

## ORDINANCE NO. 304

### AN ORDINANCE AMENDING COOS BAY COMPREHENSIVE PLAN 2000, VOLUME I, PLAN POLICIES FOR REDEVELOPMENT ON FRONT STREET

The City of Coos Bay ordains as follows:

**Section 1.** Chapter 6.3, Commercial and Industrial Lands, is hereby amended to read as follows:

Commercial trade and service activities are the most important components of the economic support system for the city proper as evidenced by the amount of land used for these purposes when compared to major industrial land use. In 1982, only 53 acres were used industrially, whereas about 250 acres were consumed by commercial and service activities.

A review of Coos Bay's zoning reveals that although land is zoned industrial, it has been pre-empted for that use by commercial enterprises or was characteristically unsuitable in the first place. This leads to the conclusion that the city is in need of industrial land and should reassess the usefulness of vacant land in the city previously considered to be unsuitable.

The downtown Front Street area, originally zoned industrial, fell victim to changing economic forces which reduced the need for small lot, water-dependent industrial properties. This fact, combined with zoning conditions which restricted opportunities to pursue commercial and even residential use alternatives, deprived the area of new investment. To overcome this dilemma, the area was changed to Waterfront Heritage zoning after Goal 17 changes enabled existing restrictions to be lifted.

**Section 2.** Chapter 7.5, Economic Development, is hereby amended by adding the following strategy, ED.14, and re-numbering the existing ED.14 and ED.15.

ED.14 Coos Bay shall diversify the economy of the community by developing a mixed-use area to include: existing waterfront industrial uses, new water oriented, water-related and non water-related service business, and amenities non-water-dependent industrial uses north of the Coos Bay Boardwalk.

**Section 3.** Chapter 7.8, Transportation, is hereby amended by adding the following strategies, T. 15 and T. 16.

T.15 Coos Bay shall allow development to proceed in the Waterfront Heritage zoning district. The area comprised of subdistrict WH-3 and the portion of subdistricts WH-

1 and WH-2 lying east of Front Street is subject to a cumulative trip threshold of 8,000 ADT (average daily traffic), which is the maximum number of trips estimated to potentially occur under the previous zoning and plan designations for that area. This limitation may be removed or modified only in accordance with OAR 660-012-0060.

- T. 16. Coos Bay shall complete a Transportation System Plan in accordance with the requirements of OAR 660 Division 12 at the earliest opportunity funding resources become available.

**Section 4.** Chapter 9.1, Plan Objectives, Commercial Areas, Objective 2, Implementation, is hereby amended as follows:

Implementation. –This objective will be realized by the following commercial zones: Central Commercial (C-1), General Commercial (C-2), Waterfront Heritage (W-H) and Industrial / Commercial (I-C), zoning designations of the Land Development Ordinance.

1. Central Commercial. ...(no change)
2. General Commercial. ...(no change)
3. Industrial Commercial. ...(no change)
4. Waterfront Heritage. The focus of this district is to provide diversity to the economy by providing a mixed use area to include: existing waterfront industrial uses, new water oriented, water-related and non water-related service businesses, and amenities and attractions which encourage public access to and enjoyment of the waterfront and also non-water-dependent industrial uses. This area is intended to reclaim the city’s waterfront heritage and express pride in its past and present by redeveloping Front Street as a vital commercial area which evokes, but does not necessarily duplicate, the Front Street of early Marshfield.

**Section 5.** Chapter 9.1, Plan Objectives, Industrial Areas, Objective 1, Implementation, is hereby amended as follows:

The city shall continue to protect areas along the waterfront for industrial uses at sites identified in compliance with the coastal goals that have sufficient acreage and possess locational characteristics making them suitable for water-dependent and water-related industrial activities. Such areas will be protected through an Urban-Water dependent (UW) Coos Bay Estuary Management Plan designation and the application of the Waterfront-Industrial zone.

The city shall conditionally permit manufacturing uses in the commercial districts in the

Land Development Ordinance in order to promote but, yet, monitor development. The city shall attempt to zone additional property exclusively for industrial use with severe restrictions on commercial activities. Also, the city shall encourage industrial redevelopment proposals from the private sector, if feasible.

**Section 6.** Severability. The sections and subsections of this Ordinance are severable. The invalidity of one section or subsection shall not affect the validity of the remaining sections or subsections.

The foregoing ordinance was enacted by the City Council of the City of Coos Bay the 1<sup>st</sup> day of May, 2001, by the following vote:

Yes:	Mayor Joe Benetti and Councilors Anna Marie Larson, Jeff McKeown, Cindi Miller, Don Spangler, and Judy Weeks
No:	None
Absent:	Councilor Kevin Stufflebean

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Joe Benetti  
Mayor of the City of Coos Bay  
Coos County, Oregon

ATTEST:

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Joyce Jansen, Deputy Recorder