

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

MEETING DATE November 5, 2013	AGENDA ITEM NUMBER
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TO: Mayor Shoji and City Council

Through: Rodger Craddock, City Manager *RLC*

ISSUE: Set a Public Hearing on a Proposal to Vacate Cedar Ave between Bayshore Drive and S Broadway.

BACKGROUND:

On August 20, 2013, the Agency discussed the possibility of selling the URA owned lot at the NW corner of Cedar Ave / Bayshore Dr. intersection (former Redneck Motors site). During the discussion, Ray Penny advised the Board that he owned the property (777 Bayshore Dr.) just south of the former Redneck Motors which he currently had listed for sale. Mr. Penny suggested vacating the unimproved street (Cedar Ave) between the two properties as it was not suitable for a street, and it might make the involved properties more desirable. Upon review, staff concurs with Mr. Penny. It is highly unlikely that Cedar Avenue between S Broadway and Bayshore Avenue will be developed due to the topography of the area.

On October 1, 2013 after holding a public hearing on the proposed surplus of the former Redneck Motors property, the Agency approved the surplus of the property and to apply to vacate Cedar Ave between N Bayshore Drive and Broadway Ave. As such, staff has completed the attached application requesting the vacation. In order to proceed with the request, the City Council must set a date for the Planning Commission to hold a public hearing and render a recommendation to the Council on the matter.

ADVANTAGE:

Processing the application will allow full consideration of the proposed alley vacation.

DISADVANTAGE:

None noted.

BUDGET:

The application fee paid of \$795.00 will be paid from the URA to the City which helps defray the costs associated with processing an alley vacation.

RECOMMENDATION:

If it pleases the City Council, set a public hearing date for the proposed alley vacation before the Planning Commission during their regular meeting on December 10, 2013.

ATTACHMENTS:

A map of the area proposed for vacation is attached.



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Date: 8/27/2013

1 inch = 60 feet



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 type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Appeal and Review | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Temporary Uses |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Partition | <input checked="" type="checkbox"/> Vacation |
| <input type="checkbox"/> Floodplain Development | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Sign Review Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Legislative/Text Amendment | <input type="checkbox"/> Site Plan and Architectural Review | <input type="checkbox"/> Other _____ |

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

Site Location/Address:

**CEDAR AVENUE, BETWEEN THE WEST LINE OF BAYSHORE DRIVE
NORTH AND THE EAST LINE OF BROADWAY STREET NORTH.**

Assessor's Map No.:

Tax Lot(s):

Total Land Area:

Detailed Description of Proposal: BOTH THE COOS BAY URBAN RENEWAL AGENCY (OWNER OF TL3600, AKA REDNECK MOTORS LOT) AND THE CURRENT OWNER OF 777 BAYSHORE DRIVE DESIRE TO SELL THEIR LOTS WHICH ARE ADJACENT TO THE UNDEVELOPED STREET, CEDAR AVE. VACATING THIS PORTION OF CEDAR AVE WILL MAKE BOTH PARCELS MORE MARKETABLE BOTH INDIVIDUALLY AND COLLECTIVELY. THE URA PROPERTY, TL 3600, IS ZONED C2 (GENERAL COMMERCIAL) AND THE ONLY DEVELOPMENT OF THE PROPERTY HAS BEEN A PARKING LOT. TL 5200 (777 BAYSHORE DRIVE) IS ALSO ZONE C2 AND HAS BEEN DEVELOPED WITH A COMMERCIAL STRUCTURE ON IT.

IN ADDITION BECAUSE OF THE TOPOGRAPHY THIS SHORT PORTION OF CEDAR AVE. IT IS HIGHLY UNLIKELY THAT IT BE DEVELOPED AS A STREET IN THE FUTURE.

Applicant/Owner Name: COOS BAY URBAN RENEWAL AGENCY

Phone: 541-269-8912

(please print)

Address: 500 CENTRAL AVE

Email:

City State Zip: COOS BAY, OR 97420

Applicant's Representative: RODGER CRADDOCK

Phone: 541-269-8912

(please print)

Address: 500 CENTRAL AVE

Email: RCRADDOCK@COOSBAY.ORG

City State Zip: COOS BAY, OR 97420

- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.
One (1) complete set of digital application materials must also be submitted electronically or on CD in PDF format.

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

10-30-13

Date

Owner's signature (required)

10-30-13

Date

PETITION FOR VACATION OF STREET, ALLEY, OR PLAT

Before the City Council
of the City of Coos Bay, Coos County, Oregon

PETITION:

In the matter of the vacation of)

_____)
_____)
_____)

EXHIBIT "A"

In the City of Coos Bay)

_____)

I/We, the undersigned, do hereby give my/our consent to said vacation.

Owner Signature <i>Raymond M. Penny</i> Print Name <i>RAYMOND M. PENNY</i>	Block No. _____ Lot(s) _____
Property Address <i>TL 5200 777 N Bayshore Drive</i>	Addition: _____

Owner Signature <i>[Signature]</i> Print Name <i>Rodger Craddock for the Coos Bay URA</i>	Block No. <i>9</i> Lot(s) <i>1+2</i>
Property Address <i>TL 3600 North of 777 N Bayshore Dr.</i>	Addition: <i>A MAP of A Portion of Town of MARSFIELD</i>

Owner Signature _____ Print Name _____	Block No. _____ Lot(s) _____
Property Address _____	Addition: _____

Personally appeared before me the above named individual(s) and acknowledged the foregoing instrument to be their voluntary act and deed. This 30th day of October, 2013.

[Signature]
Signature of Notary Officer / Coos County
My Commission expires: 12/7/15

