

**CITY OF COOS BAY CITY COUNCIL**  
**Agenda Staff Report**

<b>MEETING DATE</b> August 2, 2016	<b>AGENDA ITEM NUMBER</b>
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TO: Mayor Shoji and City Councilors  
FROM: Eric Day, Community Development Department  
THROUGH: Rodger Craddock, City Manager  
ISSUE: Proposed Expansion of the Urban Growth Boundary

**BACKGROUND:**

Jerry Reeves (J.C. Reeves Corporation) recently sent a letter to the City requesting preliminary approval from the City Council for an Urban Growth Boundary (UGB) expansion in Coos Bay. As I understand, the request they are seeking to bring approximately 400 acres into the Coos Bay UGB in the Englewood area (See Attachment A for a map of the proposed area). Mr. Reeves is also requesting annexation of this property into the City limits of Coos Bay.

The applicant will need to submit a Quasi-Judicial application (private applicant vs. a City led application) to the City addressing Oregon Statewide Land Use Goal 14 (Urbanization) and DLCD Division 24 "Urban Growth Boundaries - Goals". These documents contain the criteria for decision making for the City Council, Coos County BOCC, and DLCD to review; and then approve or deny the expansion application. The main components that the applicant will need to satisfy are:

- 1) Determine Need - Determine a need for residential and employment lands based on the forecast of population change and/or employment forecast.
- 2) Determine Supply - Conduct simplified land inventory to determine how much of the needs can be met inside the existing UGB.
- 3) Determine if UGB Expansion is Necessary - Compare "need" to "supply". The need is not met then the applicant can proceed with the application process. If it is met, then the UGB expansion will not be granted and the application is denied.
- 4) Add Land to UGB- Add lands from study area to UGB in amounts "roughly proportional" to determined needs.
- 5) Planning and Zoning - Plan land in the amended UGB so as to provide for the needs determined in Step

As stated above, in addition to the City reviewing the application, Coos County and DLCD will also be involved in the review. The County will need to approve a map boundary and possible zoning amendment (from Forest to Urban). Also any expansion over 50 acres requires the Land Conservation and Development Commission (LCDC) to approve the application. (ORS 197.626). This is a complicated, long and involved process that will be very costly to the applicant and draining on staff's time. It will include an in-depth look at the City's Comprehensive Plan Goals and Policies and a land assessment. In total, it will likely take several years to complete, and the likelihood of success largely depends on demonstrating the City's need.

**ACTION REQUESTED:**

No action is required at this time. Mr. Reeves is here tonight to make a presentation to the Council on this topic.

**Attachments:**

A: Map of proposed UGB expansion.

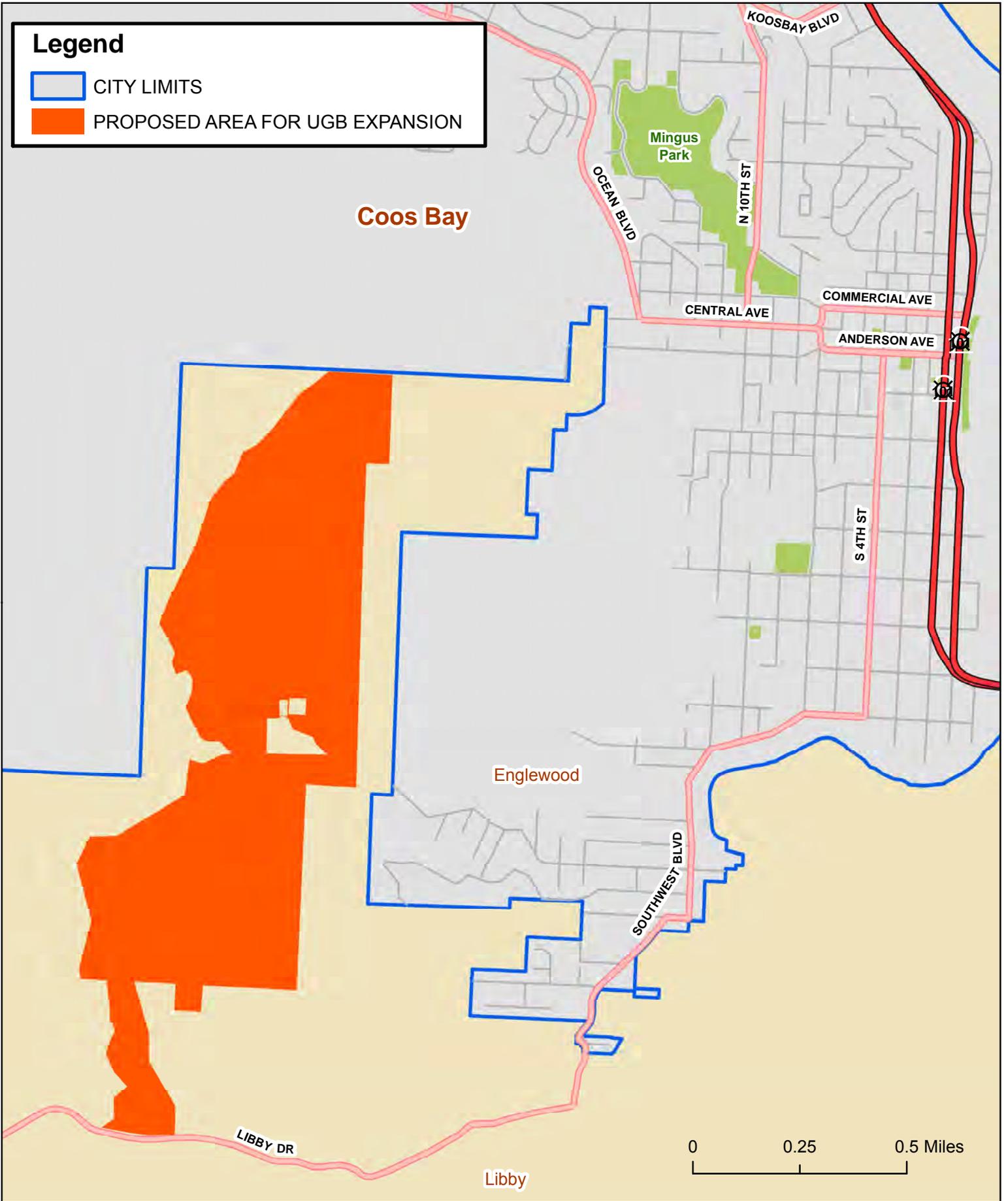
**Legend**



CITY LIMITS



PROPOSED AREA FOR UGB EXPANSION



**PROPOSED UGB EXPANSION**

Date: 6/14/2016

Agenda Item #6