



CITY OF COOS BAY
Community Development Department
500 Central Avenue
Coos Bay, OR 97420
541.269.8918
www.coosbay.org

NOTICE OF PUBLIC HEARING
Type IV – Comprehensive Plan & Code Text Amendments
Coos Bay Estuary Management Plan (CBEMP) Phase I Update
Land Use Application #187-23-000165-PLNG

Notice is hereby given that on Tuesday, July 11, 2023, the **Coos Bay Planning Commission** will hold a public hearing at 6:00 p.m. in the Coos Bay City Hall Council Chambers located at 500 Central Avenue in Coos Bay Oregon to consider a proposal to amend the text of the Comprehensive Plan and Development Code.

APPLICANT/OWNER: City of Coos Bay, 500 Central Avenue, Coos Bay, Oregon 97420 / N/A

SUBJECT PROPERTY: All lands within city limits subject to the Coos Bay Estuary Management Plan (CBEMP).

ZONING DISTRICT & SPECIAL OVERLAYS: Coos Bay Estuary Management Plan.

REQUEST SUMMARY: The applicant is requesting authorization to amend the Comprehensive Plan and Development Code as part of the multi-jurisdictional Phase I update to the Coos Bay Estuary Management Plan (CBEMP) as follows:

- Amend the Coos Bay Comprehensive Plan by repealing Volume III, Estuary Management Plan, and amending Volume I, Plan Policy Document, to adopt by reference the updated 2023 Coos Bay Estuary Management Plan, adopted as Coos County Comprehensive Plan Volume II, Parts 1 and 2.
- Amend Coos Bay Development Code Title 17 to: A) repeal and replace in its entirety Chapter 17.352 CBDC, Estuarine and Coastal Shoreland Uses and Activities; B) amend CBDC 17.360.020, Initiation of amendment, to provide the Director the opportunity to initiate Type IV applications; and C) add a new provision under CBDC 17.360.040(2), Application Contents, to account for joint-management and coordination when changes are proposed to the Coos Bay Estuary Management Plan through a joint advisory committee.

REVIEW CRITERIA: Coos Bay Development Code (CBDC): Chapter 17.130 CBDC, Procedures; Section 17.360.060, Approval Criteria.

HEARING/APPEAL PROCEDURE: The review will be conducted in accordance with a Type IV procedure at CBDC 17.130.110. Testimony must be related to the referenced criteria. Written comments must be submitted by 4:00 p.m. on the Friday prior to the scheduled public hearing. Failure to raise an issue or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue may preclude further appeal on that issue. The Planning Commission will conduct the first evidentiary public hearing on this matter to make a recommendation to the City Council. The City Council is tentatively scheduled to conduct a second public hearing on this matter on Tuesday, August 15th, 2023, at Coos Bay City Hall. A final decision of the City

Council may be appealed to the Land Use Board of Appeals (LUBA) by filing a notice of intent to appeal with LUBA, with required fees, within 21 days of the date of the final land use decision.

ADDITIONAL INFORMATION: A copy of the staff report will be available for inspection at least seven (7) days prior to the scheduled public hearing. A copy of the application with all submitted materials are available for review during business hours at the Public Works and Community Development Department at Coos Bay City Hall located at 500 Central, Coos Bay, Oregon and, also, online at <https://www.coosbayor.gov/government/city-departments/public-works-community-development-department/pwcd-planning>. Upon request copies of all materials can be provided for a reasonable fee. For additional information, please contact Chelsea Schnabel, AICP, CFM, Planning Administrator, at (541) 269-1181 x3531 or reach by e-mail at cschnabel@coosbayor.gov.

PROPERTY LOCATION MAP

