

CITY OF COOS BAY CITY COUNCIL
Agenda Staff Report

MEETING DATE November 18, 2014	AGENDA ITEM NUMBER
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TO: Mayor Shoji and City Councilors

FROM: Eric Day, Community Development Department

THROUGH: Rodger Craddock, City Manager

ISSUE: Coos Bay Development Code Rewrite (Update)

BACKGROUND:

Over the past six plus months, the Planning Commission (PC) has been holding a series of meetings and work sessions on the proposed development code. Staff has now compiled a first draft of the entire code. Once the Planning Commission work sessions are completed, a public hearing will be held and a recommendation from the PC to the Council will be made. Staff hopes to complete this process with the PC this year.

Additionally, staff will be sending the draft code to an outside legal consultant that I have worked with in the past on these types of projects. This consultant will be paid from the Oregon Department of Land Conservation and Development (DLCD) grant that was awarded to the City for this purpose. His main work will be to check the proposed code for legal consistency with state law as well as give his insight and opinions on the code.

As stated previously, staff has taken on this project with the main goals being to:

1. Provide a new land use review format which will 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 spacial standards within each zone,
2. Change the allowed uses within each zone, and
3. Change the Empire Design Standards.

After the PC has completed its public hearing and has a recommendation, the Council will 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.

ADVANTAGES:

At the end of this process, the City will have a new, legally reviewed, easier to follow code that, along with the City's Comprehensive Plan, directs development within the City.

DISADVANTAGES:

This is a long far reaching process. 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:

Staff would like the City Council to start thinking about how they would like to review the proposed code once it comes to them in January 2015. At a minimum they are required to hold a public hearing on the topic and take a vote by May of next year. Staff would recommend that the Council additionally hold a series of work sessions either in their regular meetings or as standalone meetings to review the code and offer their input. The Council could also take public testimony at these meetings.