

Addendum to Written Statement for Coos County Rezone Application

Oregon's Statewide Planning Goals & Guidelines

Goal 14: Urbanization

[...]

*Unincorporated Communities*

*In unincorporated communities outside urban growth boundaries counties may approve uses, public facilities and services more intensive than allowed on rural lands by Goal 11 and 14, either by exception to those goals, or as provided by commission rules which ensure such uses do not adversely affect agricultural and forest operations and interfere with the efficient functioning of urban growth boundaries.*

Subject Property is located in an area excepted from Goals 3 and 4 by the Comprehensive Plan. These lands in the Bunker Hill / Bay Park area are excepted in part due to the availability of services and proximity to the Coos Bay and Hwy 101.

[...]

*Rural Industrial Development*

*Notwithstanding other provisions of this goal restricting urban uses on rural land, a county may authorize industrial development, and accessory uses subordinate to the industrial development, in buildings of any size and type, on certain lands outside urban growth boundaries specified in ORS 197.713 and 197.714, consistent with the requirements of those statutes and any applicable administrative rules adopted by the Commission.*

*Guidelines*

*A. Planning*

- 1. Plans should designate sufficient amounts of urbanizable land to accommodate the need for further urban expansion, taking into account (1) the growth policy of the area; (2) the needs of the forecast population; (3) the carrying capacity of the planning area; and (4) open space and recreational needs.*
- 2. The size of the parcels of urbanizable land that are converted to urban land should be of adequate dimension so as to maximize the utility of the land resource and enable the logical and efficient extension of services to such parcels.*
- 3. Plans providing for the transition from rural to urban land use should take into consideration as to a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.*
- 4. Comprehensive plans and implementing measures for land inside urban growth boundaries should encourage the efficient use of land and the development of livable communities.*

## *B. Implementation*

- 1. The type, location and phasing of public facilities and services are factors which should be utilized to direct urban expansion.*
- 2. The type, design, phasing and location of major public transportation facilities (i.e., all modes: air, marine, rail, mass transit, highways, bicycle and pedestrian) and improvements thereto are factors which should be utilized to support urban expansion into urbanizable areas and restrict it from rural areas.*
- 3. Financial incentives should be provided to assist in maintaining the use and character of lands adjacent to urbanizable areas.*
- 4. Local land use controls and ordinances should be mutually supporting, adopted and enforced to integrate the type, timing and location of public facilities and services in a manner to accommodate increased public demands as urbanizable lands become more urbanized.*
- 5. Additional methods and devices for guiding urban land use should include but not be limited to the following: (1) tax incentives and disincentives; (2) multiple use and joint development practices; (3) fee and less-than-fee acquisition techniques; and (4) capital improvement programming.*
- 6. Plans should provide for a detailed management program to assign respective implementation roles and responsibilities to those governmental bodies operating in the planning area and having interests in carrying out the goal.*

Subject Property has, through its exception to Goals 3 and 4, been planned for transition from rural to urban land use; considerations have been taken to ensure the planning guidelines listed above are followed.

Rezoning Subject Property would result in a change of the development standards applicable to Subject Property, from the standards of the Urban Residential district to that of the Industrial District. While no application for development is being filed at this time, it is relevant to this application how the development standards for Subject Property would change, through the re-zone.

The CCZLDO outlines these development standards for the Urban Residential and Industrial zones:

### *CCZLDO Section 4.3.230 Additional Siting Standards*

*This section has specific siting standards and criteria set by the zoning district for uses, activities and development:*

*(1) Urban Residential (UR) – The following siting standards apply to all USES, activities and development in the UR zoning districts:*

*(a) Minimum Lot size:*

*i. The following minimum lot sizes shall apply:*

- 1. Site having neither public water or public sewer – one acre.*
- 2. Sites having public water, but no public sewer – 8000 square feet.*

3. Sites having both public water and public sewer – 5000 square feet, except a twofamily duplex which requires 8000 square feet.

4. Dwelling unit density shall not exceed one unit per minimum lot size, except each additional attached dwelling unit requires 1200 additional square feet above the minimum lot size.

(b) Setbacks:

i. Front Setback: 20 feet.

ii. Side and Rear Set-Back: The side and rear setback shall be a minimum of 5 feet unless the side or rear yard is adjacent to a street or road (corner lot) the minimum setback shall be 15 feet from that street or road.

iii. Setback exception – Front yard setback requirements of this Ordinance shall not apply in any residential district where the average depth of existing front yards on developed lots within the same zoning district block, but no further than 250 feet from the exterior side lot lines of the lot and fronting on the same side of the street as such lot, is less than the minimum required front yard building setback. In such cases the front yard setback requirement on any such lot shall not be less than the average existing front yard building setback.

(c) Building Height - Maximum Building height is 35 feet. However, spires, towers, domes, steeples, flag poles, antennae, chimneys, solar collectors, smokestacks, ventilators or other similar objects may be erected above the prescribed height limitations, provided no usable floor.

(d) Density or Size limits -

i. Dwelling density shall be no more than one dwelling per lawfully created parcel unless otherwise provided for by this ordinance.

ii. If lawfully created parcels are less than one acre in size and not served by a public sewer then Department of Environmental Quality, State Building Codes and Oregon Department of Water Resources should be consulted by the developer prior to seeking a land use authorization to construct a dwelling as there may be development limitations.

[...]

(6) Industrial (IND) and Airport Operations (AO) - The following siting standards apply to all USES, activities and development within the IND and AO zoning districts.

(a) Minimum lot/parcel size –

i. No minimum lots size standard for this zone.

ii. Minimum street frontage and minimum lot width is 20 feet.

(b) Setback -

i. Front, side and rear setbacks are 5 feet from abutting properties that are zoned Controlled Development or residential zoning districts.

*ii. Setback exception – Front yard setback requirements of this Ordinance shall not apply in any residential district where the average depth of existing front yards on developed lots within the same zoning district block, but no further than 250 feet from the exterior side lot lines of the lot and fronting on the same side of the street as such lot, is less than the minimum required front yard building setback. In such cases the front yard setback requirement on any such lot shall not be less than the average existing front yard building setback.*

*(c) Building Height - does not have any requirement, except those sites abutting a residential or controlled development zone shall have a max height of 35 feet plus one (1) additional foot in height for each foot of setback exceeding 5 feet ( i.e. if the setback is 10 feet, the maximum building height would be 40 feet). However, spires, towers, domes, steeples, flag poles, antennae, chimneys, solar collectors, smokestacks, ventilators or other similar objects may be erected above the prescribed height limitations, provided no usable floor space above the height limits is added. Such over height object shall not be used for advertising of any kind.*

*(d) Building Density or Size limits –*

*i. For building or buildings located within an Unincorporated Community Boundary as adopted by the Coos County Comprehensive Plan Volume 1 Part 2 § 5.5 the following square foot requirements apply:*

*1. Urban Unincorporated Community shall not exceed 60,000 square feet of floor space;  
or*

*2. Rural Unincorporated Community shall not exceed 40,000 square feet of floor space.*

*(e) Design Standards:*

*i. The landscape shall minimize soil erosion. The exterior portion of the property shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the site abutting public roads or property lines that are common to other owners of property that are zoned for residential, except for points of ingress and egress;*

*ii. Lighting: Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent Rural Residential, Urban Residential or Controlled Development Zoning districts.*

*iii. Exposed storage areas, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to the setbacks of the this zoning designation, screen plantings or other screening methods;*

*iv. Trash service shall be provided to the facility and the area for trash receptacle or receptacles shall be identified on the plot plan; and*

*v. Hours of operation may be required in areas predominantly surrounded by residential zones.*

Subject Property is served by City Water (Coos Bay-North Bend Water Board), but not City sewer (the surrounding properties are on septic systems).

The development standards which apply in this case:

**Minimum Lot Size:** The lot size standard would shift from a minimum of 8,000 square feet (or a maximum of 2 lots, for the approximately 18,000 square foot Subject Property), to a minimum lot width of 20 feet (or 7 lots for the approximately 120-foot wide Subject Property).

**Building Density:** The building density would shift from 1 dwelling unit per 8,000 feet (or 2 dwelling units total), to a building density which would encompass the lot(s), up to the 5-foot front, side and rear setbacks.

**Setbacks:** The setback standard would shift from 20 feet in the front yard and 5 on the sides and rear, to 5 feet on all sides.

**Building Height:** The maximum building height would shift from 35 feet to 35 feet plus one (1) additional foot in height for each foot of setback exceeding 5 feet.

The applicant has contacted the water service provider (Coos Bay–North Bend Water Board), requesting an assessment of whether, if the parcel were to be divided into the maximum allowable 7 lots permitted by the CCZLDO, if services could be provided to this property without any adverse impacts to services.

City sewer is not available on Subject Property at present.

It is important to note here: while the above CCZLDO Industrial development standards would technically apply to Subject Property, subdividing the property into the allowable 7 lots and maximizing building density would be impractical and detrimental to the property's value, considering the slopes, access/circulation, and the designated wetland area on Subject Property.