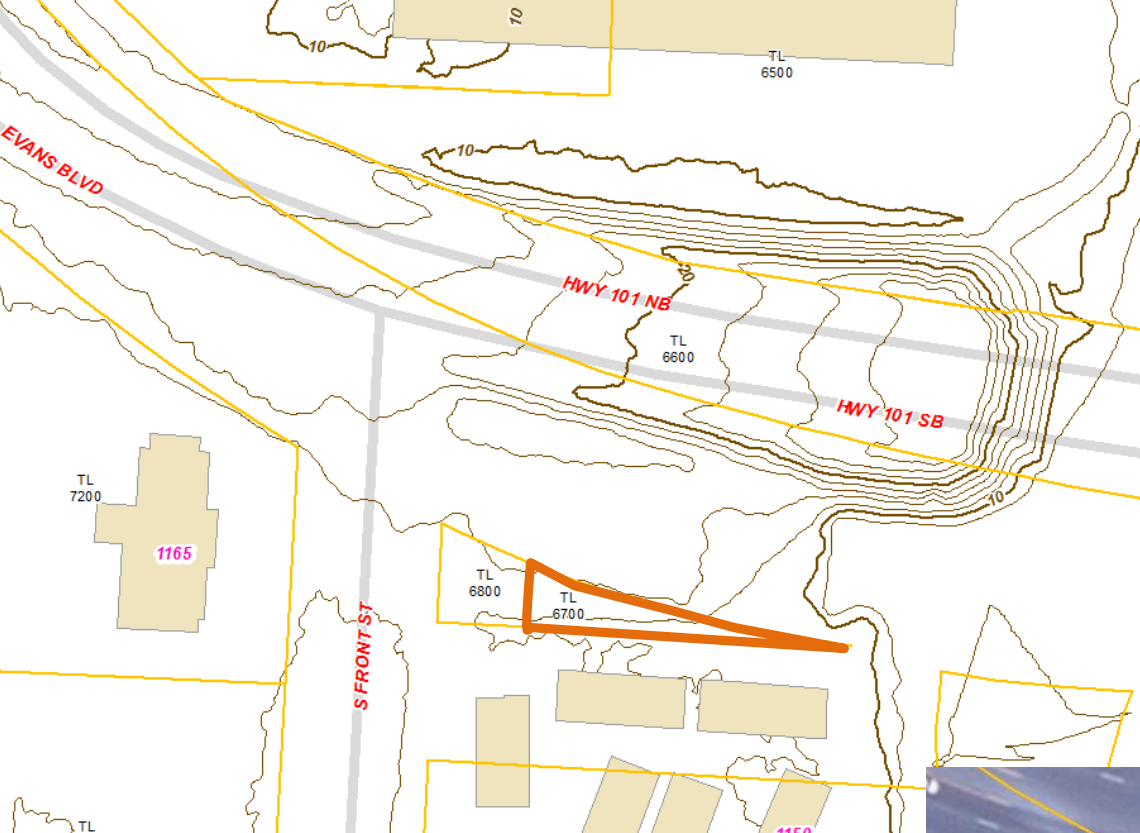
## #8

## S Front St & HWY 101





**Area (sq ft): 2,500**

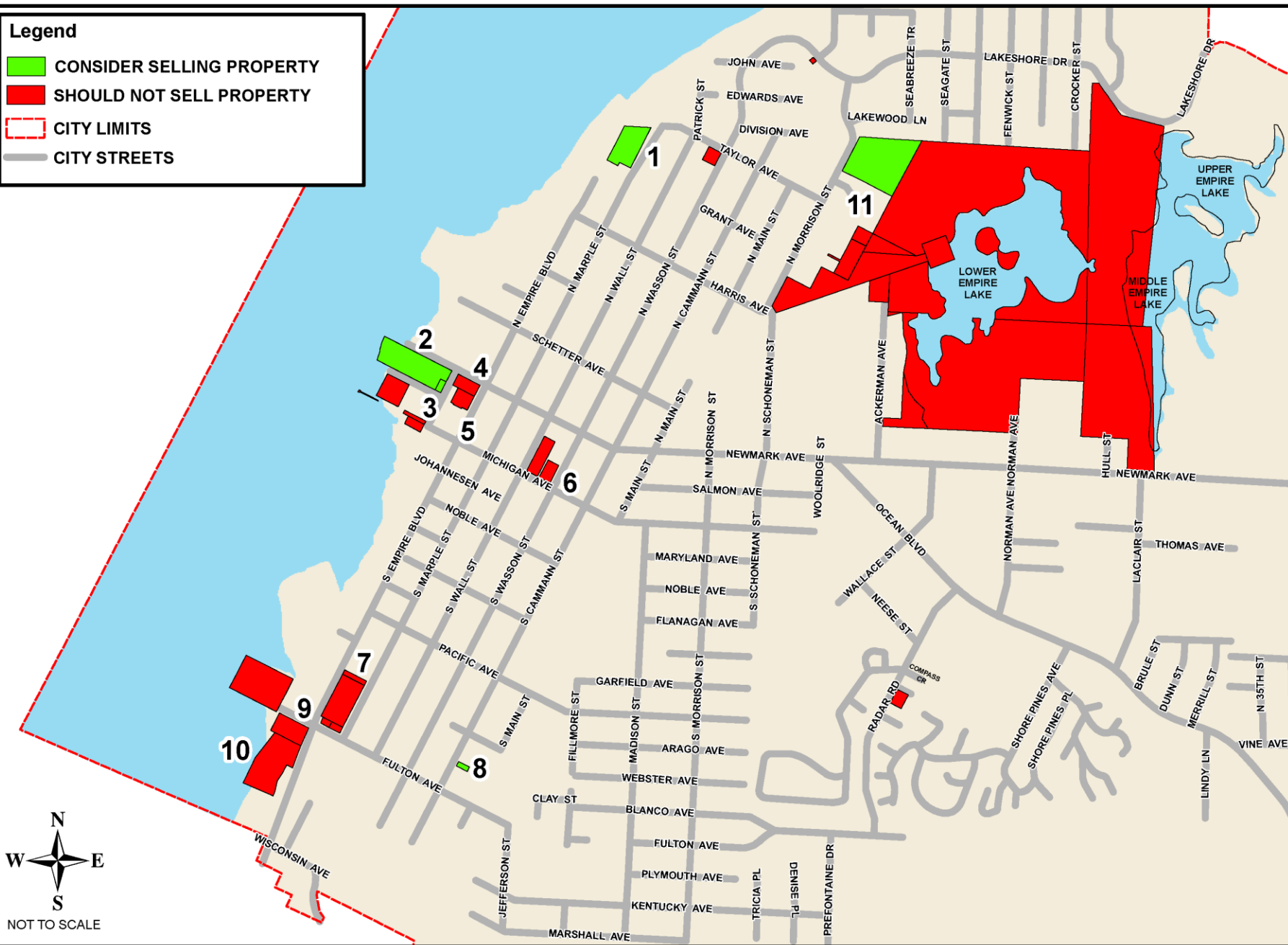
**Challenges:** undevelopable;  
useful for R/W

## Zoning: I-C



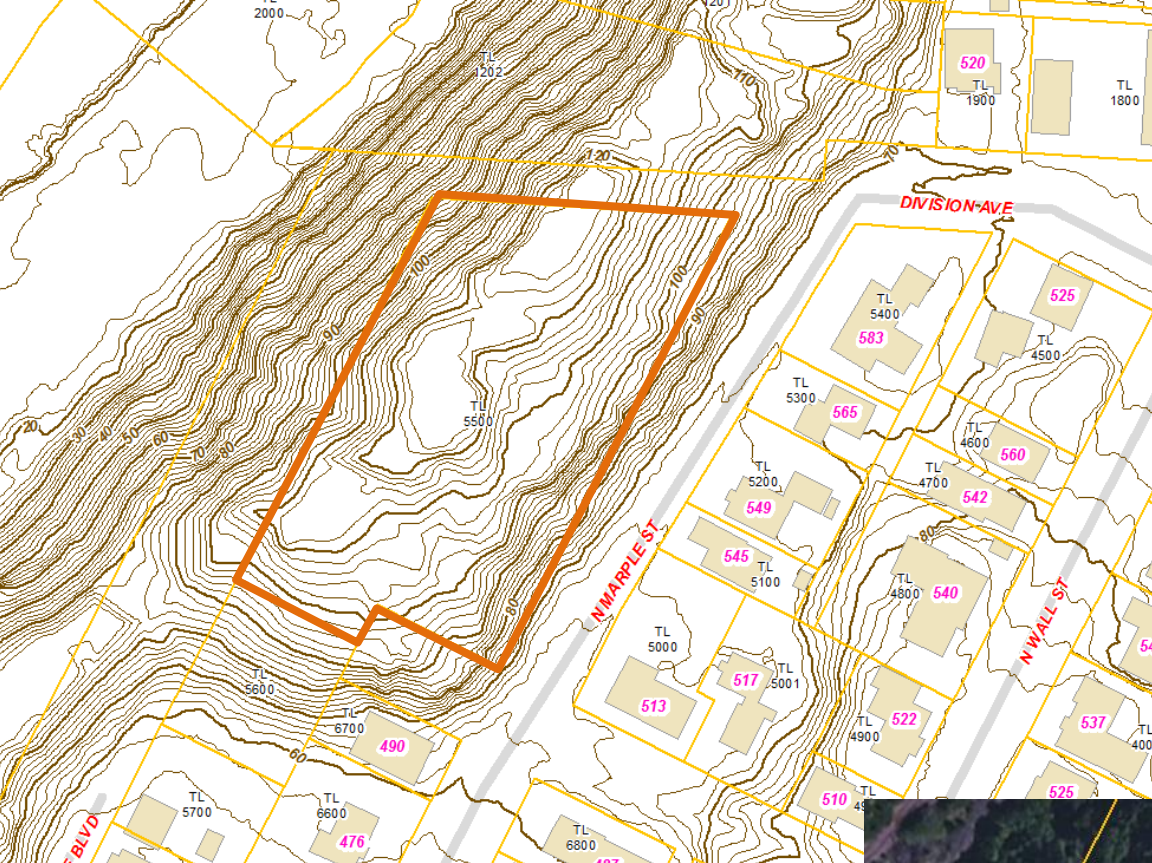
### Legend

-  **CONSIDER SELLING PROPERTY**  
 **SHOULD NOT SELL PROPERTY**  
 **CITY LIMITS**  
 **CITY STREETS**



## EMPIRE DISTRICT



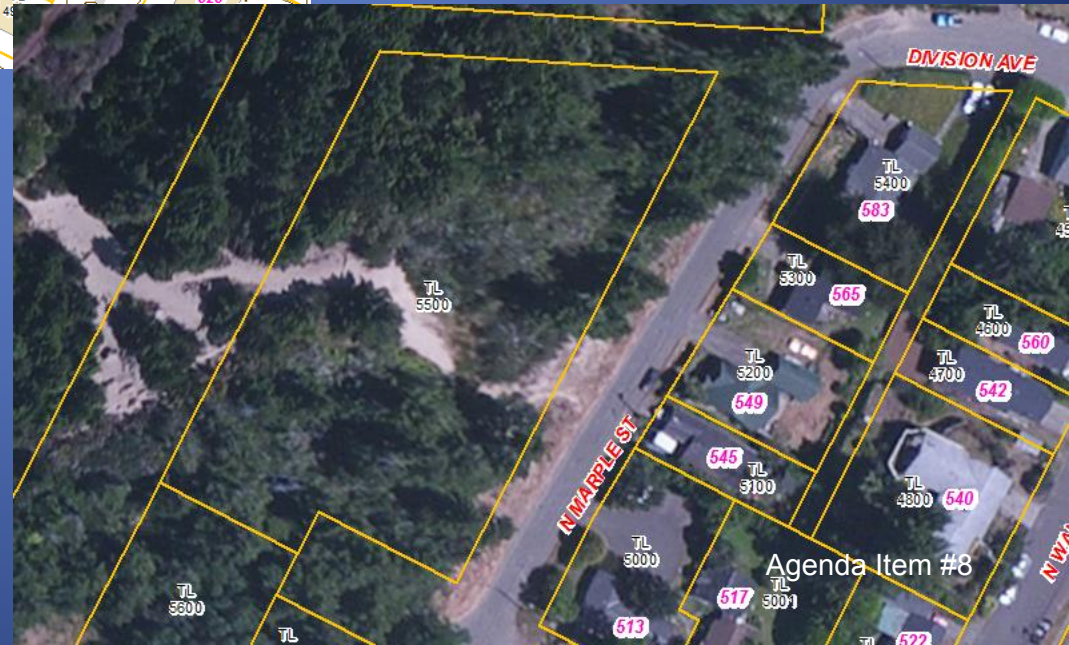


#1

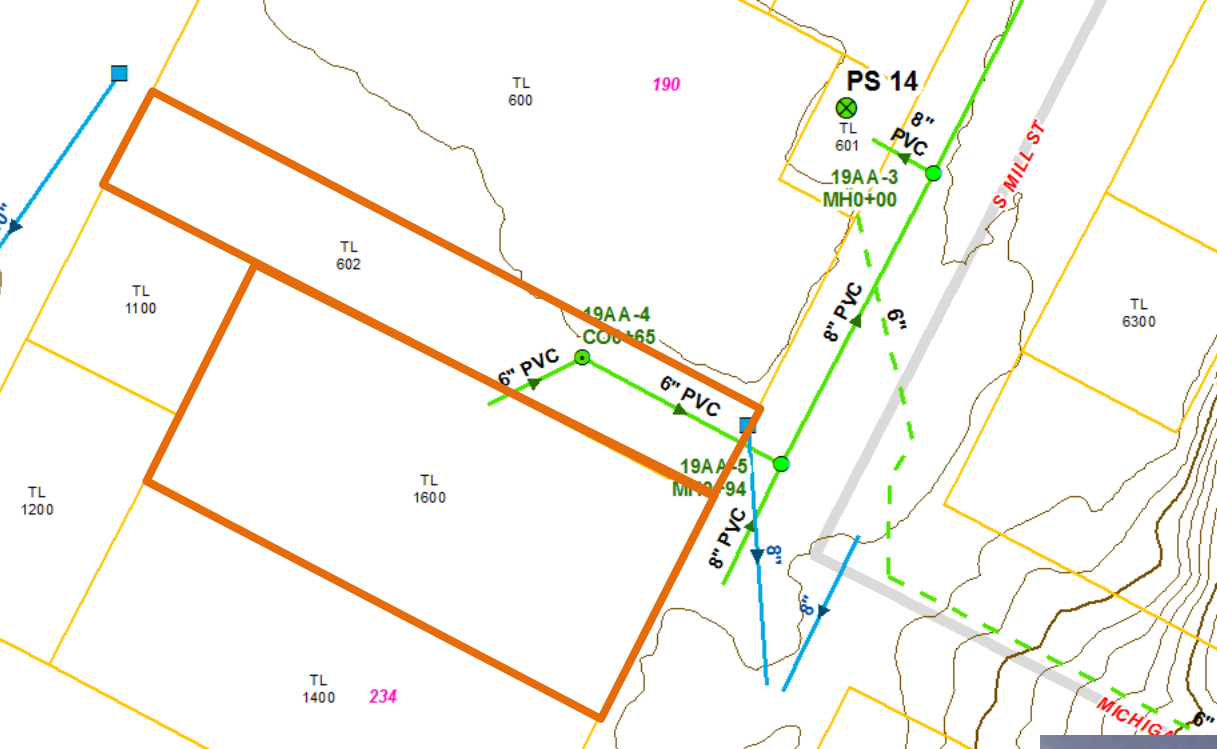
Marple between Taylor & Grant  
Area (sq ft): 68,407

Challenges: Steep slopes; dune  
sand

Zoning: R-W







#3

Mill Street & Michigan Ave (2 parcels)

**Area (sq ft):** 5,795 & 10,269

**Challenges:** Access to boat ramp; floodplain; tsunami inundation zone

**Zoning:** W-I



Agenda Item #8



#6

S Wasson & Michigan

Area (sq ft): 16,000

Challenges: None

Zoning: C-2



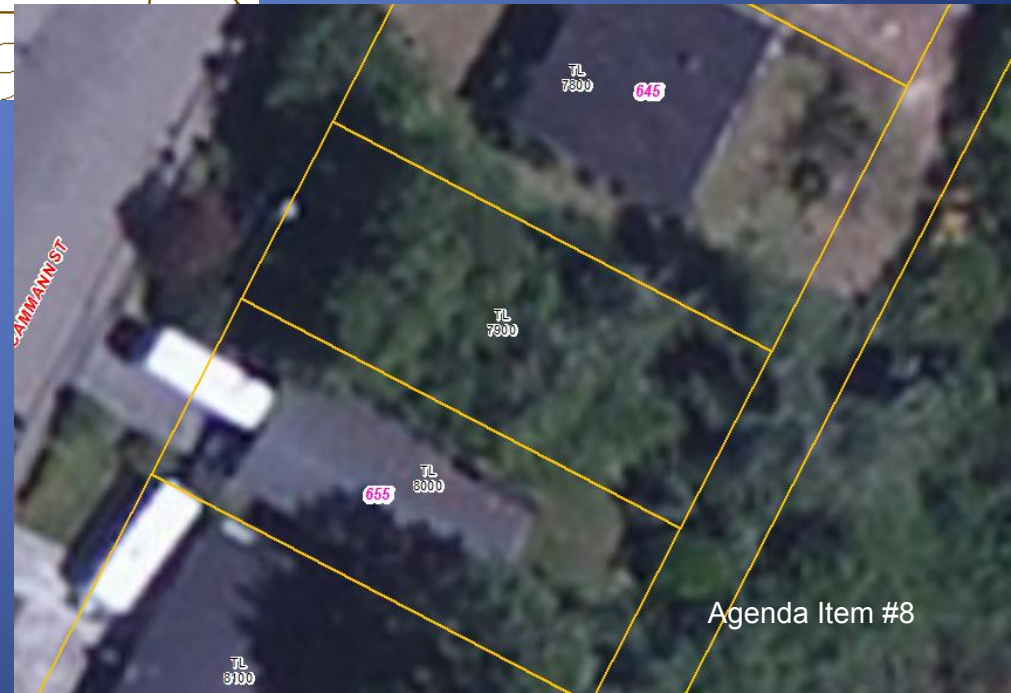
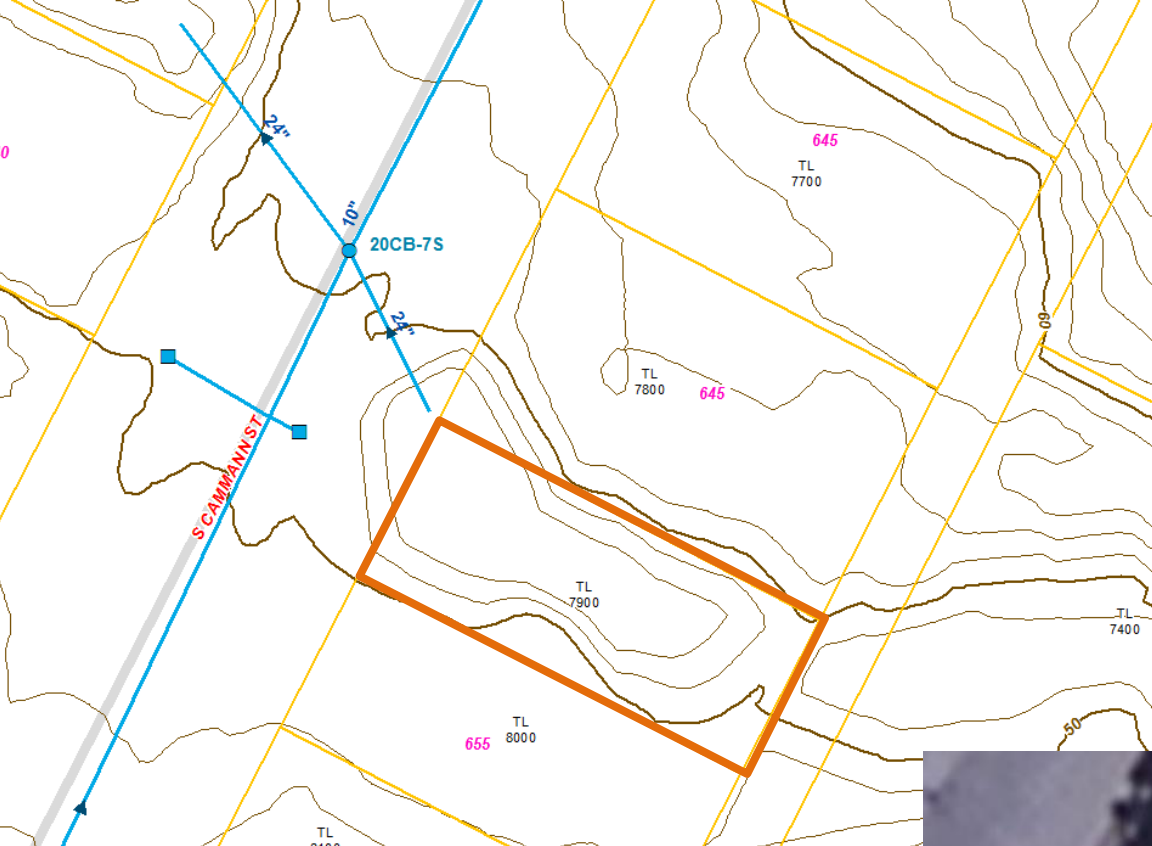
#8

Cammann btw Fulton &  
Webster

**Area (sq ft): 4,000**

**Challenges:** Drainage way

**Zoning:** R-2



Agenda Item #8



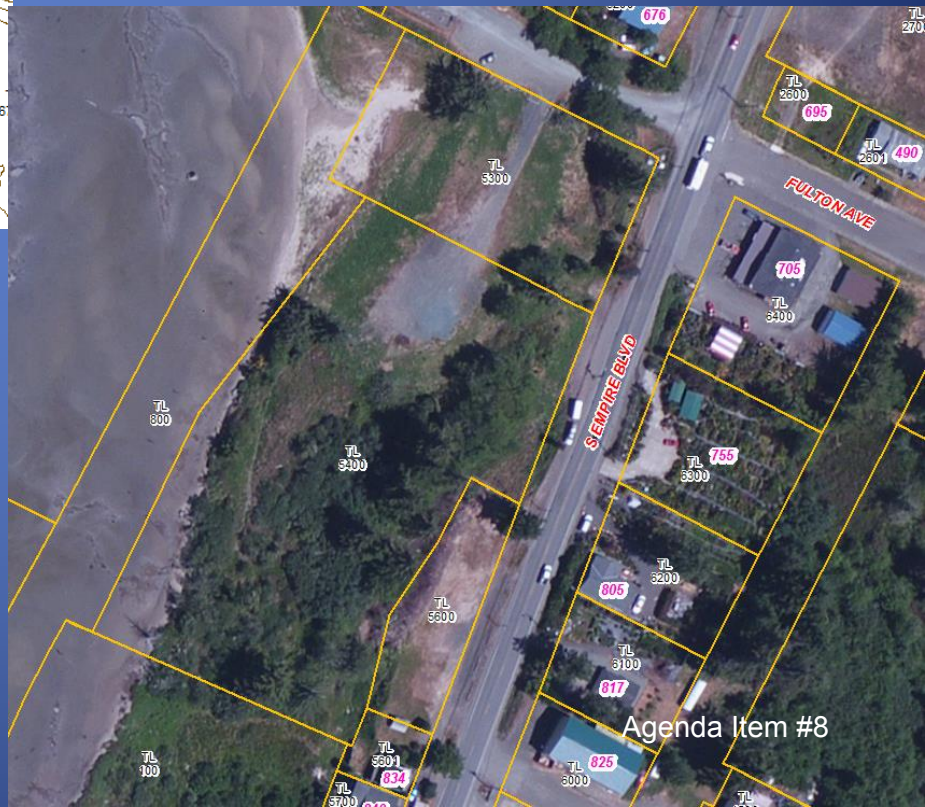
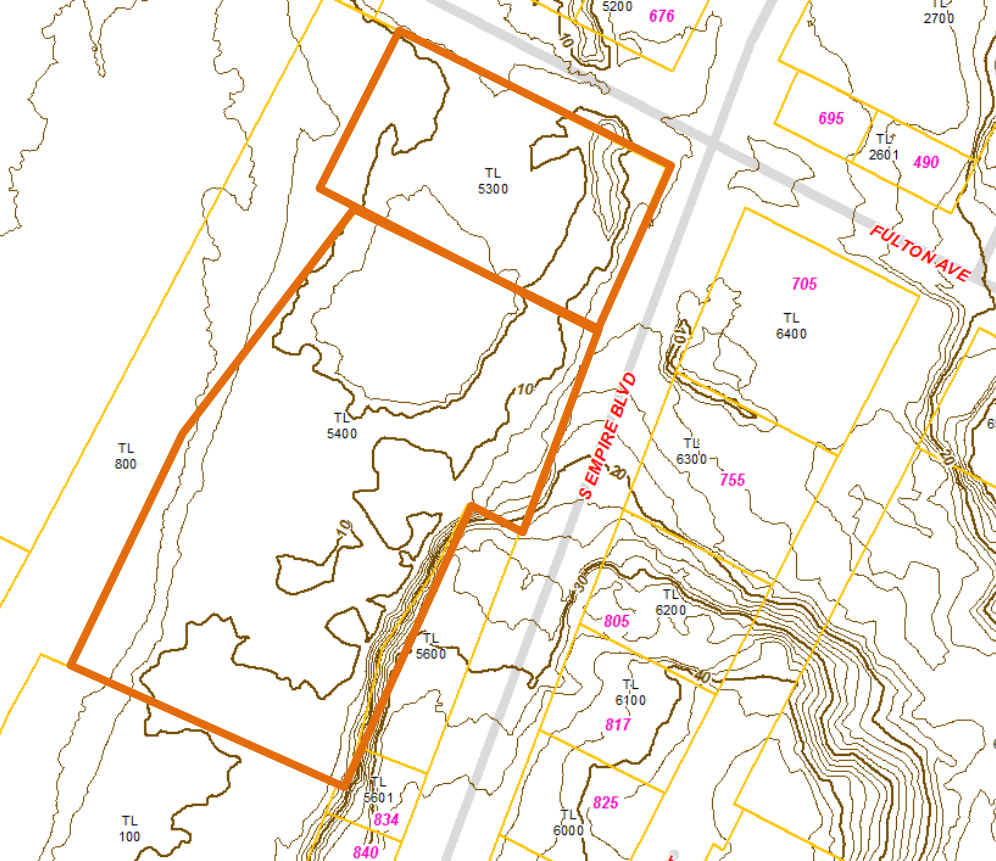
## #9/#10

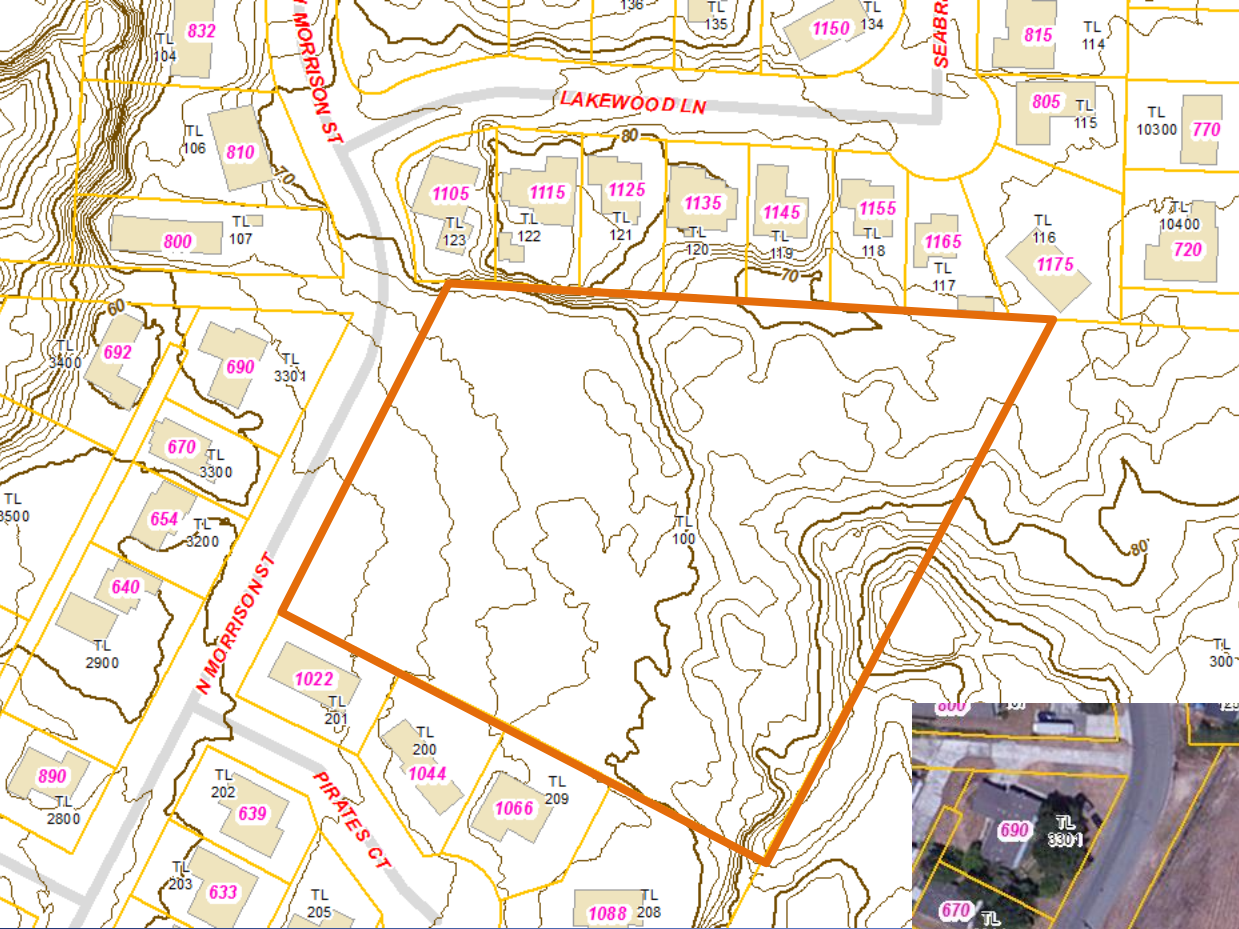
## Empire Blvd south of Fulton (2 parcels)

**Area (ac): 4.03**

**Challenges:** Wetlands; tsunami inundation; floodplain; next to WWTP#2

## Zoning: C-2





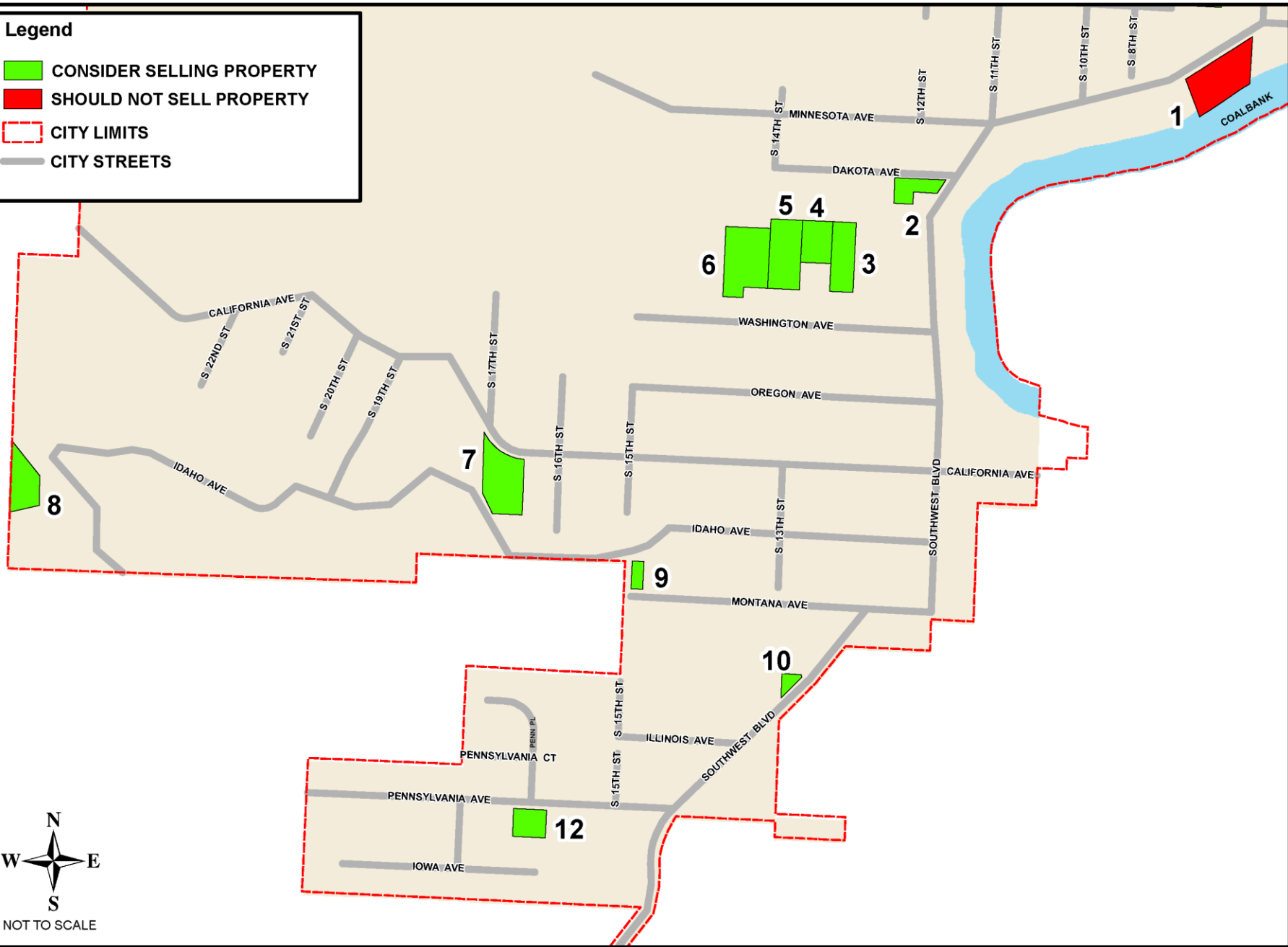
#11  
N Morrison btw Pirates Ct &  
Lakewood Ln  
Area (ac): 4.46  
Challenges: none  
Zoning: R-2





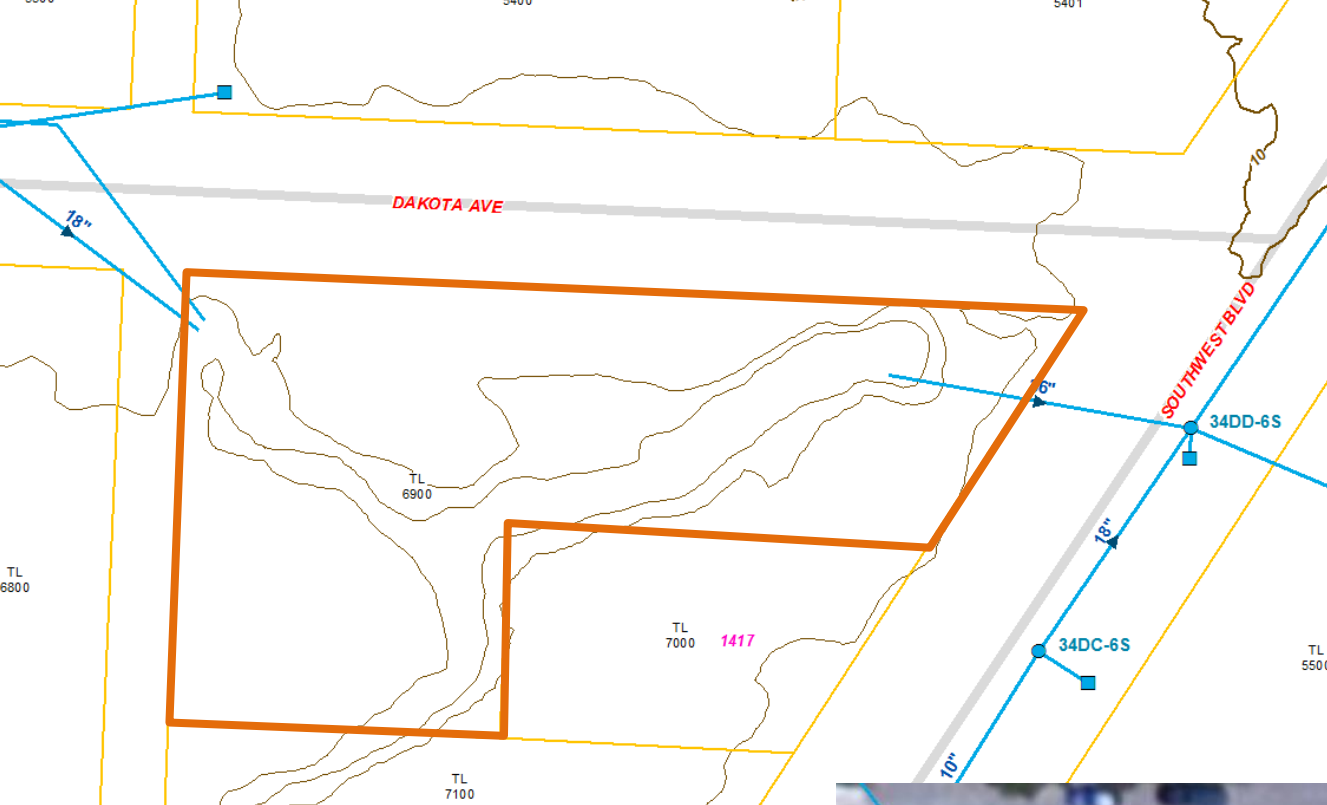
**Legend**

- CONSIDER SELLING PROPERTY
- SHOULD NOT SELL PROPERTY
- CITY LIMITS
- CITY STREETS

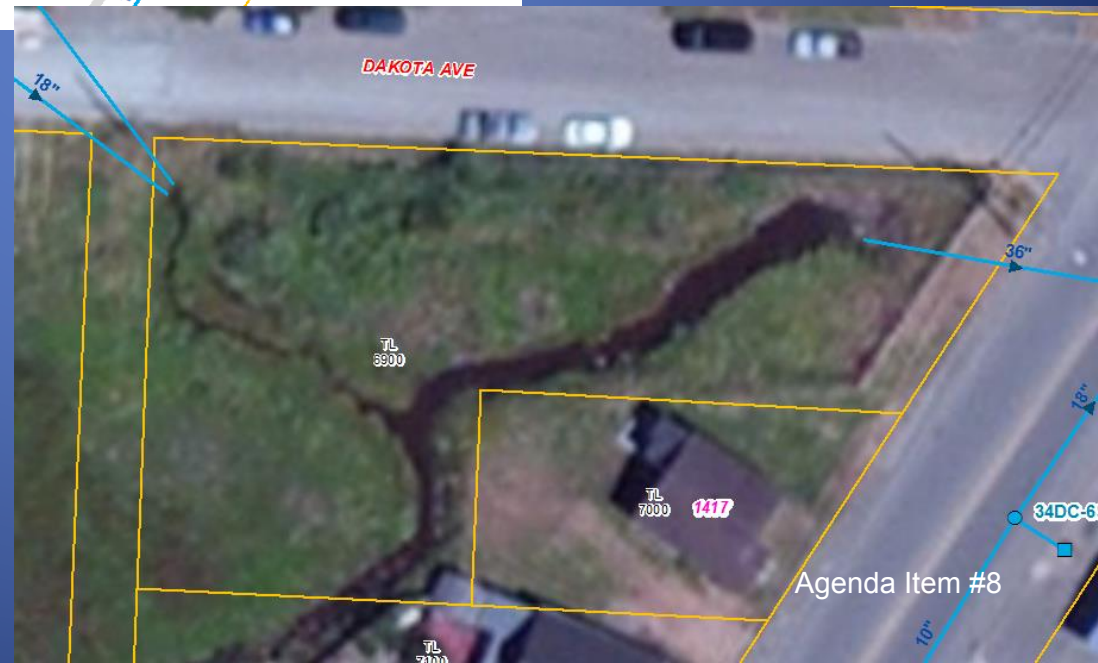


## ENGLEWOOD DISTRICT





#2  
Dakota & Southwest Blvd  
Area (sq ft): 15,820  
Challenges: Wetlands;  
floodplain  
Zoning: R-2



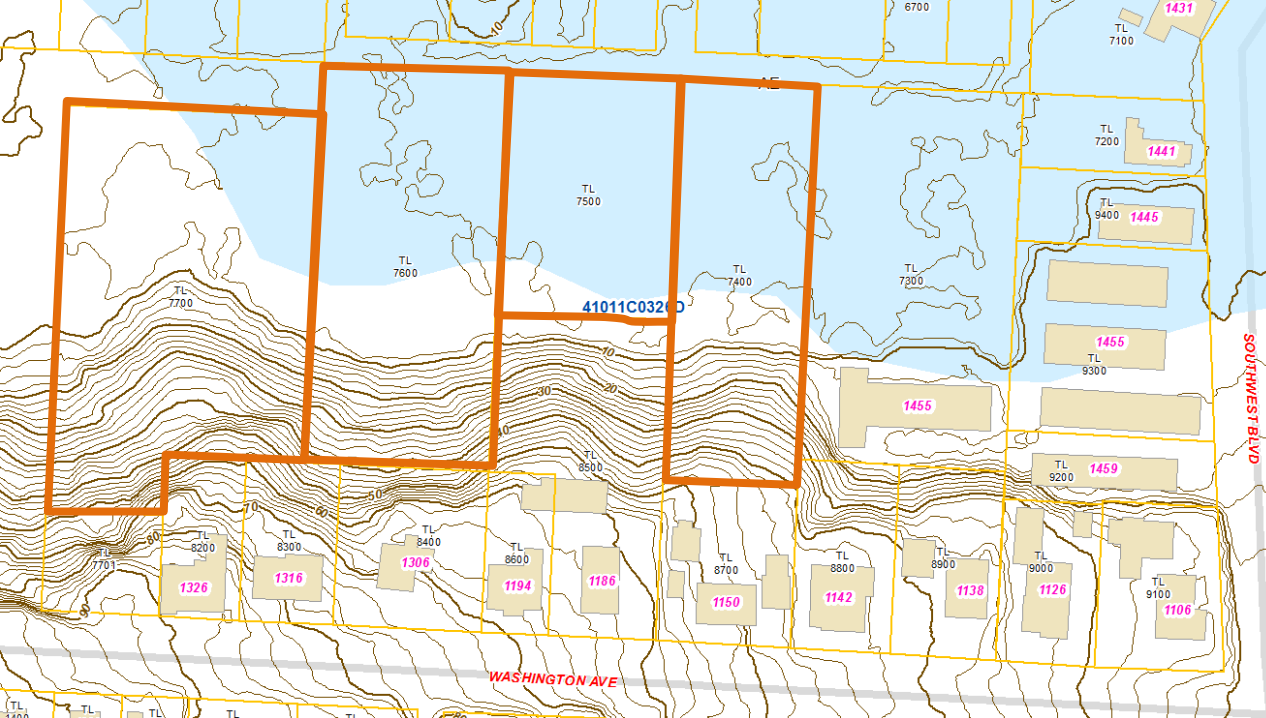
Agenda Item #8

## #3/#4/#5/#6

**Dakota Ave N of Washington**  
**Area (sq ft):** 4 separate parcels;  
 30,000; 23,400; 39,000; 55,000

**Challenges:** Wetlands; floodplain; access

## Zoning: R-2





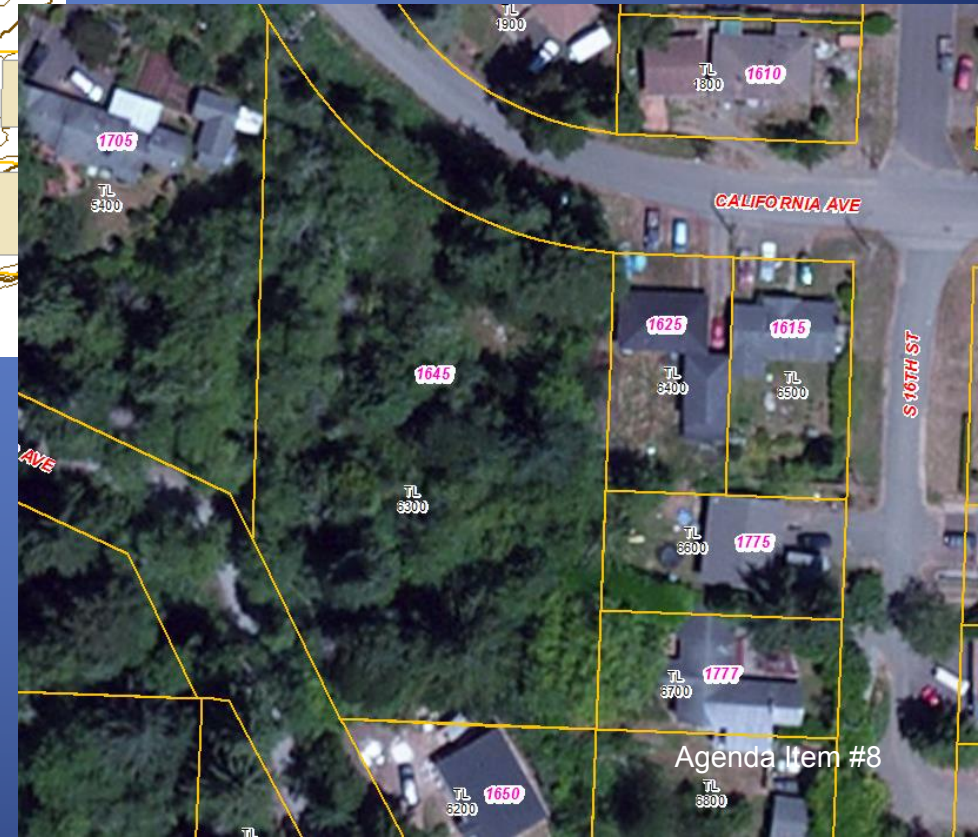
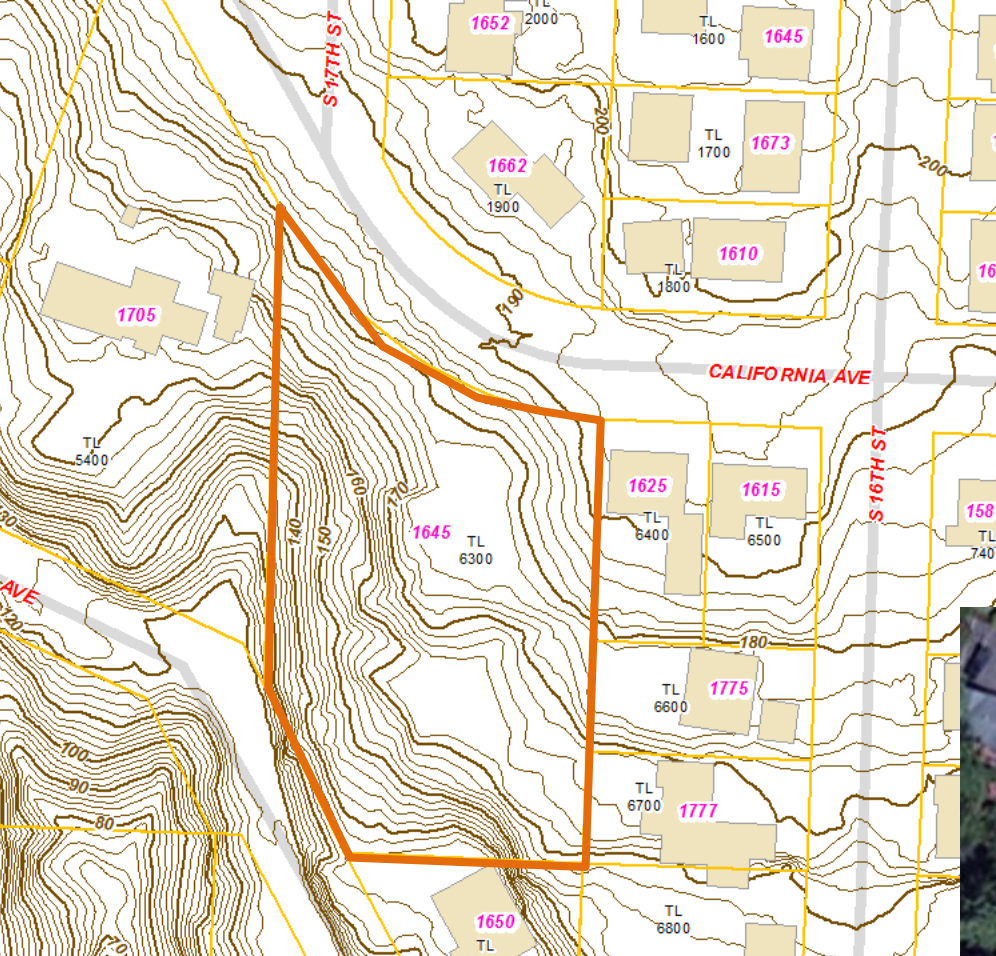
## #7

# California St & S 17<sup>th</sup> Street

**Area (sq ft): 45,000**

## Challenges: Steep slopes

## Zoning: R-2



## Agenda Item #8



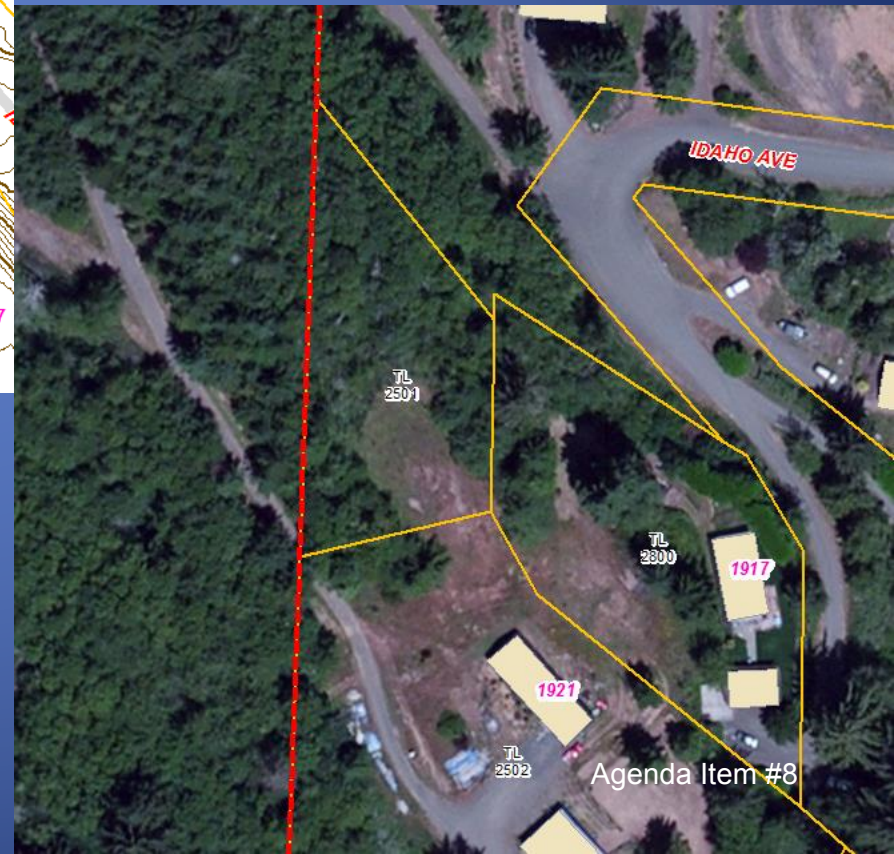
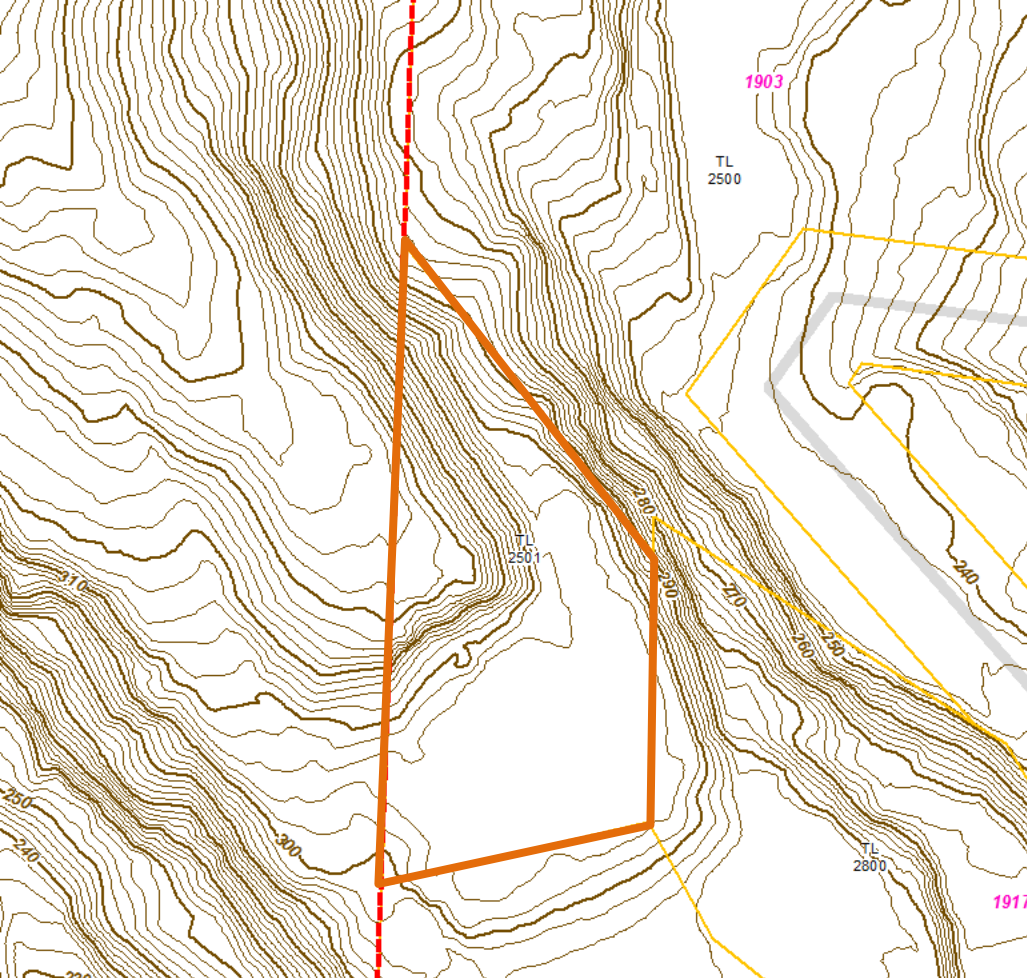
#8

Idaho Ave

**Area (sq ft): 26,777**

**Challenges:** Access, steep slopes, no sewer main nearby

**Zoning:** R-2



Agenda Item #8

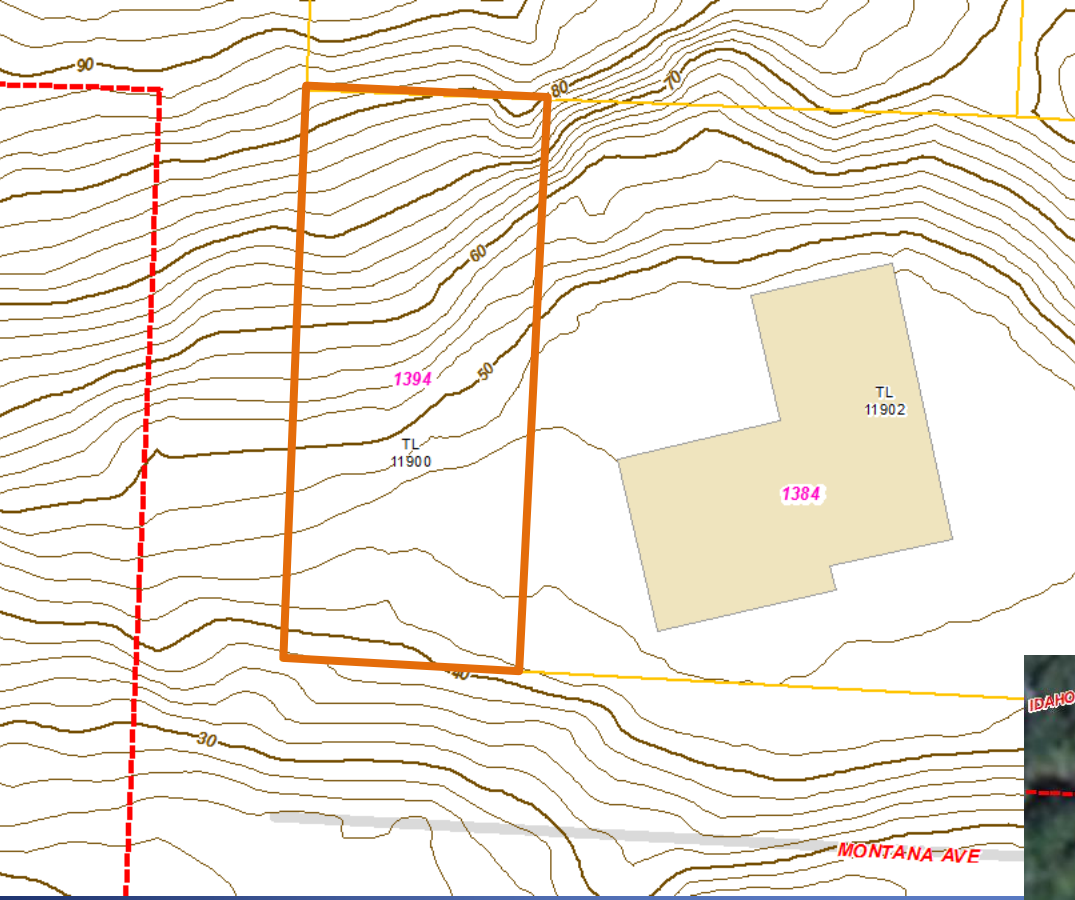
#9

Montana Ave

Area (sq ft): 6,000

Challenges: Slopes

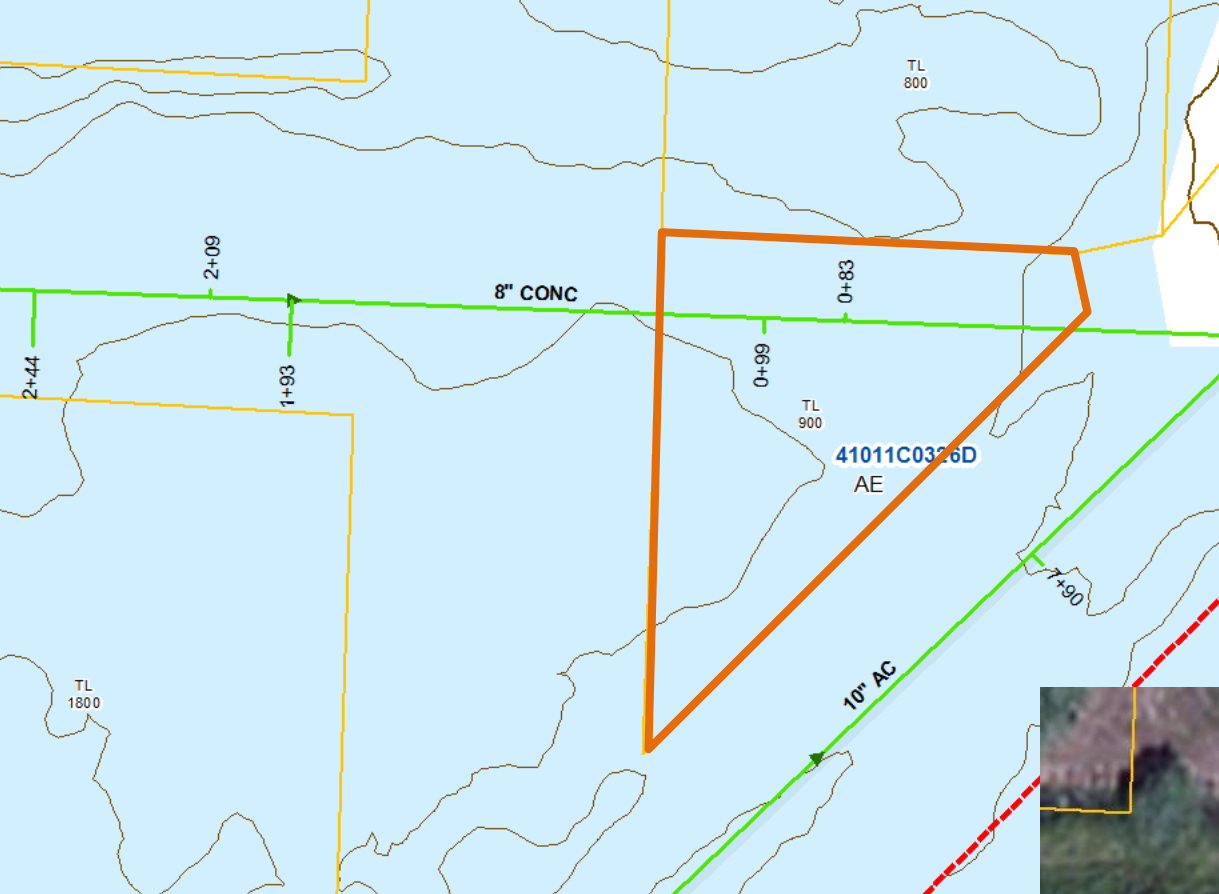
Zoning: R-2



Agenda Item #8

MONTANA AVE





#10  
Southwest Blvd & Colorado/13th  
**Area (sq ft): 4,944**  
**Challenges:** Wetlands;  
floodplain; sewer line  
**Zoning:** R-2





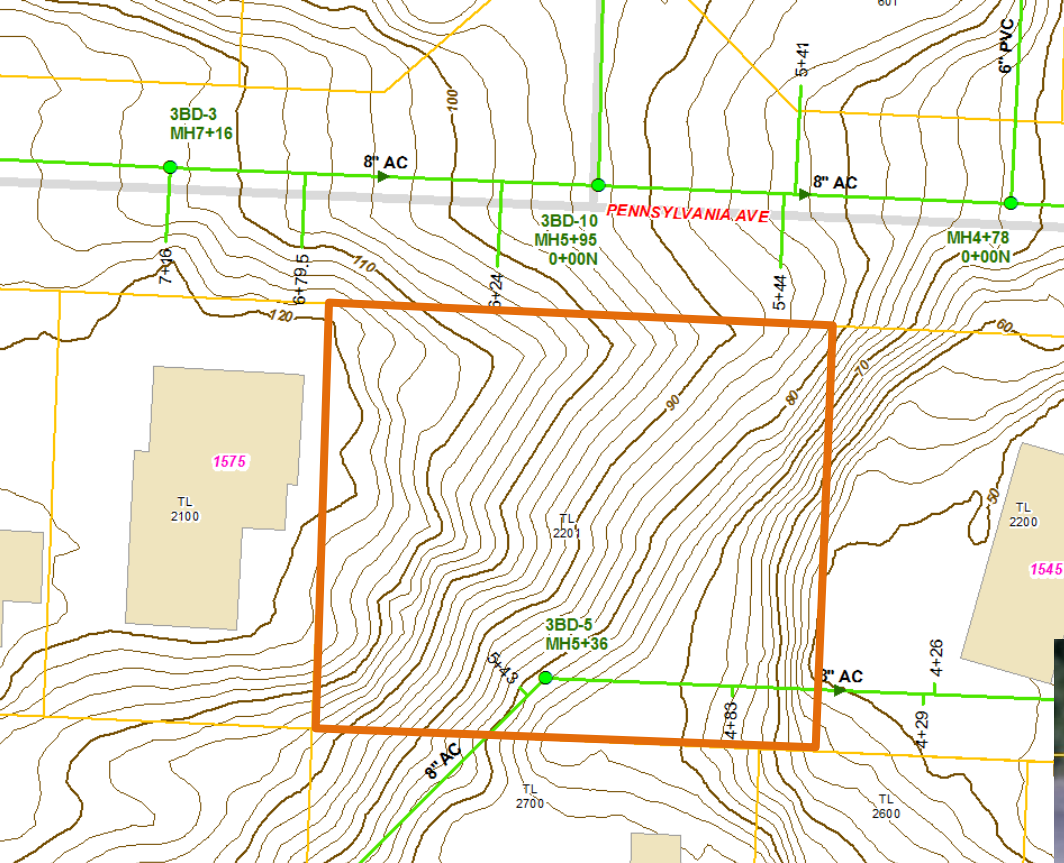
#12

Pennsylvania Avenue

Area (sq ft): 16,800

Challenges: slopes, sewer line

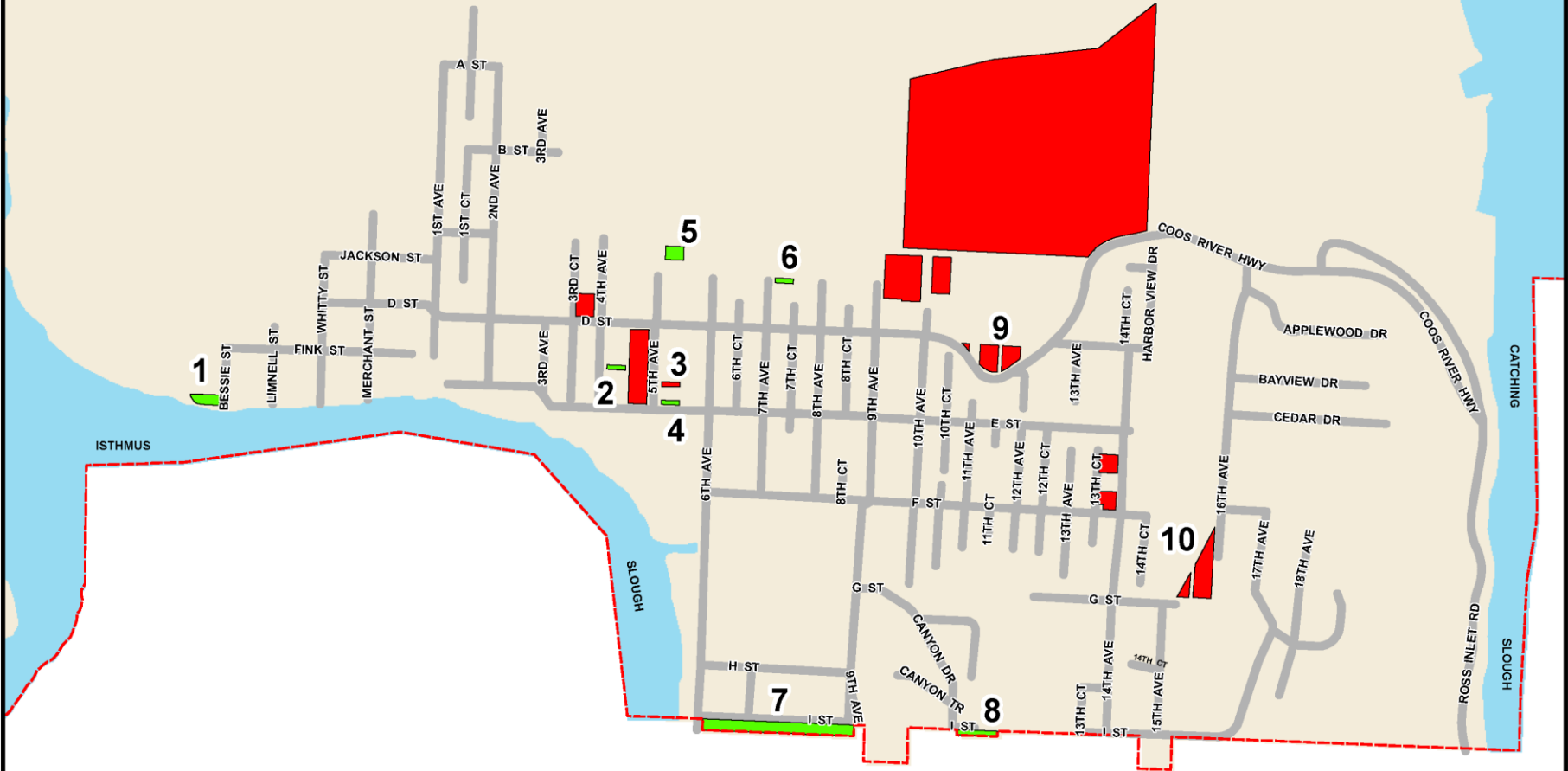
Zoning: R-2



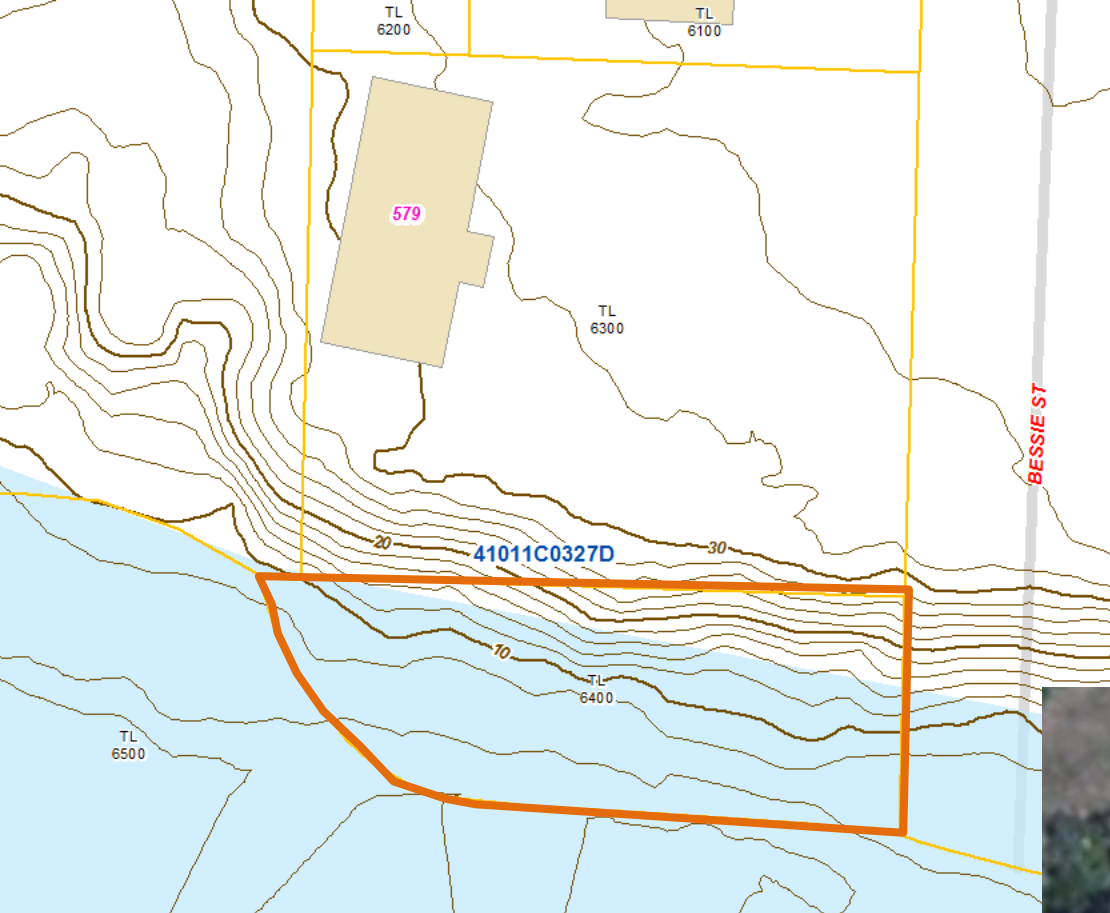
Agenda Item #8

**Legend**

- CONSIDER SELLING PROPERTY
- SHOULD NOT SELL PROPERTY
- CITY LIMITS
- CITY STREETS



**EASTSIDE DISTRICT**



#1

Bessie St

**Area (sq ft): 8,131**

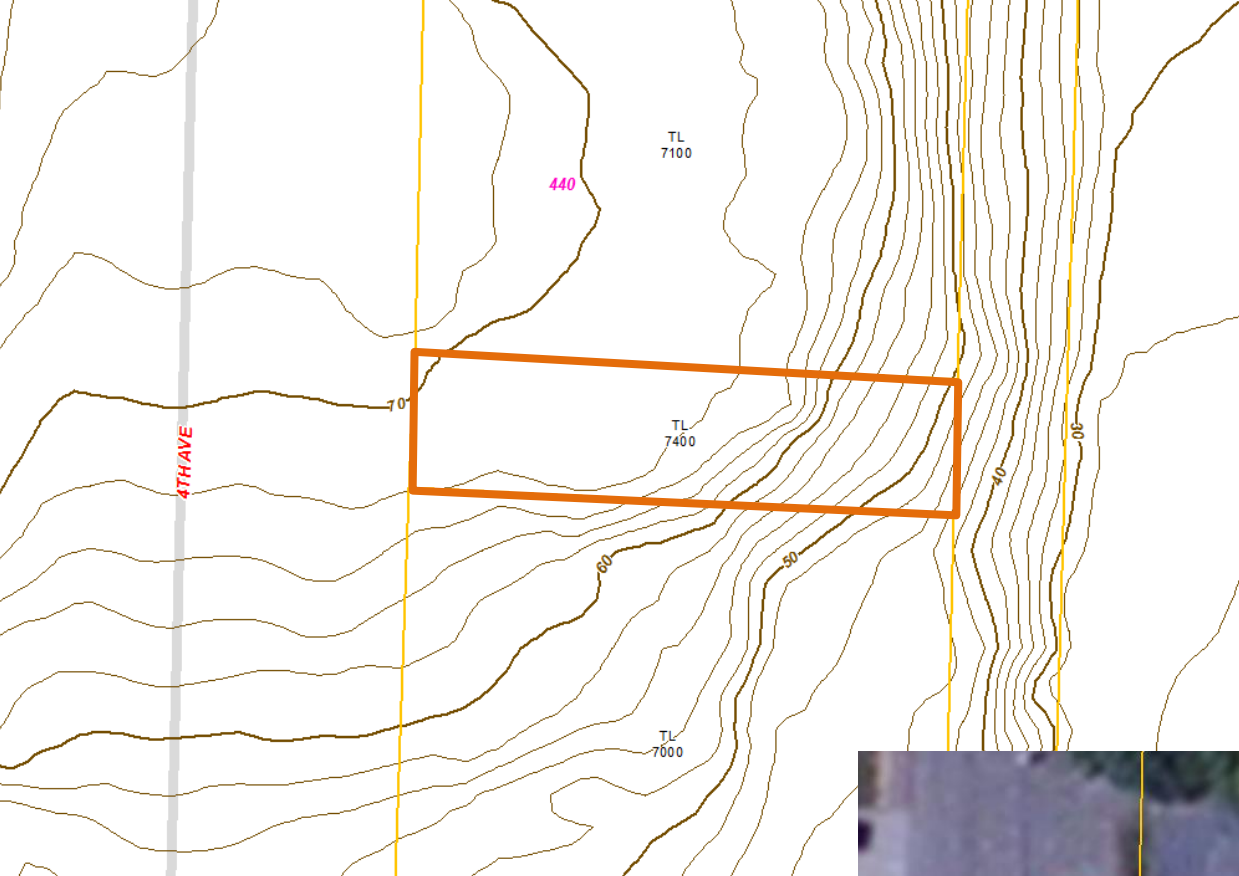
**Challenges:** tsunami; floodplain slopes

**Zoning:** W-I



Agenda Item #8





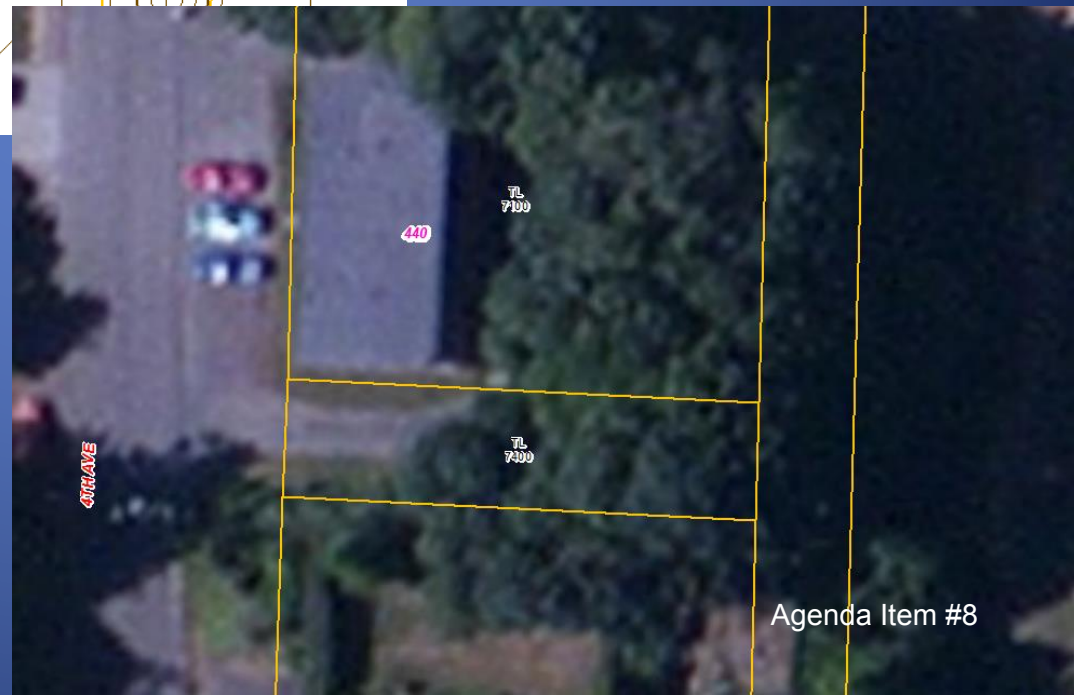
#2

4<sup>th</sup> Ave btw D & E

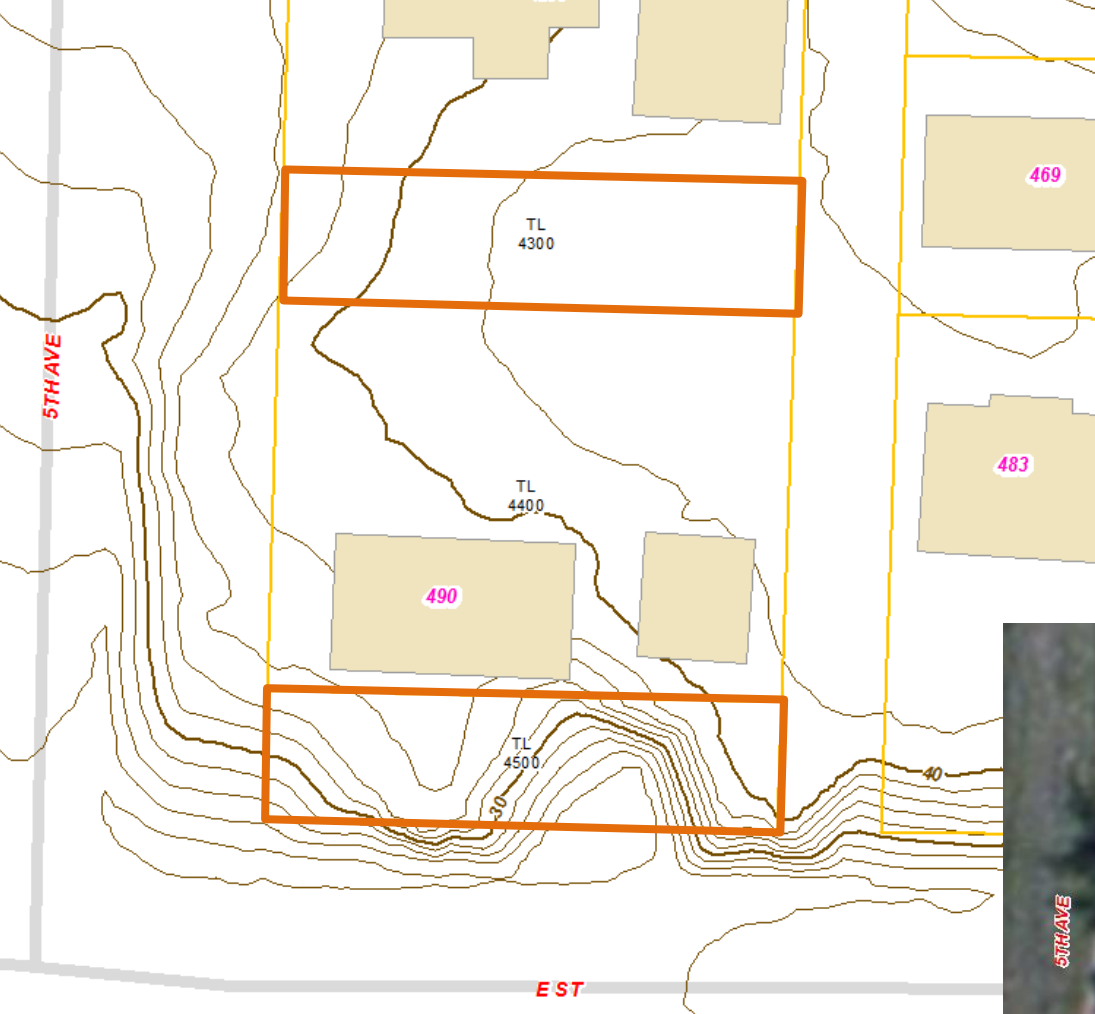
**Area (sq ft):** 2,500

**Challenges:** used as private driveway; zoned as park land

**Zoning:** QP-1



Agenda Item #8



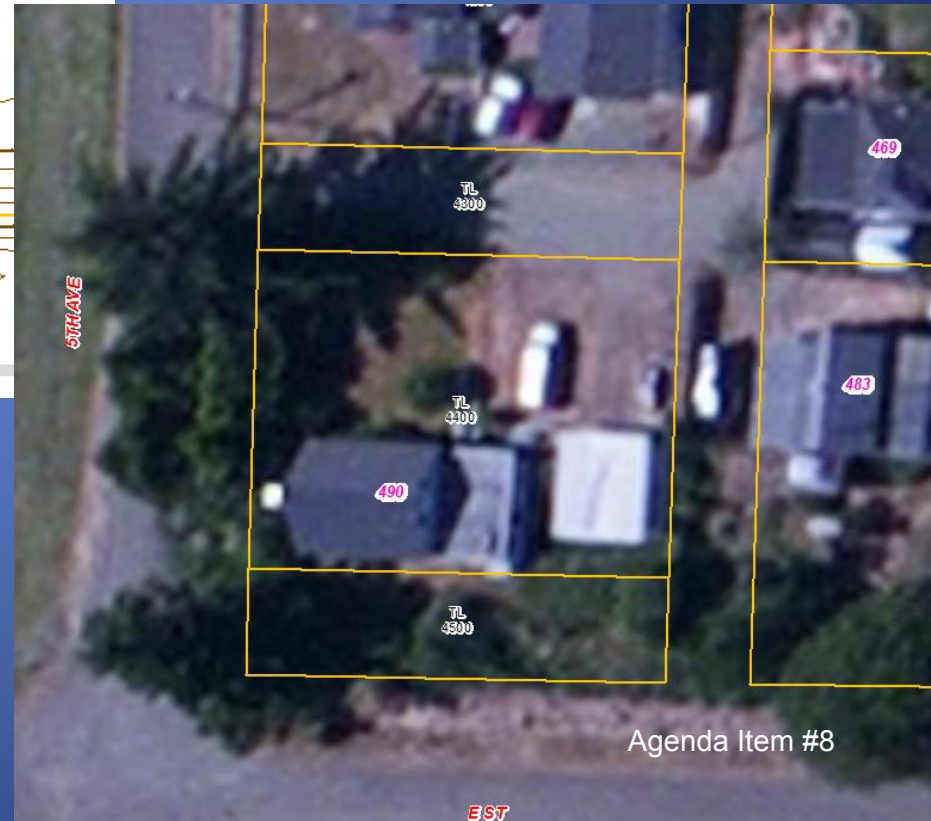
#3/#4

5<sup>th</sup> Ave btw D & E

**Area (sq ft):** 2 parcels 2,500 ea

**Challenges:** one is driveway to 4 parcels; the other steep

**Zoning:** C-2



Agenda Item #8

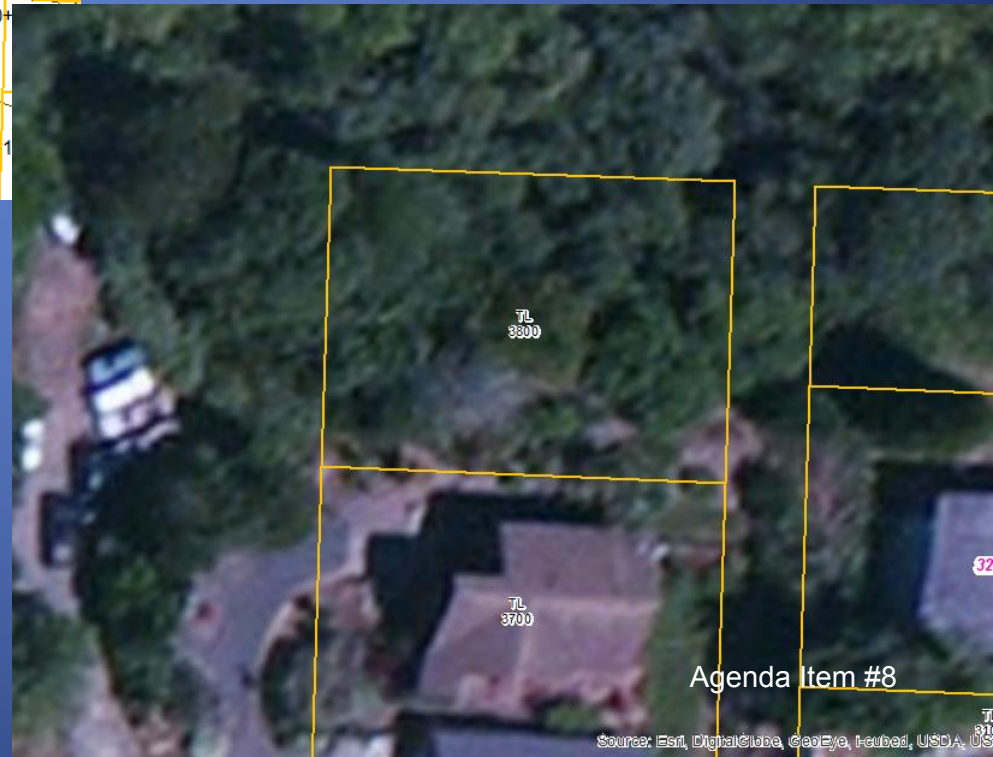
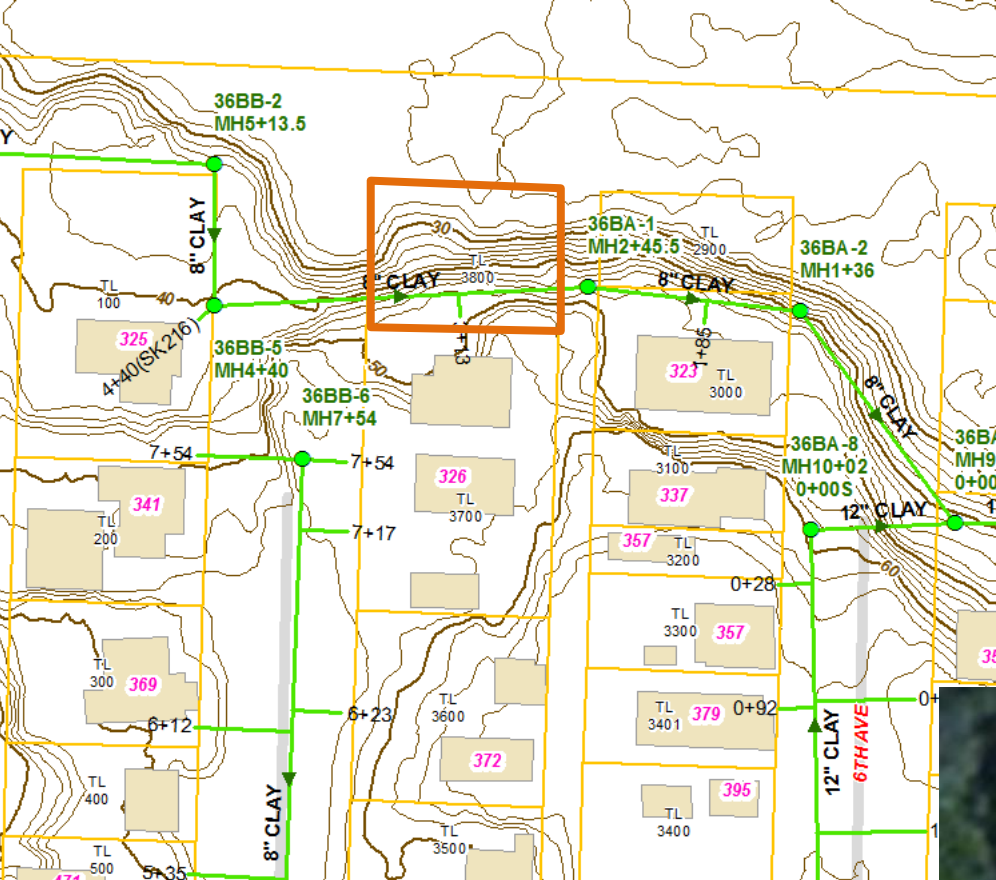
## #5

## 5<sup>th</sup> Ave and C

**Area (sq ft): 7,500**

## Challenges: sewer line; slope

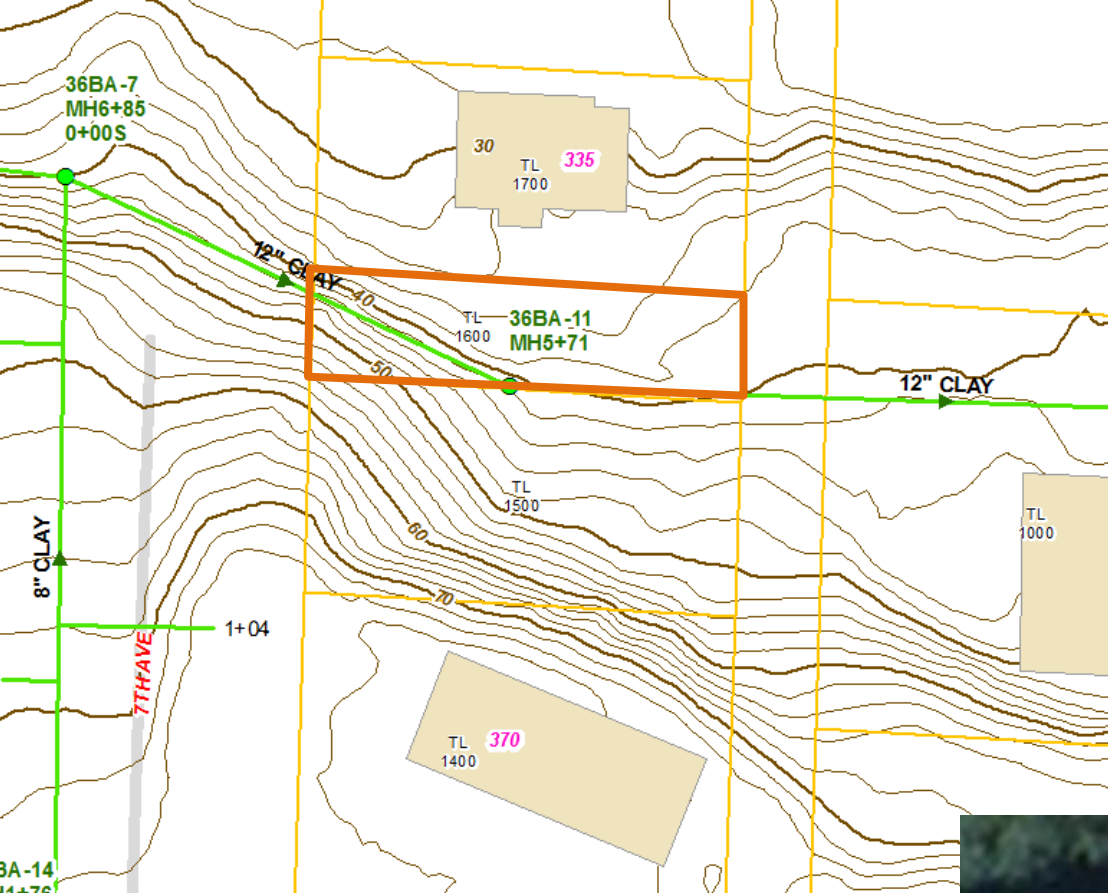
## Zoning: R-3



## Agenda Item #8

Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, US





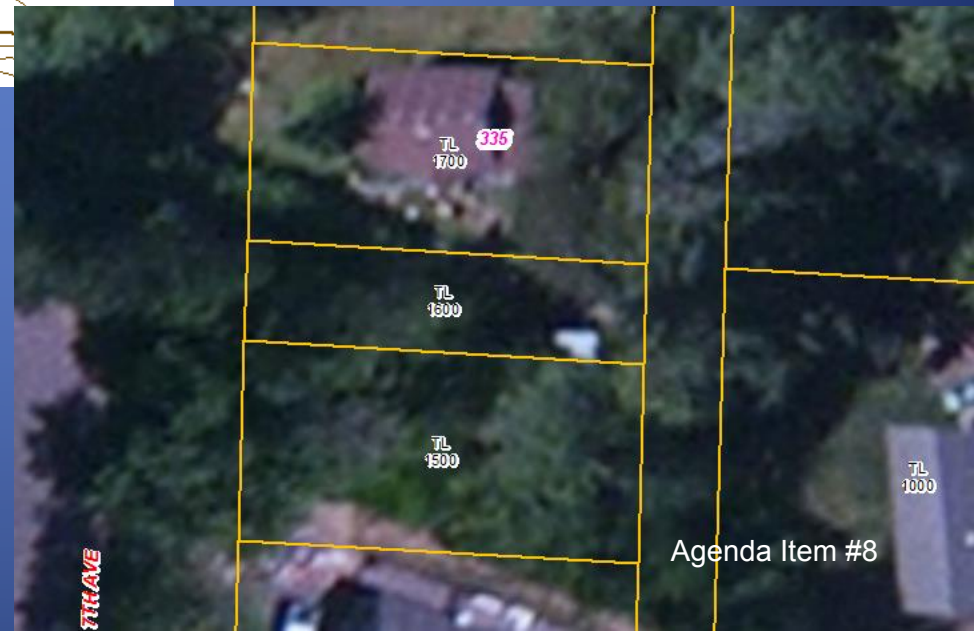
#6

7<sup>th</sup> Ave btw C & D

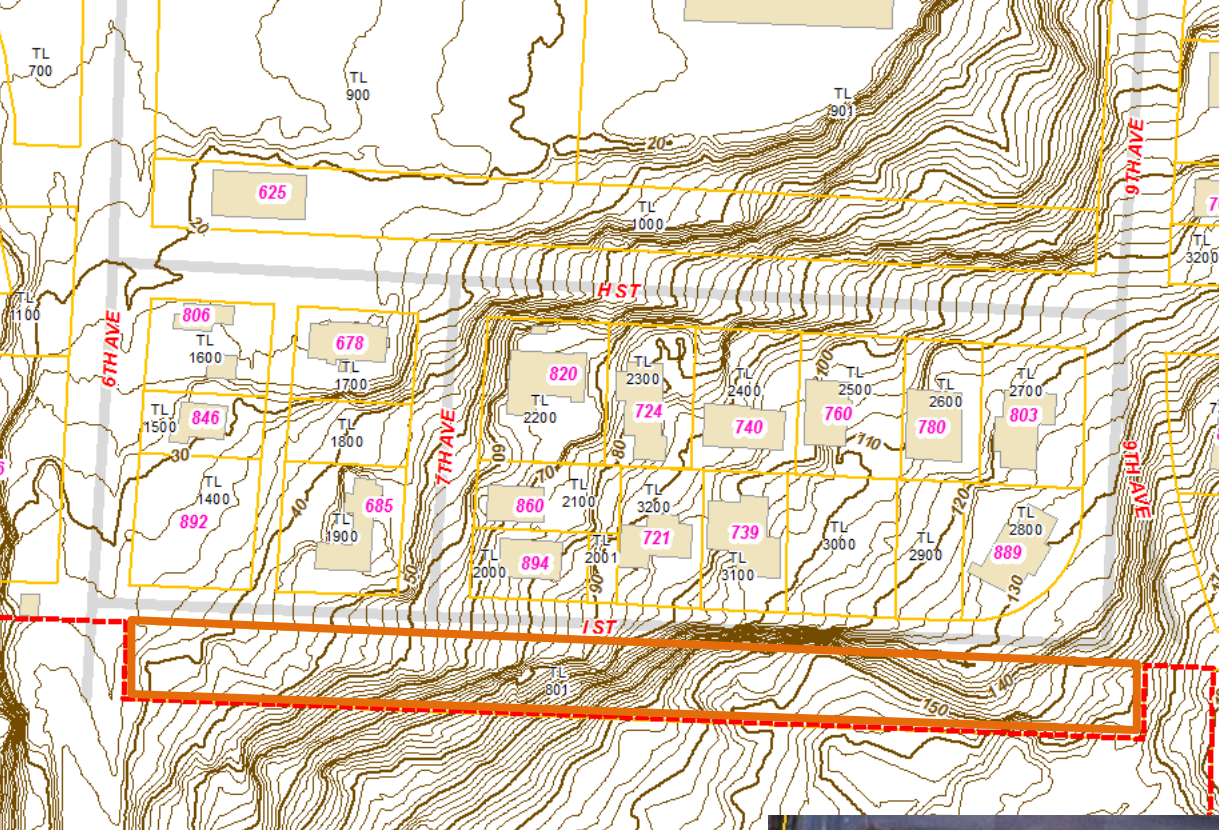
Area (sq ft): 2,500

Challenges: Slope, sewer line

Zoning: R-3



Agenda Item #8



#7

I St btw 6<sup>th</sup> & 9th

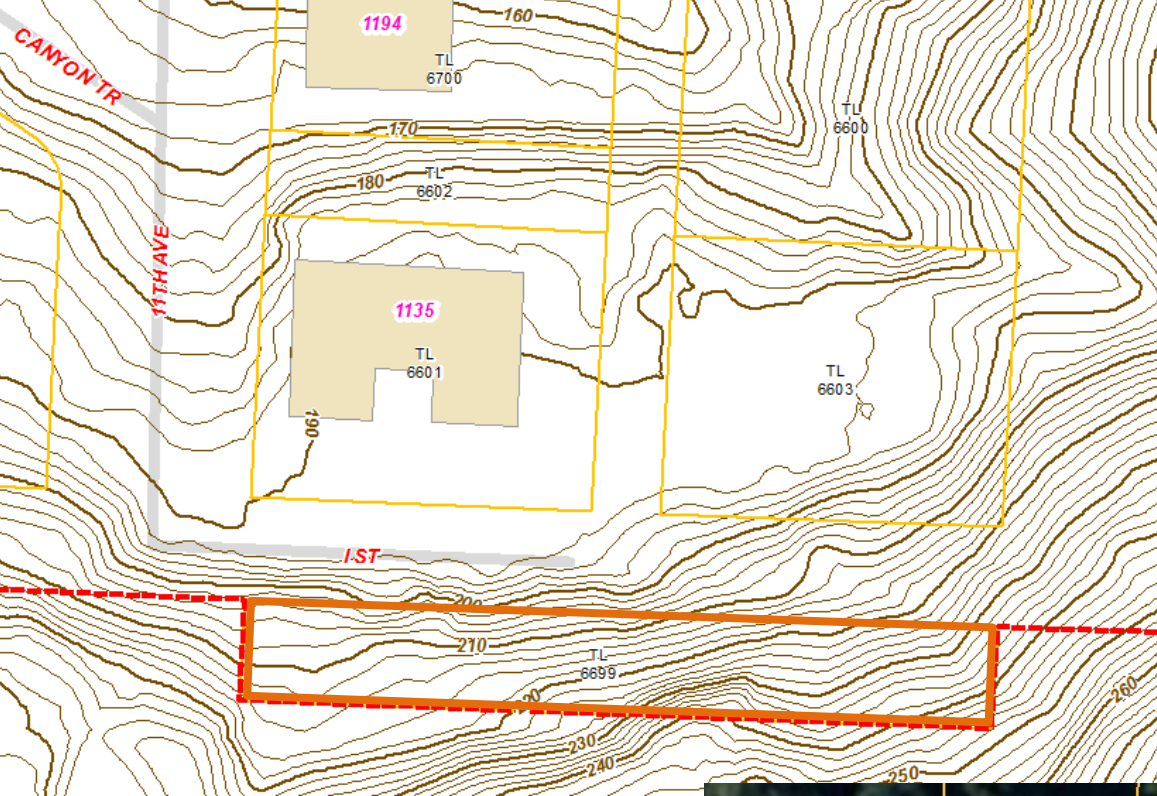
Area (ac): 1.13

Challenges: steep slope,  
narrow

Zoning: R-3







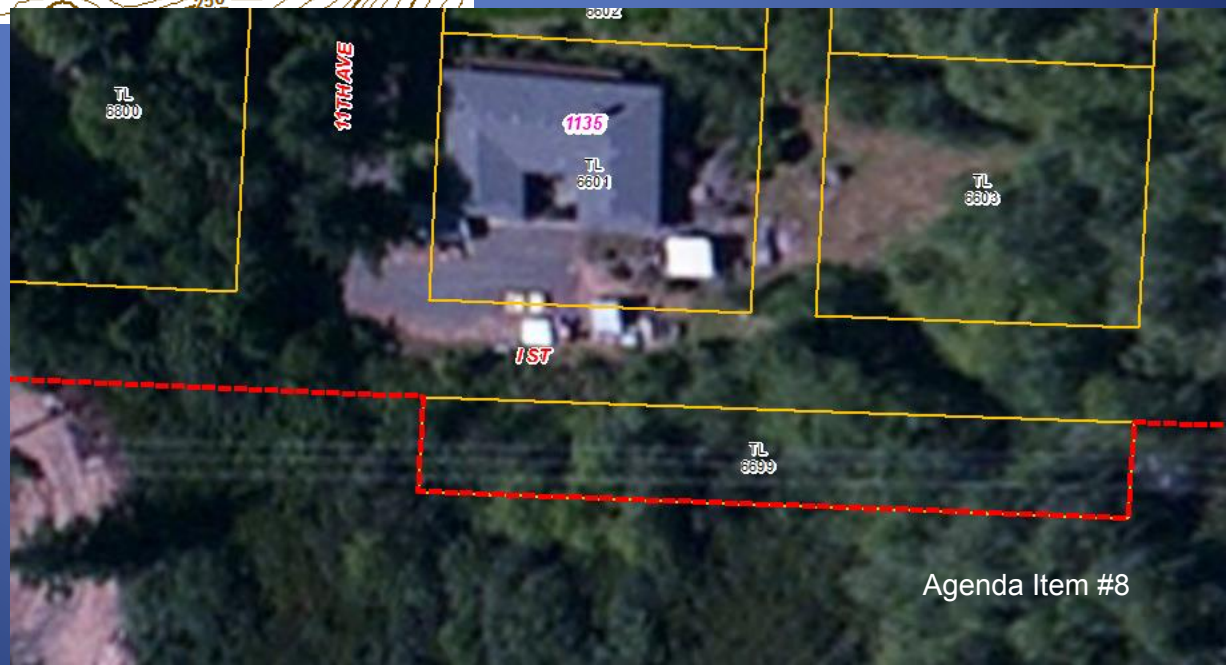
#8

I St btw 11<sup>th</sup> & 12<sup>th</sup>

Area (sq ft): 6,600

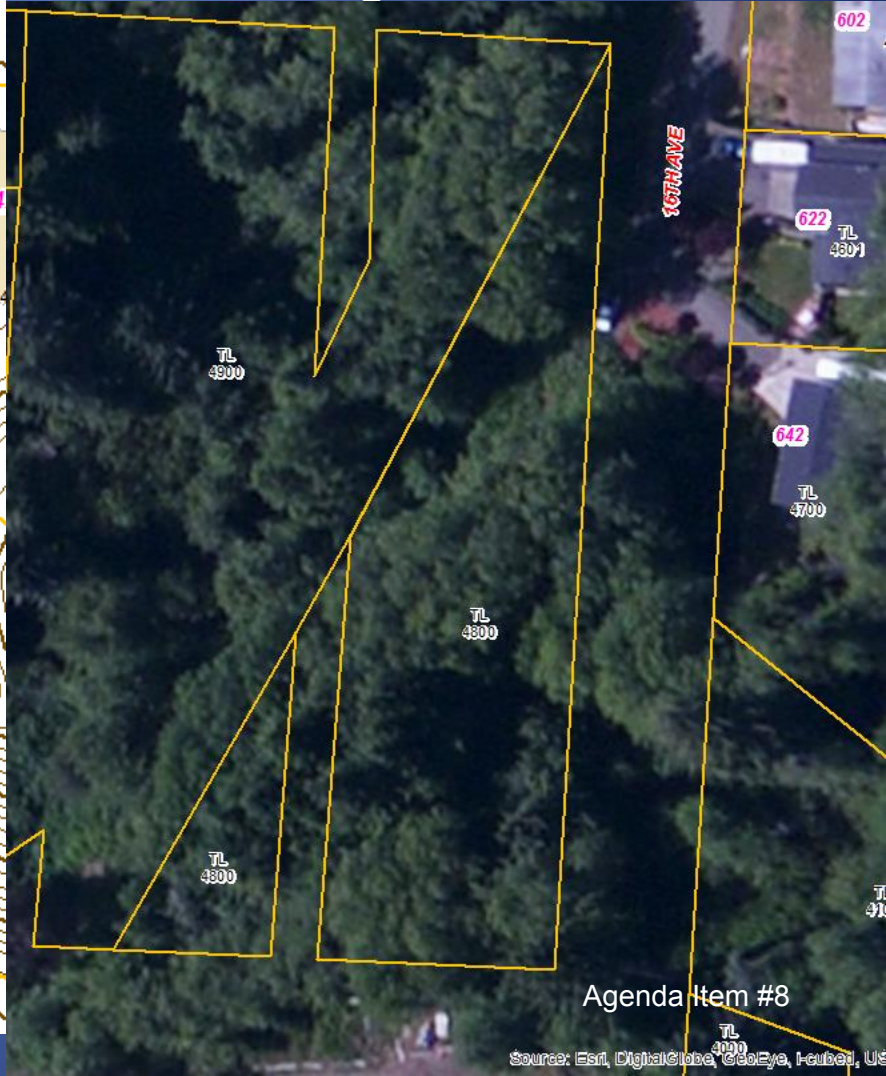
Challenges: Steep slopes,  
power line easement

Zoning: R-3





## Zoning: QP-1



Source: Esri, DigitalGlobe, GeoEye, I-cubed, US

# Questions or Comments?