

CITY OF COOS BAY CITY COUNCIL
Agenda Staff Report

MEETING DATE July 15, 2014	AGENDA ITEM NUMBER
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TO: Mayor Shoji and City Councilors

FROM: Eric Day, Community Development Department
Rodger Craddock, City Manager

ISSUE: Coos Bay Development Code Rewrite (Update)

BACKGROUND:

Cities within the state of Oregon are required to write, maintain, and adopt a development code as a part of its overall municipal code. Coos Bay has had a code for many years, and it is currently adopted as Chapter 17 of its municipal code. The City's code was primarily written in 1987, and it has had some minor modifications since that date. Staff has begun the process of rewriting its code per the City's goal for this year, and the previous direction it was given by the Council.

The main goals of the development code rewrite proposal are to:

1. Provide a new land use review format which would be easier for applicants to follow,
2. Provide clear and objective language for applicants,
3. Establish conformity within the pre-application process,
4. Delete many unnecessary reviews for proposed uses, and
5. Delete some of the unnecessary zonings within the City.

Unless otherwise directed by the Planning Commission or City Council, staff is not proposing to modify the following components of the Code:

1. Change the special standards within each zone,
2. Change the allowed uses within each zone, and
3. Change the Empire Design Standards.

Staff is proposing a year-long process to complete this task. The first eight months will be working with the Planning Commission in a series of work sessions and public hearings with the purpose of gathering public opinion, listening to Planning Commission (PC) member's comments, and writing a draft document that reflects the majority opinion for development within the City of Coos Bay. This process has already begun, and good progress is being made. At the end of this process, the draft document will come from the PC to the Council. (This will likely occur in January 2015).

The Council will then have its own work session(s) and public hearing(s) and finally vote and adopt the final version of the code. The new code needs to be adopted by May 2015 in order to be in compliance in the DLCD grant that was awarded to the City for this purpose.

ADVANTAGES:

At the end of this process, the City will have a new, legally reviewed, easier to follow code that directs development within the City.

DISADVANTAGES:

This is a long far reaching process that should take about 12 months to complete. It has been and will continue to take up a lot of time for staff, the Planning Commission, and eventually for the City Council. Many cities have outdated codes specifically for the reason that it takes a lot of money and staff time to complete this process.

BUDGET IMPLICATIONS:

The City has received a \$20,000.00 LCDC grant to help pay for the re-writing of the City's Development Code. At this time, staff is planning to use the grant funds outside legal and planning review of a draft document. This review will take place before the draft document comes to the Council for it review.

RELATED CITY GOAL:

This project was identified in the Council's 2014 Goals: "Review, evaluate, and update if needed, the City's Development Code to provide for the current and future needs of our community."

ACTION REQUESTED:

This report is meant as an update to the Council on where we are at in the process. No direction is needed at this time.