

CITY OF COOS BAY CITY COUNCIL
Agenda Staff Report

MEETING DATE December 15, 2015	AGENDA ITEM NUMBER
--	---------------------------

TO: Mayor Shoji and City Councilors

FROM: Rodger Craddock, City Manager

ISSUE: SCDC Update and Designating Certain Lands Regionally Significant Industrial

BACKGROUND:

South Coast Economic Development Council's Executive Director Connie Stopher will provide the Council an update on SCDC recent activities. In addition, she will present a request to the Council for adoption of a resolution which urges the State to designate a parcel of land owned by Sause Bros Inc. and located in Eastside as a Regionally Significant Industrial Area (RSIA).

During the 76th Oregon Legislative Assembly (2011 Regular Session), SB 766 was passed which established the Economic Recovery Review Council (ERRC) as an independent council that reports directly to the Governor. SB 766 authorized the ERRC to perform expedited site reviews for proposed industrial development projects that have state significance. It also establishes the Economic Recovery Review Council Fund and continuously appropriates moneys into the Fund for the purpose of funding expedited site reviews. SB 766 requires the ERRC to designate at least five and not more than fifteen regionally significant industrial areas within the State and authorizes local governments to nominate regionally significant industrial areas for designation by the ERRC. SB 766 allows expedited permitting of industrial uses in regionally significant industrial areas if the new or expanded use does not require a change to a statewide planning goal an acknowledged comprehensive plan or a land use regulation. Sets timelines and procedures for local government review of an expedited industrial use permit. Per SB 766, the Land Use Board of Appeals will not have jurisdiction over expedited reviews by the ERRC or local jurisdictions.

A "Regionally Significant Industrial Area" is an area planned and zoned for industrial use that:

- Contains vacant sites, including brownfields, that are suitable for the location of new industrial uses or the expansion of existing industrial uses and that collectively can provide significant additional employment in the region;
- Has site characteristics that give the area significant competitive advantages that are difficult or impossible to replicate in the region;
- Has superior access to transportation and freight infrastructure, including but not limited to, rail, port, airport, multimodal freight or transshipment facilities, and other major transportation facilities or routes;
- Is located in close proximity to major labor markets.

Once the ERRC council has made the designations, local governments with land use authority over a regionally significant area must maintain the area for employment uses.

The City may not:

- Adopt a provision of a comprehensive plan or land use regulation that prevents industrial uses within the area.
- Adopt a provision of a comprehensive plan or land use regulation that allows new non-industrial uses within the area that conflict with existing or planned industrial uses.
- Decrease the land area planned or zoned for industrial uses within the regionally significant industrial area.

The City may adopt additional provisions that restrict the type or extent of current or future industrial uses within the area, but only if the county government mitigates at the same time the effect of the new provision by:

- Clearly maintaining or increasing the industrial employment potential of the area; and
- Clearly maintaining the important site characteristics and functions that led to the designation of the site as a regionally significant industrial area.

ADVANTAGES:

A RISA designation will provide an alternative route to fast-tracked state permitting for the land owner and/or future developers. In addition, it may provide an advantage to the City and/or developer in competing for state infrastructure funding for projects which support development at the designated site.

DISADVANTAGES:

The duration of a RISA designation is 10 years and limits the City's ability to make some land use changes within the area.

BUDGET IMPLICATIONS:

None

ACTION REQUESTED:

If it pleases the Council, adopt Resolution 15-21 requesting the Economic Recovery Review Council to designate Tax Lot 400 as a regionally significant industrial area.

City of Coos Bay

Resolution 15- 21

A RESOLUTION OF THE CITY OF COOS BAY, COOS COUNTY, OREGON, SUPPORTING DESIGNATION OF EXISTING INDUSTRIAL LANDS AS A REGIONALLY SIGNIFICANT INDUSTRIAL AREA

WHEREAS, the City of Coos Bay works to support economic development and employment growth in the City and surrounding areas; and

WHEREAS, the “SOMAR” industrial site is within the City’s urban growth boundary and is identified as follows:

- Map # 25S13W25, Tax Lot #400, 40 Ross Slough Rd, Coos Bay 97420: 61.83 Acres

WHEREAS, the South Coast Development Council is developing an application to have the “SOMAR” site designated by the State of Oregon to be part of a South Coast Regionally Significant Industrial Area; and

WHEREAS, the designation will assist in the marketing of the site, provide an alternative route to fast-tracked state permitting, and may provide an advantage in competing for state infrastructure funding for projects support development at the site;

NOW THEREFORE, IT IS RESOLVED AND ORDERED that the City Council of the City of Coos Bay respectfully urge the Economic Recovery Review Council to establish the South Coast RSIA to encompass the following property:

- Map # 25S13W25, Tax Lot #400, 40 Ross Slough Rd, Coos Bay 97420

The foregoing resolution was duly adopted by the City of Coos Bay, Coos County, Oregon this 15th day of December 2015

Crystal Shoji, Mayor

ATTEST:

Susanne Baker, City Recorder



**Sause Bros. Property
(61.83 Acres)**



HARBOR CT

14TH CT
HARBOR VIEW DR

DST

14TH AVE

EST

COOS RIVER HWY

APPLEWOOD DR

ROSSI MET RD

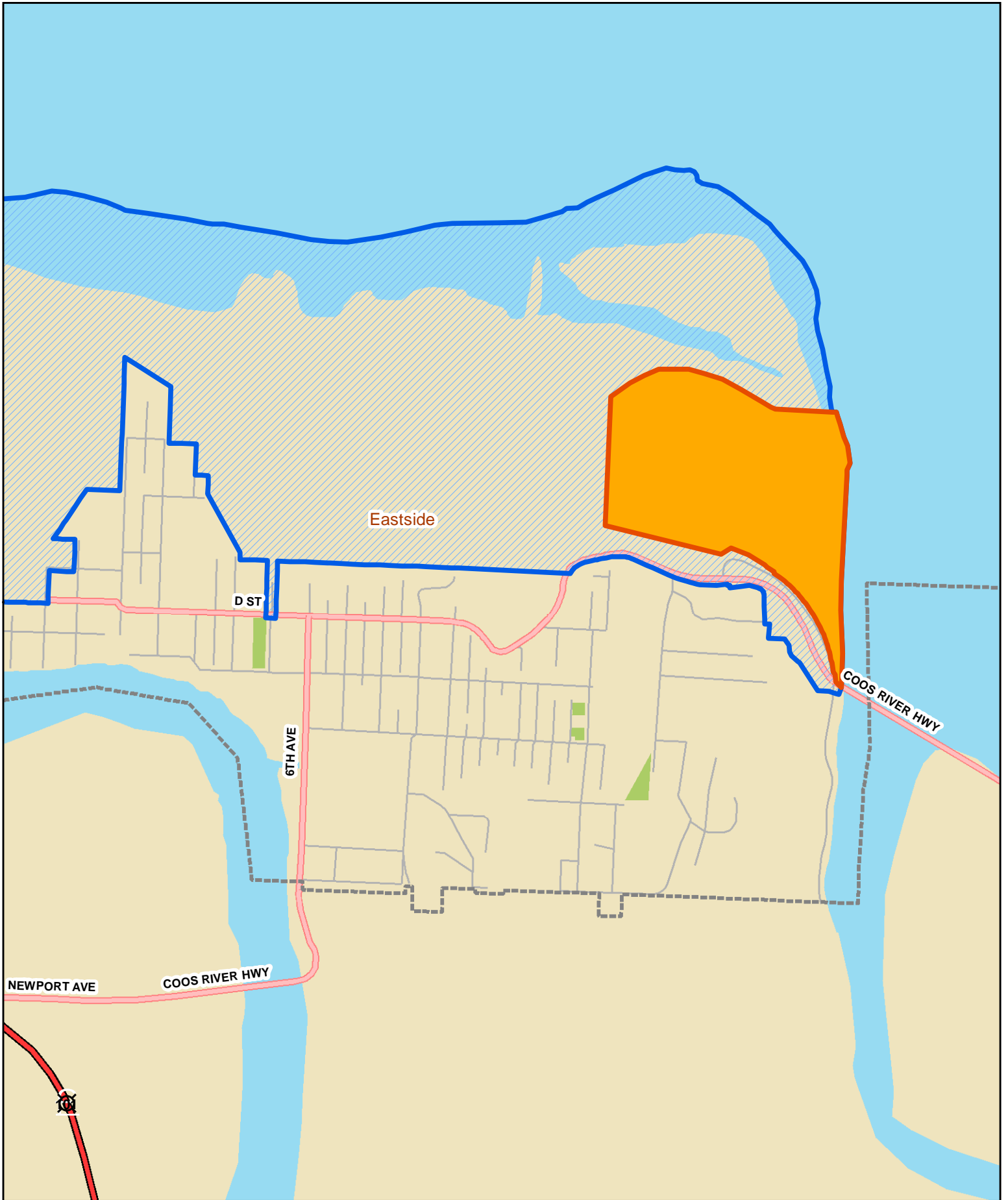
16TH AVE



BAYVIEW DR

CEDAR DR


0 200 400 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



-  DOWNTOWN URBAN RENEWAL DISTRICT
-  "SOMAR" PROPERTY

Date: 12/11/2015


1 inch = 1,000 feet