

**CITY OF COOS BAY
JOINT CITY COUNCIL / URA WORK SESSION**

Agenda Staff Report

MEETING DATE August 22, 2017	AGENDA ITEM NUMBER 2.d.
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TO: Mayor Benetti and City Councilors

FROM: Jim Hossley, Public Works and Community Development Director

THROUGH: Rodger Craddock, City Manager

ISSUE: Approval of an Initiation of a Proposed Vacation of Hemlock Avenue

SUMMARY:

The owners of the property on both sides of the platted Hemlock Avenue right-of-way between North Front Street and the bay, have submitted an application to vacate the Hemlock Avenue right-of-way so that the area can be used in conjunction with future development. The applicant has also requested that the City Council initiate the vacation by majority vote without a petition or consent of property owners and prior to giving public notice. This option is allowed by the Coos Bay Municipal Code (CBMC) Chapter 17.345.020 Initiation.

ACTION REQUESTED:

If it pleases the City Council, at the September 5th Council meeting initiate the proposed vacation of the portion of the Hemlock Avenue right-of-way located between North Front Street and the bay and set a public hearing date before the Planning Commission for October 10, 2017 to begin the public review.

BACKGROUND:

The subject right-of-way transects the Central Dock site which has recently been purchased. The requested vacation would allow greater development options for the site and would use the area for a platted street that was never built. When the Central Dock site is developed, significant access and circulation needs will be addressed but Hemlock Avenue, as it was platted, will not be needed to advance these future traffic options.

BUDGET IMPLICATIONS:

By initiation, the vacation and application fee, which includes the mailing fee, publication fee, and property posting fee, would be waived. According to Fee Resolution 17-08 , that amount is \$1,054.00.

ATTACHMENT(S):

- ▣ Map of proposed vacation area
- ▣ Vacation Application



Proposed Vacation Area
of Hemlock Avenue

BAYSHORE DR

HEMLOCK AVE

N FRONT ST

N 4TH ST
TL 3200 TL 3300

TL 118
1221

TL 100

TL 101

TL 1200

TL 300

TL 400

TL 500

TL 201



Disclaimer:
This document is produced using a Geographic Information System (GIS). The data contained herein is intended to be a graphical representation only and is by no means an official survey or legal interpretation thereof. The City of Coos Bay provides this data in good faith and makes no warranties, expressed or implied, as to the content, accuracy, completeness or reliability of this data.

Image Date: 5/1/2015



Date: 8/16/2017

1 inch = 127 feet

Joint City/RA Work Session Meeting August 22, 2017



CITY OF COOS BAY
 Public Works & Community Development Department
 500 Central Avenue, Coos Bay, Oregon 97420
 Phone 541-269-8918 Fax 541-269-8916

Permit No. 187-ZON17-062
 Date Received: 8-14-17

LAND USE DEVELOPMENT REVIEW APPLICATION

For Office Use Only	
STAFF CONTACT <u>Debbie Erler</u>	PROJECT NO(S). <u>Hemlock Vacation</u>

Type of Review (Please check all that apply):

- | | | |
|---|---|---|
| <input type="checkbox"/> Annexation
<input type="checkbox"/> Appeal and Review
<input type="checkbox"/> Architectural Design Review
<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Estuarine Use/Activities | <input type="checkbox"/> Home Occupation
<input type="checkbox"/> Legislative/Text Amendment
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Partition
<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Subdivision
<input type="checkbox"/> Temporary Use
<input checked="" type="checkbox"/> Vacation
<input type="checkbox"/> Variance
<input type="checkbox"/> Zone Change
<input type="checkbox"/> Other |
|---|---|---|

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

Site Location/Address: <u>Hemlock Ave (between N Front/Bay)</u>	Assessor's Map No./Tax Lot(s): <u>26 BB</u>
	Zoning:
	Total Land Area:

Detailed Description of Proposal:

Applicant/Owner Name: <u>Gregory Drobot</u> <small>(please print)</small>	Phone: <u>(541)</u>
Address: <u>P.O. Box 1902</u>	Email: <u>Gdrobot@face rock creamery.com</u>
City State Zip: <u>Bandan, OR</u>	
Applicant's Representative: <u>Daniel Graham</u> <small>(please print)</small>	Phone: <u>(503) 312-8397</u>
Address: <u>P.O. Box 1902</u>	Email: <u>DGraham@Face rock creamery.com</u>
City State Zip: <u>Bandan, OR</u>	

1. Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application.
2. Copy of the deed for the subject property.
3. Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
4. Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
5. Type II requires **three (3) complete hard-copy sets** (single sided) of application & submitted documents must be included with this application. **One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.
6. Type III requires **Ten (10) complete hard-copy sets** (single sided) of application & submitted documents must be included with this application. **One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.

Per City of Coos Bay Resolution 17-03, a 5% Technology Fee will be assessed on all permit and plan review fees.

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	<u>7-31-17</u> Date	 Owner's signature (required)	<u>7-31-17</u> Date
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