

**MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY  
OF THE CITY OF COOS BAY**

**July 8, 1998**

The minutes of the proceedings of a regular meeting of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, being held at 7 p.m. in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

**Those Present**

Those present were Board Members Don Spangler, Kevin Stufflebean, Joanne Verger, and Judy Weeks. Board Member Cindi Miller was out of town, Councilor Joe Benetti was absent due to surgery, and Board Member Jeff McKeown was absent. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, and Community Services Director Bill Finney.

**Approval of the Minutes of June 16, 1998**

Board Member Weeks noted a correction to the June 16th minutes to state Vice-Chair Miller. Board Member Verger moved to approve the minutes as corrected. The motion was seconded by Board Member Weeks and passed with all members present voting aye.

**Public Hearing — Presentation of the Front Street Draft Master Plan**

Crystal Shoji, Shoji Planning and Development, reviewed the master plan for the Front Street development. Ms. Shoji reported the purpose and vision of the project has been established as helping businesses grow, providing an opportunity for citizens to enjoy the waterfront, providing citizens pride in the waterfront heritage, and providing a unique and scenic district for citizens and tourists. She commented the area is currently zoned for water use and the City would need to amend the zoning to allow mixed use development.

Mac McSwain, McSwain and Woods Architects, reported on the importance of establishing architectural guidelines to maintain the historical heritage of the area. He noted any new buildings would be built in accordance to the City's specific guidelines and the existing historic buildings would be retained. The plan will also address the parking, pedestrian ways, and traffic patterns.

Crystal Shoji reviewed the project time-line schedule for the development of the plan which begins with working with the State to meet statewide planning goal. The second step would be to prepare an exception for Central Dock properties to allow the properties to be rezoned for commercial and residential use. Ms. Shoji explained the exception is a specific process set out by state law to allow a use which does not confirm to the statewide planning goals. The third step would be to revise the Coos Bay Estuary Management Plan which would be adopted by the city and the county, and the fourth step would be to revise the Coos Bay Comprehensive Plan 2000 to explain and approve the new development.

Ms. Shoji explained the architectural design standards have been developed which the Agency is reviewing tonight and land development ordinance language to implement the concept will be developed by Ms. Shoji, Bill Grile and Bill Finney.

Ms. Shoji reported a work session to review the entire land use element of the plan will be scheduled involving the Planning Commission, Design Review Board, and the Urban Renewal Agency. Following the work session the City Council will be asked to initiate formal plan amendment adoption proceedings and schedule the required hearings.

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Board Member Spangler opened the public hearing for comments.

Ken Harlan, Coos Bay, asked for an explanation of the Central Dock exceptions. Ms. Shoji said Central Dock was treated differently because it has been industrial use for some time and would be rezoned for mixed use. Bill Grile explained the Marshfield waterfront is restricted to water dependent use. Mr. Harlan said he envisioned the development of floating restaurants and using the Central Dock metal building for covered parking. He expressed concern about the architectural requirements being applied to this building. Mr. McSwain explained the architectural guidelines would not be retroactive but the city could work with the existing building to fit the guidelines. Ms. Shoji reported they have been working with the businesses in the Front Street area regarding the master plan but has not personally asked them if they like the guidelines. Mr. Hargens what is happening in the downtown area. Mac McSwain said they have not been involved with downtown planning.

Board Member Weeks referred to Mr. Denny Powell's letter regarding parking and Mr. Grile noted the area in question is outside the plan area and thanked Mr. Powell for his letter.

There being no further comments to come before the Agency Board Member Spangler closed public hearing.

**Executive Session**

An executive session was held pursuant to ORS 192.660 (1) (e) for the purpose of discussing real property transactions. The Agency reconvened in regular session to adjourn the meeting.

**Adjournment**

There being no further business, Acting-Chair Spangler adjourned the Urban Renewal Agency meeting.

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Don Spangler, Acting Chair  
Urban Renewal Agency of the City of Coos Bay  
Coos County, Oregon

ATTEST:

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Joyce Jansen, Deputy Recorder  
Urban Renewal Agency of the City of Coos Bay  
Coos County, Oregon