

COOS COUNTY URBAN RENEWAL AGENCY

NORTH BAY URBAN RENEWAL PLAN

September 29, 1986

Original Prepared by:

CH2M HILL

Corvallis, Oregon International Port of Coos Bay

FIRST AMENDMENT: Added maximum
indebtedness, May 1998

Prepared by Spencer & Kupper

SECOND AMENDMENT: October 2000
Incorporates Master Plan for providing access
roads to serve specific industrial parcel

Prepared by The Benkendorf Associates

THIRD AMENDMENT: Updated Projects List
June 23, 2006

Harper Houf Peterson Righellis, Inc.
Fiscal Research Institute

FOURTH AMENDMENT: Overall update of Plan
including projects list

September 19, 2017

Elaine Howard Consulting, LLC, BergerABAM,
BST Associates, Tiberius Solutions, LLC,
ECONorthwest

PREFACE

The North Bay Urban Renewal Plan (Plan) has been prepared pursuant to Oregon Revised Statute Chapter 457 (ORS 457), the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and Coos County.

The Urban Renewal Area (Area) is a single geographic area encompassing most of the North Bay. The urban renewal plan for this area identifies a variety of activities and projects to eliminate the causes of blight and to create an environment in which the private sector can develop employment-producing industrial facilities compatible with the planning framework already established for the area.

An accompanying report has been prepared in accordance with ORS 457 that discusses the physical, social, economic, and fiscal impacts of plan implementation and analyzes its financial feasibility.

In 2017 the Coos County Urban Renewal Agency (Agency) hired a consulting team of Elaine Howard Consulting, LLC, BergerABAM, BST Associates, Tiberius Solutions, LLC and ECONorthwest to review and update the North Bay Urban Renewal Plan. The North Bay Urban Renewal Plan was set to expire in 2018 and needed to be updated to extend the life of the urban renewal area so that the Agency can collect tax revenues and fund projects beyond 2018 in accord with Oregon Revised Statutes Chapter 457.

The North Bay Urban Renewal Plan was updated in 2006 but due to the national recession and its after effects, most of the developments projected in the 2006 plan never occurred. As part of the substantial amendment to extend the duration, the project list was reviewed and revised. BergerABAM and BST Associates produced the information on the project lists. They produced two reports: *North Bay Urban Renewal Plan Update – Existing and In Process Projects* and *2017 Urban Renewal Projects Report*. Much of the information in this 2017 update on the North Bay Urban Renewal Plan Amendment came directly from these two documents. An updated “Report Accompanying the Plan Amendment” was also prepared at that time.

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Section 1

INTRODUCTION

HISTORY OF NORTH BAY ECONOMIC DEVELOPMENT PLANNING

2017 Amendment:

The Coos County Urban Renewal Agency (the agency) formed the North Bay Urban Renewal District in 1986. The North Bay Urban Renewal Area lies to the north of the City of Coos Bay and North Bend and encompasses land area known as the North Spit. The urban renewal area also includes the waters of Coos Bay adjacent to the spit. The urban renewal plan was first adopted for in 1986 and was updated in 1998, 2000, and 2006. The North Bay Urban Renewal Plan is due to expire in 2018 and must be updated to extend the life of the urban renewal district and the plan so that the agency can collect tax revenues and fund projects beyond 2018 in accordance with Oregon Revised Statutes Chapter 457. As a result of the 2008–2010 national recession and its after effects, among other factors, most of the development projected in the 2006 plan update never occurred. The 2006 plan and projects have been reexamined based on current circumstances and updated with new potential projects. Conditions have changed since 2006, including the initiation and completion of the following local Coos Bay and larger regional economic development initiatives.

- The Port’s purchase and ongoing rehabilitation of the 134-mile Coos Bay rail line, linking Coos Bay to west Eugene and the North American Class 1 freight rail system
- Completion of the Trans Pacific Railway to serve the North Spit including the Southport Lumber site
- Completion of the Port’s 2015 strategic business plan
- The Port’s purchase of approximately 1,300 acres previously owned by the United States Department of the Interior Bureau of Land Management (BLM) and Weyerhaeuser

HISTORY OF NORTH BAY ECONOMIC DEVELOPMENT PLANNING

2017 Amendment:

2017 Urban Renewal Projects Report

In 2017, BergerABAM and BST Associates, in coordination with Elaine Howard Consulting, LLC prepared an update on the projects needed in the North Bay Urban Renewal Area.

Oregon International Port of Coos Bay Strategic Business Plan

In July of 2015 the International Port of Coos Bay completed a Strategic Business Plan. The plan was prepared by BergerABAM in association with BST Associates.

Historical Information to 2017:

The Coos Bay Estuary Management Plan is the keystone of economic planning for the North Bay area of Coos Bay. Requirements for Coos County compliance with the coastal goals and guidelines of Oregon's state-wide land use planning effort provided impetus for the plan's development. It was initially prepared in 1979 – 1980 by a task force comprising all federal, state and local agencies with jurisdiction in the estuary area and has been subsequently updated. This plan defined the permitted uses of the North Bay in great detail and was incorporated into Coos County's Comprehensive Plan, the City of Coos Bay Comprehensive Plan and the City of North Bend Comprehensive Plan.

At the time the estuary management plan was approved by the interagency task force, development on the North Bay area included the Menasha Corporation containerboard plant (now owned by Weyerhaeuser Company): Roseburg Forest Products Company's chip-loading facility, rail and road access to this facility; a 30-inch ocean outfall jointly owned by the Oregon International Port of Coos Bay, Menasha Corporation, and Roseburg Forest Products Company; and an aquaculture facility owned by Weyerhaeuser (now owned by Anadromous, Inc.).

The findings of subsequent environmental studies for proposed projects or permit applications for development in the North Bay area have been consistent with the estuary management plan. In 1982, the North Bay Marine Industrial Park Environmental Impact Statement confirmed the estuary management plan's designation of certain land parcels for industrial development and of waterfront areas for future marine facilities. Weyerhaeuser's proposed PACON oil platform fabrication yard involved an environmental assessment and permit applications, prepared in 1982-84, that further defined use of the North Bay area without introducing inconsistencies. In addition, permits for the Guy F. Atkinson graving dock on Port property and the McCall oil terminal facility, which were not built, and a dock used for fish buying (and permitted for a fish-processing facility) were issued in conformance with the management plan.

During the first half of the 1980s, the Oregon International Port of Coos Bay constructed Phase I of the North Bay Pier (T-Dock) and modular fabrication, assembly, and load out facility (barge slip). The Coos Bay/North Bend Water Board also constructed a 1-mgd water treatment plant and expanded its water supply well fields. These facilities were constructed in conformance with the Coos Bay Estuary Management Plan.

ECONOMIC DEVELOPMENT INCENTIVES

Encouragement and definition of future industrial development in the North Bay area is provided by two economic development strategies: designation of the North Bay as a state Enterprise Zone and the establishment of a Foreign Trade Zone.

Enterprise Zone

~~Coos Bay has been qualified by the state as a hardship area and has been designated under Oregon's Enterprise Zone Program as one of ten such zones in the state. The Bay Area Enterprise Zone allows for Enterprise Zone benefits. . This 10-year status entitles new firms (or firms already in the area that can expand full-time jobs by 10 percent) to property tax exemptions on new buildings, expansion, machinery, and equipment. The package of incentives also includes exemption from various local development-related fees for new firms locating in the Enterprise Zone. The Enterprise Zone Program as described by the Business Oregon Website follows: -In exchange for locating or expanding into any enterprise zone, eligible (generally non-retail) businesses receive total exemption from the property taxes normally assessed on new plant and equipment. Subject to local authorization, timely filings and criteria the benefits include:~~

- *Construction-in-Process Enterprise Zone Exemption—For up to two years before qualified property is placed in service, it can be exempt from local taxes, which can cover more property than the regular exemption for commercial facilities under construction.*
- *Three to five consecutive years of full relief from property taxes on qualified property, after it is in service.*
- *Depending on the zone, local incentives also may be available.*

Criteria for Qualifying Projects

For the basic, three-year enterprise zone exemption period, the business needs to:

- *increase full-time, permanent employment of the firm inside the enterprise zone by the greater of one new job or 10% (or less with special-case local sponsor waivers);*
- *generally have no concurrent job losses outside the zone boundary inside Oregon;*
- *maintain minimum employment level during the exemption period;*
- *enter into a first-source agreement with local job training providers; and*
- *satisfy any additional local condition that has been established (only) in an urban zone.*

Criteria for extended tax abatement (for a total of four or five years of exemption)

This includes the criteria for the three-year enterprise zone exemption as well as the following:

- *compensation of new workers must be at or above 150% of the county average wage as set at the time of authorization.*
- *there needs to be local approval by written agreement with the local zone sponsor (city, port and county, or tribe); and*
- *the company also must satisfy additional requirements that the local zone sponsor may reasonably request in the agreement.*

Foreign Trade Zone

A Foreign Trade Zone is an area legally outside of U.S. Customs jurisdiction, where imported goods and materials may be stored, assembled, or manufactured, and then transshipped to another foreign country without being subject to import duty or excise taxes. U.S. taxes and duties are not paid until the goods enter the U.S. from the zone. The Coos Bay Foreign Trade Zone is the second

of only two such zones in Oregon. It consists of three sites adjacent to the harbor's main shipping channel, two of which are in the Urban Renewal Area, totaling over 1,300 acres.

FORMATION OF THE URBAN RENEWAL AGENCY

As a third major economic development strategy, Coos County established the Coos County Urban Renewal Agency (Agency) in December 1985 and empowered it to take action to eliminate blight in areas of the county such as the North Bay.

The composition of the Coos County Urban Renewal Agency Commission is governed by a ten-member commission of eight elected officials, including two representatives each from the City Council of Coos Bay, The City Council of North Bend, the Port Commissioner of the Oregon International Port of Coos Bay, and the Coos County Board of Commissioners, and two members selected from the "public at large." The administration of the Agency is undertaken by the International Port of Coos Bay.

NORTH BAY PLANNING OBJECTIVES AND STRATEGY

The objectives of the Agency in preparing the North Bay Urban Renewal Plan are to:

- Eliminate blight and causes of blight
- Stimulate development of industry, supporting commercial businesses, and recreation facilities by the private sector
- Create long-term employment opportunities
- Increase the county's taxable assessed value

This North Bay Urban Renewal Plan is intended to serve as a framework for development to meet these broad objectives. Proposed future land uses, development regulations, and projects to occur within the Urban Renewal Area are described in Sections 4 and 5 of the plan. Some of the projects will be funded by tax increment financing and others by private utilities, public utilities, and/or state and federal agencies. The final siting, design, and priority of each project will be determined with the participation of existing and future users of North Bay industrial sites. The project descriptions included in Section 5 of the plan are intended to provide a conceptual overview of the types and typical costs of projects likely to be required; they are not to be viewed as definitive. These projects are consistent with Objective 2 described above, and may be constructed to facilitate and attract new businesses and industry to the North Bay.

These proposed land uses and urban renewal projects are consistent with the Coos Bay Estuary Management Plan, as well as the Bureau of Land Management's land use plan for the North Bay. All development will meet existing zoning regulations and other applicable local, state and federal regulations. The relationship of the North Bay Urban Renewal Plan to other plans is discussed in Section 6.

Although the thrust of the agency's program is the construction of infrastructure elements, it is expected that the agency will also be involved in mitigation activities related to infrastructure construction or industrial site preparation. While it is not anticipated at this time, the Agency could also become involved in development and/or redevelopment activities. Section 7 of the plan

describes the types of activities that may be undertaken within the Area to achieve plan objectives.

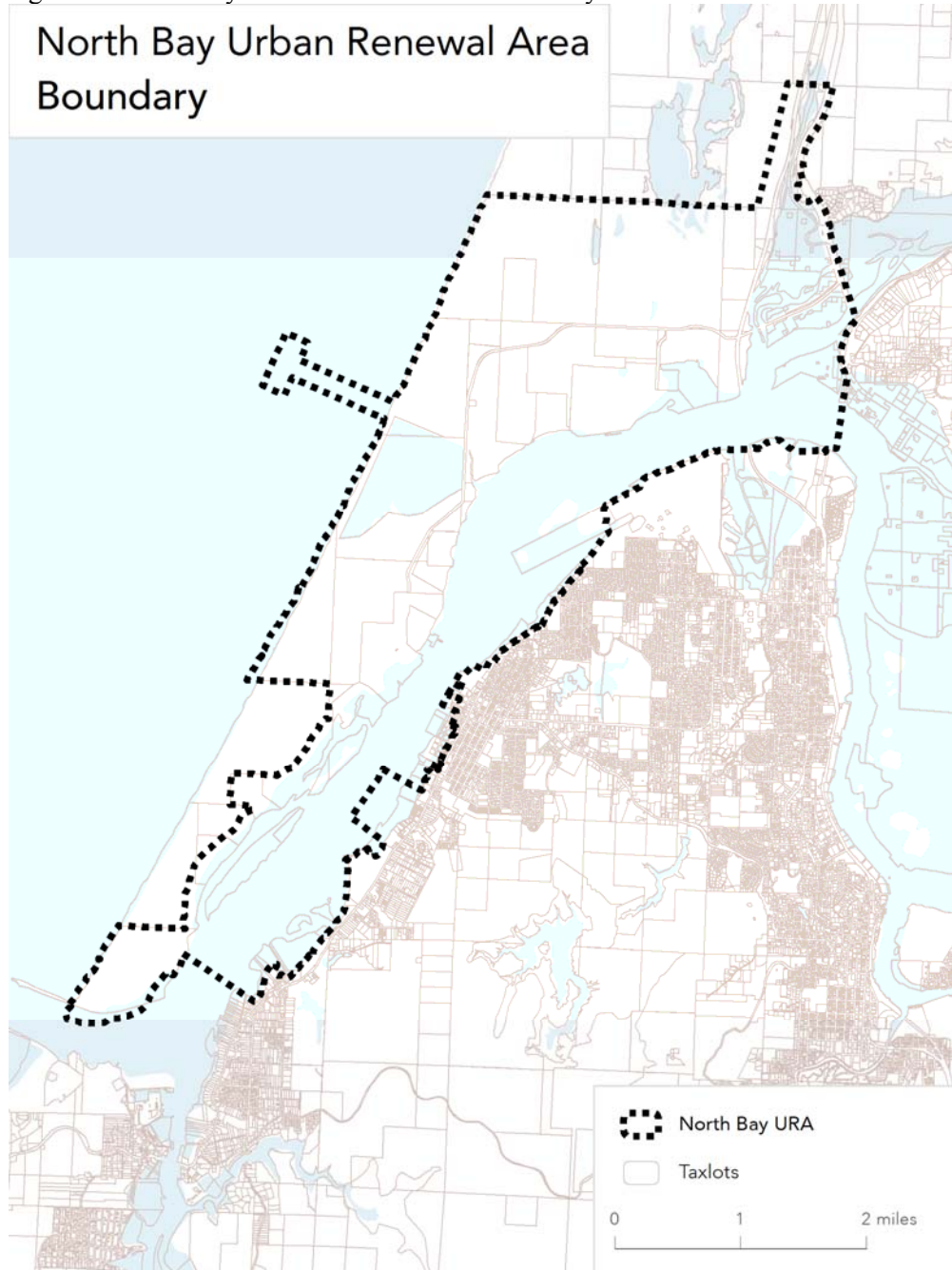
Because there are many unknowns concerning future development of the North Bay, it will be necessary to refine and modify the plan from time to time or to amend it as development potential warrants, as financing becomes available, or as local conditions dictate. The procedures for plan amendment, as well as other plan administration measures, are outline in Section 8.

Section 2

URBAN RENEWAL AREA BOUNDARY

This section provides a general description of the Urban Renewal Area boundary location and a discussion of the rationale used to establish it. The Urban Renewal Area boundary is shown on Figure 1 and a legal description is provided in Appendix A.

Figure 1 - North Bay Urban Renewal Area Boundary



Source: ECONorthwest

GENERAL DESCRIPTION

2017 Amendment:

The North Bay Urban Renewal Area is approximately 8,945 acres (5,740 acres land and 3,205 in water and right of way). Most of the urban renewal area is located on the North Spit, including waters of Coos Bay south and east of the North Spit and east of Jordan Point to Highway 101. The northernmost portion of the area incorporates some of the Oregon Dunes National Recreation Area (Horsfall Beach Campground and Day Use Area and Bluebill Lake), which extends approximately 50 miles north to Florence, Oregon. The Pacific Ocean forms the western boundary of the urban renewal area.

Historical Information to 2017:

The Urban Renewal Area encompasses approximately 4,643 land acres and 4,366 water-covered acres. The land portion is located in the unincorporated portion of Coos County, with the exception of a narrow strip of land adjacent to Highway 101 that is part of the City of North Bend. The water portion west of the navigation channel is located in unincorporated Coos County; portions east of the channel are in the cities of Coos Bay and North Bend.

Generally, the boundary follows the east side of Highway 101 across the McCullough Bridge and the mean higher high water line on the east side of the bay. This eliminates most land on the east side of the bay from inclusion in the Urban Renewal Area. The bay itself is included within the boundary.

Property on the southern tip of the North Bay administered by the Corps of Engineers is included in the boundary, which then follows the mean higher high water line of the bay to the small point of land opposite Clam Island, extending inland at one point only to include a parcel of privately owned land in the boundary.

From the small point, the boundary juts inland, crosses the spit to the ocean, follows the shoreline, and then runs along the east-west section line north of Bluebill Lake. It deviates from the shoreline to include the outfall easement that extends approximately a mile into the ocean. A mile-long corridor paralleling the railroad track and including the Shorewood Water Treatment Plant on the east side of the bay creates a northern “handle” on the boundary.

BOUNDARY RATIONALE

This boundary is intended to encompass all of the area on the North Bay that is suitable for industrial use, lands likely to be required for infrastructure to serve the North Bay industrial development, and lands likely to be needed for mitigation activities directly related to industrial and infrastructure development.

Highway 101 is included in the boundary because industrial development on the North Bay may trigger the need for future improvements to its intersection with Jordan Cove Road. Bay waters were included in the boundary because a number of mitigation sites in the bay have been identified, the need for a water supply pipeline crossing the bay has been identified by the Coos Bay/North Bend Water Board, and maintenance of the 40-foot depth navigation channel that runs the length of the bay is essential for attraction of water-dependent and water-related industrial growth on the

North Bay. Land at the southern tip of the North Bay was included to allow for potential assistance in maintaining the existing jetty or for construction of a second jetty should this become necessary to fulfill the intent of the urban renewal plan.

One parcel of privately owned land (the old Coast Guard Weather Station) along this southern stretch, the North Bay was incorporated into the Urban Renewal Area because the owner intends to develop the land for recreational use and to donate a portion of the site for a public boat ramp.

The large acreage immediately north of the U.S. Army Corps of Engineers-administered property at the southern tip of the North Bay was excluded from the Urban Renewal Area at the request of the Confederated Tribes of Coos, Umpqua, and Siuslaw Indians of Oregon. Although they have only recently begun a reservation planning effort, the Confederated Tribes expect to request that this land be taken into trust by the federal government as part of their reservation. If this land does not become part of the reservation, the Urban Renewal Agency may initiate a plan amendment to incorporate it into the Urban Renewal Area.

Most of the remaining land is that designated in the Coos County Comprehensive Plan to permit water-dependent/water-related industrial use and to provide potential sites to mitigate industrial development. The outfall easement and the Shorewood Water Treatment Plant are included within the boundary because outfall and plant modification have been identified as projects necessary to provide expanded water supply and industrial wastewater treatment capability on the North Bay. The northern “handle” of the boundary has been identified as a potential site for development of a railroad marshalling yard to serve the North Bay industrial sites.

Section 3

EXISTING LAND USE

This section describes the current land ownership pattern on the North Bay; existing land uses, access facilities, and utilities; and existing permits for infrastructure facilities not yet constructed.

LAND OWNERSHIP PATTERN

2017 Amendment:

The major land owners in the Area in 2017 are APCO Coos Properties, LLC, Coos Bay RV Investments, LLC, Coos County, Coos County Airport District, Fort Chicago Holdings II U.S. LLC, Oregon Dunes Sand Park, LLC, Oregon International Port of Coos Bay, Roseburg Forest Products Co., Sause Bros. Ocean Towing Co., Inc., Southport Lumber Co., LLC, State of Oregon Department of State Lands, Federal, and U.S.A. Corps of Engineers.

Most of the urban renewal area is located on the North Spit, including waters of Coos Bay south and east of the North Spit and east of Jordan Point to Highway 101. The northernmost portion of the area incorporates some of the Oregon Dunes National Recreation Area (Horsfall Beach Campground and Day Use Area and Bluebill Lake), which extends approximately 50 miles north to Florence, Oregon. The Pacific Ocean forms the western boundary of the urban renewal area.

Land uses in the urban renewal area are a combination of developed and vacant industrial sites, recreational lands, and public facilities. The western and northern portions of the urban renewal area consist primarily of recreational and beach areas. The east side of the urban renewal area bordering Coos Bay and the land surrounding Jordan Cove are vacant and developed industrial sites. Roseburg Forest Products is located on the western side of Jordan Cove. To the west and east of Roseburg Forest Products is the possible future site of the Jordan Cove liquefied natural gas (LNG) project and ocean shipment facility. If constructed, the project would host the only LNG export terminal on the West Coast. The facility would transfer LNG to ships bound for markets around the Pacific Rim.

The Trans Pacific Parkway is the major road corridor serving the urban renewal area; the parkway extends 6 miles southeast from the intersection of Highway 101 onto the North Spit. At the terminus of the Trans Pacific Parkway are Port-owned properties known collectively as the North Bay Industrial Park. Facilities at the North Bay Industrial Park include D.B. Western, a chemical processing equipment manufacturer; the Port-owned T-Dock structure leased by D.B. Western; and an abandoned aquaculture facility. The Southport Lumber Company forest products manufacturing facility is located on privately owned industrial property just north of the Industrial Park. To the north of the Southport Lumber site and separated from it by undeveloped land is the BLM boat ramp site with upland parking and a restroom. An approximately 400-acre vacant tract of land known as the Henderson Marsh property separates Southport Lumber and Roseburg Forest Products located on the west side of Jordan Cove.

Recreational facilities within the urban renewal area include the North Spit overlook, the BLM boat launch, Marine Park, and the Port trails.

LAND USE

2017 Amendment:

The current land uses are miscellaneous (exempt properties), industrial land, industrial land with improvements, high and best use forest land, residential – unimproved, residential – improved, commercial land with improvements, commercial – unimproved, multi for reporting only.

Section 4

PROPOSED LAND USES AND REGULATIONS

This section describes the land uses proposed for the Urban Renewal Area, the zoning district to be applied and the development standards to be used in implementing the plan.

The land uses in the Plan are based on, consistent with, and subordinate to the Coos County Comprehensive Plan, the North Bend Comprehensive Plan, and the Coos Bay Comprehensive Plan, and their implementing ordinances. Taken together, they define the locations of the principal land use classifications applicable to the Urban Renewal Area zoning code.

The current zoning for the area can be broken down by locality as follows:

2017 Amendment:

Coos County

For the Coos County Comprehensive Plan Volume I the zoning districts are recreation, industrial, forest, and urban residential.

RECREATION

The purpose of the Recreation “REC” district is to accommodate recreational uses of areas with high recreational or open space value. The district applies solely to areas designated as “Recreation” in the Comprehensive Plan, which include state, county and other municipal parks, the Oregon Dunes National Recreation Area, as well as private lands currently developed as golf courses.

New recreational developments in this district shall be oriented to the open space nature of the land. The type and intensity of recreational developments in this district must be conditioned by environmental considerations set forth in the County’s Coastal Shoreland/Dune Lands Comprehensive Plan policies where such developments are allowed in these coastal resource areas.

INDUSTRIAL

The purpose of the Industrial “IND” district is to provide an adequate land base necessary to meet industrial growth needs and to encourage diversification of the area’s economy accordingly. The “IND” district may be located without respect to Urban Growth Boundaries, as consistent with the Comprehensive Plan. The “IND” designation is appropriate for industrial parcels that are needed for development prior to the year 2000, as consistent with the Comprehensive Plan.

FOREST

The purpose of the Forest zone “F” is to conserve and protect forest land for forest uses. Some of the areas covered by the “F” zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.

URBAN RESIDENTIAL

There are three Urban Residential (UR) zoning districts: Urban Residential-1 (UR-1); Urban Residential-2 (UR-2); and Urban Residential – Multi Family (URM). The purpose of the “UR-1” district is to provide for urban residential areas that are exclusively limited to conventional single family dwellings. Detached conventional single family dwellings clustered in planned unit developments are consistent with the objectives of the “UR-1” district. This district shall only be used within Urban Growth Boundaries and Urban Unincorporated Community boundaries.

The purpose of the “UR-2” district is to provide for urban residential areas that are designed to accommodate single family dwellings, mobile homes and two family dwellings. Clustered planned unit developments, including multi-family dwellings, are consistent with the objectives of the “UR-2” district. The “UR-2” district shall only be used within Urban Growth Boundaries and Urban Unincorporated Community boundaries.

The purpose of the “UR-M” district is to provide for high density urban residential areas necessary to accommodate opportunities for the construction of multiple-family dwellings, primarily necessary to meet the needs of low and moderate income families. The “UR-M” district shall only be used within Urban Growth Boundaries and Urban Unincorporated Community boundaries.

For the Coos County Comprehensive Plan: Coos Bay Estuary Management Plan the zoning districts are as follows: water-dependent development shoreland, natural aquatic, conservation shorelands, natural shorelands, conservation aquatic, natural water-dependent development shorelands, development aquatic, development shorelands, rural shorelands, urban development, urban water development.

WATER-DEPENDENT DEVELOPMENT SHORELAND

Areas managed for water -dependent uses and some of these areas are suited for water -dependent development. Water -related and other uses are restricted to specific instances prescribed in unit management objectives. Water-Dependent Development Shoreland areas are always located outside of the urban growth boundaries, and satisfy needs that cannot be met within urban growth boundaries.

NATURAL AQUATIC

Areas managed for resource protection, preservation and restoration. Severe restrictions are placed on the intensity and types of uses and activities allowed. Natural Aquatic areas include all major tracks of salt marshes, mud sand flats, seagrass and algae beds that, because of a combination of

factors such as size; biological productivity; and habitat value, play a major role in the functioning of the estuarine ecosystem. Natural Aquatic areas also include ecologically important subtidal areas.

CONSERVATION SHORELANDS

Areas managed for uses and activities that directly depend on natural resources (such as farm and forest lands). While it is not intended that these areas remain in their natural condition, uses and activities occurring in these areas should be compatible with natural resources of the areas. Conservation Shorelands include commercial forest lands, areas subject to severe flooding or other hazards, scenic recreation areas, specified public shorelines, and important habitat areas.

NATURAL SHORELANDS

Areas managed for the protection of natural resources, including the restoration of natural resources to their natural condition. Direct human influence in these areas will be minimal and primarily oriented toward passive undeveloped forms of recreation, educational, and research needs. Natural Shoreland areas include major freshwater marshes, significant wildlife habitat, and other special areas where lesser management category would not afford adequate protection.

CONSERVATION AQUATIC

Areas managed for low to moderate intensities of uses and activities. Emphasize maintaining the integrity and continuity of aquatic resources and recreational benefit minor alterations may be allowed in conjunction with approved uses as specified in each unit. Conservation Aquatic areas include open water portions of the estuary and valuable salt marshes and mud sand flats of lesser biological significance than those in the Natural Aquatic category.

NON WATER-DEPENDENT DEVELOPMENT SHORELANDS

This shoreland district shall be managed to efficiently utilize the property for non-water dependent commercial/industrial development. Development must be conducted in a manner that is consistent with the Plan's general policy regarding beaches and dunes.

DEVELOPMENT AQUATIC

Areas managed for navigation and other water -dependent uses, consistent with the need to minimize damage to the estuarine system. Some water related and other uses may be allowed as specified in each respective unit. Development Aquatic areas include areas suitable for deep or shallow draft navigation (including shipping and access channels were turning basins), and water dredged material disposal sites, mining or mineral extraction areas, and areas adjacent to developed or developing ball shorelines which may need to be altered to provide navigational access or create new land areas for water -dependent uses.

DEVELOPMENT SHORELANDS

Areas managed to maintain a mix of compatible uses, including nondependent and nonrelated uses. Development areas include areas presently suitable for commercial, industrial, or recreational development. Development Shoreland areas are always located outside of the urban growth boundaries and satisfy needs that cannot be met within urban growth boundaries.

RURAL SHORELANDS

Areas managed to maintain a rural character and mix of uses and activities. Management in these areas restricts the intensification of uses to maintain a rural environment and to protect the integrity of existing uses. Compatible rural uses and activities may be expanded in Rural Shorelands. Rural Shorelands include Exclusive Farm Use areas (including the farm and non-farm use is set forth in ORS 215), forest lands, rural centers, and low-intensity rural-residential development.

URBAN DEVELOPMENT

Areas managed to maintain a mix of compatible urban uses, including nondependent and nonrelated uses. Urban Development areas include areas presently suitable for residential, commercial, industrial, or recreational development generally at intensities greater than would be found in rural areas. Urban Development areas are primarily within the urban growth boundaries of existing communities but may include other development areas.

URBAN WATER DEVELOPMENT

Areas managed for water-dependent uses, since these areas are suited for water-dependent development. Water related and other uses are restricted to specific instances prescribed in unit management objectives.

City of Coos Bay

The City of Coos Bay zoning districts are as follows: commercial, waterfront industrial, low density residential-6.

COMMERCIAL

These commercial areas are intended to provide for the regular shopping and service needs for the community and adjacent service areas. Typical allowed uses include convenience food markets, beauty and barber shops, bakeries and service industries. These areas are held to a high standard of site plan review due to the close proximity of residential zones. Development activity shall meet, as applicable, the design guidelines contained in this code.

WATERFRONT INDUSTRIAL

The Waterfront Industrial W-I district is included in the zoning regulations to achieve the following city objectives:

- (1) To reserve the waterfront for uses which require water access for successful operation.
- (2) To support the economic well-being and stability of the city's maritime economy.
- (3) To preserve lands determined to be exceptionally suited for water-dependent and water-related uses.

LOW DENSITY RESIDENTIAL-6

The Low Density Residential LDR districts are intended to implement the provisions of the Coos Bay comprehensive plan. In addition, these districts are intended to: recognize and maintain established low density residential areas, while encouraging appropriate infill and redevelopment; establish higher densities close to employment centers and transit corridors and lower densities in areas without urban services; create efficient residential areas which provide community services in a more economical manner, and facilitate utility-efficient design; and provide for additional related uses such as utility uses necessary to serve immediate residential areas.

City of North Bend

The City of North Bend zoning districts include the airport district.

AIRPORT

(1) Uses Permitted Outright. In the A-Z zone, the following uses and their accessory uses are permitted outright:

- (a) Airport and airport related uses.
- (b) All uses permitted outright and as conditional uses in the light industrial zone M-L.

(2) Conditional Uses Permitted. In the A-Z zone, the following uses and their accessory uses are permitted when authorized in accordance with Chapter 18.60 NBCC:

- (a) A use permitted outright in the R-M zone.
- (b) A use permitted as a conditional use in the C-G or R-M zone.

(3) Limitations on Use. In the A-Z zone, the following limitations on use shall apply:

- (a) In granting conditional uses, conflicts and potential conflicts between adjacent uses which are ordinarily not allowed in the same zone shall be considered and resolved in granting such conditional uses.
- (b) Residential uses shall not be permitted within a noise impact area as defined in the airport master plan. (Ord. 1952 § 1(4), 2006)

All uses and development in the Urban Renewal Area will be conducted in accordance with applicable provisions of the Coos County Comprehensive Plan, the North Bend Comprehensive Plan, and the Coos Bay Comprehensive Plan, and their implementing ordinances.

MITIGATION ACTIVITIES

Mitigation activities may be permitted at various locations in the Urban Renewal Area. Mitigation sites that have been identified in the Coos County Comprehensive Plan, the North Bend Comprehensive Plan, the Coos Bay Comprehensive Plan, and various environmental impact statements and assessments prepared in conjunction with proposed development are identified on Figure 4. These are not intended to comprise a complete inventory of suitable mitigation sites within the Urban Renewal Area, but merely to indicate those which have already been identified to date. Mitigation activities will be conducted in accordance with applicable policies and regulations of the Coos County Comprehensive Plan, as well as in accordance with other applicable county, state, and federal permit requirements.

DREDGED MATERIAL DISPOSAL

Dredged material disposal may be permitted at various locations within the Urban Renewal Area. Dredged material disposal sites that have been identified in the comprehensive plan are identified in Figure 4. These are not intended to comprise a complete inventory of suitable disposal sites within the Urban Renewal Area, but only to indicate those sites that have been identified at this time. Disposal activities will be conducted in accordance with applicable policies and regulations of the Coos County Comprehensive Plan, the North Bend Comprehensive Plan, and the Coos Bay Comprehensive Plan, as well as in accordance with other applicable county, state, and federal permit requirements.

Section 5

PROJECTS WITHIN THE URBAN RENEWAL AREA

This section describes access, utility, and mitigation projects expected to occur within the Urban Renewal Area during the 20-year planning period starting in 2017 and estimates their order-of-magnitude costs in current (fiscal year 2017) dollars. Some of these projects are expected to be funded by the Urban Renewal Agency, while others may be funded by private utilities, public utilities, and/or state and federal agencies. Joint agency or public/private financing can also be pursued.

These project descriptions are not intended to constitute a definitive list of projects permitted by the plan, but rather to suggest the likely range and magnitude of infrastructure needed to serve proposed industrial development of the North Bay. These projects may be constructed to facilitate and attract new businesses and industries to the North Bay. Project descriptions and costs will be revised and refined to meet specific needs as they are identified. Such revisions will be considered minor plan modifications and will be approved according to the procedures for minor modifications established in Section 8.

2017 Amendment:

RECOMMENDED PROJECTS, TIER 1

1. **Plan administration – special studies/plans:** Feasibility studies are needed to coordinate planning and development issues to guide urban renewal area administrators, tenants and prospects regarding site constraints and solutions, including critical public infrastructure design and construction. Having a framework of public improvements will allow private industries to better predict and rely on improvements to encourage investment within the urban renewal area. Special studies will likely include engineering, utilities, land use, natural resources, and others to propel the district forward in its mission of development and job creation. An estimated budget of \$500,000 (2017 dollars) is included over the 20-year timeframe of the plan update. Each special study could take from six months to one year to complete.
2. **Transportation – Construct Trans Pacific Parkway Improvements:** Trans Pacific Parkway is deteriorating and portions of the roadway are flooded during the winter, making access to industrial operations along the southernmost 4,000 linear foot section of the roadway near the North Bay Industrial Park difficult. Roadway reconstruction of this 4,000 linear foot section is recommended. Additionally, the roadway pavement exhibits cracking and other pavement distress along its length from the intersection of Highway 101 and resurfacing the roadway should be considered. The cost to raise the southernmost portion of the roadway, overlay the full length of the roadway, and improve site drainage is estimated between \$3.5 million and \$7.5 million (2017 dollars). Project development, including construction, is anticipated to take 2 to 4 years.
3. **Utilities – Stormwater detention/containment:** Projects in this category would include construction of distributed stormwater detention/containment facilities to serve future urban renewal area development. A similar project was identified in the 2006 plan and is carried

forward to the 2017 plan and expanded to include areas of potential development within the 20-year timeframe of the plan update. The detention/containment facilities would serve both industrial development and public roadway runoff. The estimated cost range of this project is \$4 million to \$16 million (2017 dollars) depending on the extent of development. The detention/containment facility could take from two to three years to complete.

4. **Utilities – Water:** This subcategory includes several projects meant to improve the public water system to support new development in the urban renewal area. It includes upgrading one or both of the existing treatment plants (Shorewood or North Bay) and new water lines within and outside the urban renewal boundary to increase capacity. The estimated cost range of this project is \$4.5 million to \$9.5 million (2017 dollars) depending on the extent of development and upgrades to the water system. The estimated project development schedule is approximately 3 to 5 years.
5. **Utilities – Natural Gas Pipelines:** As new industrial users come online, there could be a need for natural gas distribution lines to be extended from their current location at the North Bay Industrial Park north along the Trans Pacific Parkway to the causeway to serve industries in the urban renewal area. The estimated cost to extend the natural gas pipeline for approximately 18,000 linear feet is \$4 million to \$8.5 million (2017 dollars). The natural gas pipeline could take between one and three years to complete.
6. **Transportation - Coos Bay Rail Line Spur Extension:** The first portion of the rail spur extension from Highway 101 to Southport Lumber was completed in 2006. This project would extend the rail line 1 mile south to serve the North Bay Industrial Park, making these sites more attractive to existing and future industrial operations. The estimated cost for this project is \$1.25 million to \$2.5 million (2017 dollars) with project development anticipated to take 2 to 4 years.
7. **Redevelopment and Site Preparation:** There is extensive vacant or underutilized land throughout the urban renewal area. In many cases, development of this land is dependent upon preparing for development by addressing contaminated soils, demolishing existing facilities (e.g., the defunct Anadromous Aquaculture facility), or potentially mitigation for redevelopment . These activities will make sites more “shovel-ready” for new industries, and reduce potential tenants’ upfront development costs. The estimated cost range for this project type is \$300,000 to \$1.3 million (2017 dollars). Each redevelopment and site preparation project could take between six months and two years to complete.

In addition to the physical improvements described above, two ongoing agency activities have been prioritized for implementation:

1. **Plan administration – urban renewal area administration:** The agency pays the Port of Coos Bay \$12,000 per year to serve as the administrator of the urban renewal area. This activity will continue after the urban renewal plan is updated on an ongoing, annual basis and therefore is not ordered in the list of priorities above. Total estimated cost over the 20-year timeframe of the plan update in 2017 dollars is \$240,000. This amount will increase on a yearly basis for inflation. Other administrative costs include materials and services and include but are not limited to supplies, insurance, publications and advertising, legal counsel, audits, and professional services.
2. **Redevelopment loans:** Under previous plans and the 2017 update, the agency will be authorized to provide loans or other forms of financial assistance to parties wishing to develop or redevelop land or buildings. Financial assistance could include below market interest rate loans, a write down of acquisition costs, assistance in providing utilities or other infrastructure, technical assistance (engineering, planning, architecture, and permitting work), or transfer of sites at reuse value owned by the agency. A budget allowance of \$1.5 million (2017 dollars) is assumed for this agency activity.

RECOMMENDED PRJOECTS TIER 2

Tier 2 projects are projects included in the Area, but as of the 2017 Amendment, funding is not anticipated. However, if development occurs at a faster pace than projected, some of the projects could be completed. There may also be times where the Agency is able to leverage their investment in Tier 1 projects, freeing up funds for Tier 2 projects. There may also be a reallocation of funding priorities in the future that would move Tier 1 and 2 projects into different priority categories.

A. Utilities

Utility projects could include new facilities or improvements to either public or private utility systems in the categories of utility conduit, stormwater, sanitary sewer, water, natural gas, and telecommunications. General utility category projects could include but not be limited to land acquisition for public or private utility projects and site specific studies such as engineering, design, or planning to facilitate utility projects.

1. Utility Corridors

The existing underwater utility conduit crossing the bay near Newmark Avenue in Coos Bay contains gas and water utilities, and does not have capacity to accommodate new utility lines. Interviews with utility service providers identified the need for a second conduit crossing Coos Bay from North Bend or the City of Coos Bay to serve the urban renewal area. The conduit could either be bored under the bay or installed within the Highway 101 causeway. The conduit could house a variety of public or private utilities to provide more capacity to serve the urban renewal area. The feasibility, constraints, and permitting process of each option (bore or causeway) should be further explored in an engineering feasibility study. Easements may need to be obtained for the utilities. This project does not have a specific location and is not mapped in Appendix A.

Stormwater

Construction of a stormwater detention/containment facility to serve future urban renewal area development was identified in the 2006 plan and is carried forward and expanded to include areas of potential development within the 20-year timeframe of the 2017 plan update. The detention/containment facilities would serve industrial development as well as runoff from public roads and is a non-site specific project.

2. Sanitary Sewer

This category of projects represents a range of potential sanitary sewer improvements that could occur throughout the urban renewal area, including the construction of new sanitary sewer lines and a new treatment facility to serve existing and new industrial facilities; both were identified in the 2000 and 2006 urban renewal plans. The 2000 plan discussed sewer treatment in the form of a package plant with a capacity of 30,000 gallons per day to serve an employee base of 1,500. The system would be self-contained, requiring an area of approximately ¼-acre. Additional capacity could be purchased and added via new package plant units. The 2000 plan identified that the package plant could be south of the lagoon, between the lagoon and the Trans Pacific Parkway.

The 2006 plan called for two long-term improvements in the form of a south sewer extension with pump station, regional treatment facility, and 4-inch diameter, 9,000 linear-foot pressure sanitary sewer pipe, as well as a 3-inch diameter, 18,800 linear-foot pressurized north sewer extension. The sewer lines could transfer both industrial process water and sanitary sewer effluent to the ocean outfall. The 2006 plan also identified short-term improvements including a septic tank effluent pump (or STEP) system with septic tanks ranging in size from 1,000 to 3,000 gallons and a pump station. While specific improvements have not been specified or recommended for the 2017 plan update, sanitary sewer lines will continue to be necessary for development of the urban renewal area.

Both the new treatment plant and sanitary sewer lines are non-site specific projects.

3. Industrial Wastewater

Project E-1: Industrial water treatment occurs in various industrial processes including heating, cooling, processing, cleaning, and rinsing. The 2000 North Bay Urban Renewal Plan indicates that an industrial wastewater treatment facility could be constructed for a variety of uses and would be designed for both primary and secondary treatment of a flow rate of 2.5 to 3.0 MGD. According to the 2000 plan, treated water would be discharged through the ocean outfall on the western side of the urban renewal area. An industrial process water treatment facility is also recommended in this plan update.

Project E-2: This project would rehabilitate the existing 30-inch ocean outfall, as identified in the 2000 North Bay Urban Renewal Plan. According to the 2000 plan, project components would likely include items “such as fitting the existing ocean outfall with additional diffusers to accommodate increased capacity, cleaning bio-fouling that may have occurred inside the line, and tie-in modifications. These modifications would occur along the length of the outfall pipeline or at the ocean or landside ends of the outfall itself.” We understand that the outfall could also be used for treated sanitary sewage.

4. Water

The Coos Bay-North Bend Water Board provides water service to the urban renewal area. Both the 2000 and 2006 urban renewal plans identified water supply system improvements as projects. The 2006 plan called out water distribution lines, but did not indicate the source of supply or treatment.

Project C-1: The urban renewal area currently has two water treatment plants. The North Bay Water Treatment Plant is a 1.0 MGD facility, and the Shorewood Water Treatment Plant can handle 1.5 MGD. The 2000 plan specified that the Shorewood Water Treatment Plant would need to be upgraded. According to the Coos Bay-North Bend Water Board, the North Bay Water Treatment Plant operates on an emergency-only basis. Therefore, this subcategory includes upgrades to one or both of the existing plants to serve uses in the urban renewal area.

Non-site specific project: Existing water distribution systems serving the urban renewal area include a 12-inch water main in Trans Pacific Parkway and a 24-inch pipe crossing Coos Bay from the City of Coos Bay. A 16-inch water main feeds the urban renewal area from the north from Highway 101 creating a looped system with desired redundancy. The 2006 plan identified water lines, including an 18,000 linear-foot ductile iron pipe and fire hydrants, to be installed in the Trans Pacific Parkway right-of-way. The 2000 plan identified a submarine water line crossing Coos Bay from the City of Coos Bay and connecting with the existing water supply line at the Anadromous Aquaculture facility, and an 8-inch line connecting Well 46 to the North Bay Water Treatment Plant. Additional water lines will be necessary to deliver potable water to new users within the urban renewal area. Water line improvements could include lines within and outside the urban renewal boundary to increase capacity.

5. Natural Gas

Natural gas infrastructure improvements were not identified in the 2000 or 2006 plans. A natural gas pipeline currently crosses the bay near Newmark Avenue to serve industries at the North Bay Industrial Park. As new industrial users come online, there may be a need for natural gas distribution lines to extend north along the Trans Pacific Parkway to the causeway to serve industries in the urban renewal area. Because this project crosses multiple subareas, this is a non-site specific project.

6. Telecommunications

Prior urban renewal plans did not identify needed telecommunications improvements. Frontier Communications serves the urban renewal area with phone and internet service. Charter Communications does not have existing infrastructure within the urban renewal area, but has facilities located immediately east of the area near Highway 101 in Glasgow and Shorewood, and could serve the area. Providers state that telecommunications infrastructure is inadequate within the urban renewal area, and such services are increasingly critical to meet industrial site needs.

Project I-3: Potential telecommunications projects include installing a primary broadband line in Trans Pacific Parkway to provide fiber optic availability for Charter,

Frontier, or other service providers. Secure fiber optics and bandwidth are important to future high technology processes and to support industrial and marine terminal operations.

Non-site specific project: A second project could install telecommunications lines from a Trans Pacific Parkway backbone to individual sites (site service extension lines). According to Frontier Communications, site users often develop buildings and other site improvements in advance of placing telecommunications lines, which entails the costly demolition of improvements to retrofit broadband infrastructure. Provision of telecommunications from a new backbone to sites will help prevent costly post-development installations, and help attract industries to the urban renewal area.

B. Public Parks and Open Space

Recreational opportunities within the urban renewal area include camping, walking/hiking/equestrian trails, boating, off-road vehicles, trails, bird/wildlife watching, and natural areas. These opportunities occur on land managed by BLM and the Forest Service.

In the context of the urban renewal area, no plans or studies have been completed measuring the demand for new, expanded, or different recreational facilities. The 2006 plan identified the potential for expanding the facilities at the existing BLM boat launch site, acquiring land and constructing new recreational trails, and upgrading Marine Park (amenities and parking lot) as recommended recreational improvements. The BLM boat launch site is frequently over capacity during peak use days. For the 2017 update, general parks and open space projects could include special studies to measure demand for parks or site-specific engineering, planning, or design studies. Park projects may also include construction of new facilities, improvements or expansions to existing facilities, and land acquisition associated with new or expanded facilities, where necessary. Some park projects could include, but are not limited to:

1. Facility Improvements and New Facilities

Project E-3: Marine Park is a parking lot and trailhead providing access to wetland , marsh, and beach trails for walkers, hikers, equestrians, and four-wheel drive vehicles. The park was identified in the 2006 plan for parking lot and amenity improvements, a project that is carried forward for the 2017 update.

Non-site specific project: Various formal and informal trails are already located on recreational sites in the urban renewal area, including new planned facilities at Marine Park, Horsfall Beach Campground and Day Use Area, the North Spit overlook, and the Port trails located south of the former aquaculture facility. The 2006 plan identified new recreational improvements to include new trails. These recreational trail projects are included in this 2017 plan update.

C. Public Buildings and Facilities

The 2006 plan notes that the urban renewal agency is authorized to fund public building and facility improvements for recreational purposes, new industrial building and parking facilities, and cleanup of blighted properties. Improvements could also include the acquisition and re-use of existing buildings and improvements, and the construction of new industrial buildings as flex, incubator, and/or build-to-suit development projects. Site-specific studies (i.e., engineering, traffic,

planning, design, etc.) and land acquisition may also be required. The general public building and facilities projects are not mapped. Specific projects may include those in the categories of redevelopment and site preparation and new facilities.

1. Redevelopment and Site Preparation

Projects could include any site preparation or activity such as demolishing derelict buildings or structures (e.g. demolishing the shuttered Anadromous Aquaculture facility) and cleaning up properties that may have been contaminated by previous use. Redevelopment could include assistance with funding part or all of improvements on sites such as infrastructure (utilities, roads, etc.) or parking, buildings, or other site improvements. Redevelopment and site preparation is a non-site specific project.

2. New Facilities

The North Bay Rural Fire Protection District provides fire suppression and emergency medical transport services to the urban renewal area. During peak periods in the summer, as many as 10,000 people can be visiting the North Spit as campgrounds and recreational areas fill to capacity, and recreational site users often require emergency medical transport services. As new development occurs within the urban renewal area, the demand for fire suppression and emergency medical transport will inevitably increase. According to the North Bay Rural Fire Protection District and as identified in the 2006 plan, a new fire station is needed to serve the urban renewal area development and recreational uses. The station would likely house five or fewer personnel and 2-3 fire apparatuses and could cost approximately \$2.5 million according to the North Bay Rural Fire Protection District.

D. Transportation Improvements

The 2006 plan included three specific transportation projects: capacity improvements to the Trans Pacific Parkway, improvements at the Trans Pacific Parkway/Highway 101 intersection, and rail spur connections. The rail spur was completed with the 2006 plan update and serves the Southport Lumber Company. General transportation projects include land acquisition and site-specific engineering, design, planning, or transportation studies as needed to permit and construct transportation improvements. Road, rail, and general transportation projects are specified in this plan update as follows.

1. Roads

The 2000 plan called for a new road identified as the “North Bay Industrial Parkway,” which was constructed and is now known as the Trans Pacific Parkway. The 2000 plan also called for two access roads, one at the northeastern corner of the Roseburg Forest Products site (north) and one at the Henderson Site (south). The 2006 plan identified intersection capacity improvements at Highway 101 and Trans Pacific Parkway, and capacity improvements for the Trans Pacific Parkway.

Project A-1: Trans Pacific Parkway is a two-lane major collector with improvements ranging from 22 to 38 feet wide in a 100-to 150-foot right-of-way according to the 2011 Coos County Transportation Plan. As the primary road corridor in the urban renewal area, Trans Pacific Parkway will require a variety of improvements to accommodate future industrial growth. Capacity improvements at the intersection of Highway 101 and Trans Pacific Parkway are likely needed to include new turn lanes, road widening, or

new approach lanes, or traffic signals depending on specific recommendations in a traffic study.

Project I-1: In addition to intersection capacity improvements, capacity improvements are likely necessary for the entire length of the Trans Pacific Parkway in order to better serve the urban renewal area. Improvements could include road widening to accommodate additional lanes, turn lanes (center turn lane or right-hand turn lanes), and traffic signals at the intersections of major developments.

Project I-2: Trans Pacific Parkway lacks stormwater drainage resulting in several inches to nearly a foot of standing water covering portions of the roadway during the winter. The flooding occurs along the southern approximately 4,000 linear feet of roadway near the North Bay Industrial Park. In addition, the pavement is cracked along the entire roadway from the intersection of Highway 101 to the southern terminus at the North Bay Industrial Park. Resurfacing the roadway and addressing flooding by raising the roadway through reconstruction and/or installing stormwater drainage systems is necessary. Stormwater drainage could include inlets and pipes discharging to detention basins and/or roadside swales.

2. Rail

The 2000 plan identified a railroad spur extension from the intersection of the Trans Pacific Parkway to “the southern end of the industrial land on the North Bay.” This spur line was identified in the 2006 plan, and was constructed in 2006. The 2000 plan also called for a railroad marshalling yard to be constructed in the northeastern part of the urban renewal area to accommodate increased train traffic; the marshalling yard was never constructed.

Project I-4: In 2006, a \$1.8-million rail spur of the Coos Bay Rail Line was extended to serve the Southport Lumber Company. Based on conversations with the agency, the rail line needs to be extended approximately one mile further to serve industrial expansion at the North Bay Industrial Park.

Non-site specific projects: Other rail projects identified by project stakeholders include reconfiguration of existing rail loading operations at existing industrial sites to allow the expansion of industrial operations and to attract new tenants; relocation of truck loading operations at industrial sites; improvements to intermodal rail connections such as covered transfer reload facilities; and new rail spurs and sidings to enhance the rail system during peak seasons.

3. Marine

The 2000 plan envisioned the construction of an export/import wharf to serve various cargo types (containers, general cargo, bulk cargo, or forest products). The wharf would have been located along the property of the Oregon International Port of Coos Bay and have two phases. The first wharf was to include construction of two deep-water berths and associated infrastructure (breasting dolphins, mooring dolphins, catwalks, and dredged access channel to the wharf). The wharf was never constructed.

Project I-5: The ability of industry operators to take full advantage of the bay as one of the urban renewal area’s greatest assets will require dredging to accommodate larger vessels. Existing industrial operations within the urban renewal area use Coos Bay to transport products on ships and barges and dredging the Bay will accommodate larger vessels at existing and new operations.

Non-site specific projects: Existing and new industries within the urban renewal area may require deep-water port facilities to ship goods. Some existing industries already transport shipments by barge or ship, but lack adequate deep-water port facilities to load/unload their products. Funding the construction of deep-water port facilities, either as shared port berths, or as dedicated facilities serving individual users, was identified by industry operators. If deep-water facilities serving multiple users can be constructed and serve users adequately, this option may use urban renewal funds to a wider extent. Existing marine terminals may require improvements to bring them up to current standards or allow different products to be shipped in larger vessels.

E. Environmental Mitigation Activities

The 2000 urban renewal plan called for multiple mitigation projects including those described in the Henderson Marsh Mitigation Plan by Weyerhaeuser and specific actions related to development of the North Bay Marine Industrial Park” described in the final environmental impact statement for that project. The urban renewal agency partially funded the “Eastside Mitigation Project” as remediation for the Trans Pacific Parkway crossing re-alignment project. General mitigation project activities could include land acquisition and special studies such as natural resources, engineering, or planning studies to facilitate mitigation projects.

Environmental mitigation activities from the 2006 plan are recommended in this 2017 plan update to avoid flooding, enhance wetlands, and provide natural conservation areas. Projects may include assistance in the design, construction, and funding of stormwater detention and/or hazardous spill containment facilities and wildlife conservation areas. These activities have no specific location and are, therefore, not mapped.

F. Redevelopment Loans

The 2006 plan authorized the urban renewal agency to fund loans and financial assistance to parties wishing to develop or redevelop land or buildings. No redevelopment loans have since been made by the urban renewal agency. In 2017 and after, forms of funding or in-kind services the agency can provide include below-market interest rate loans, a write-down of land acquisition costs, assistance in providing utilities or other infrastructure, technical assistance (engineering, architecture, and permitting work), and a transfer of sites at fair use value.

G. Plan Administration

In order to carry out plan projects and administer the urban renewal agency, the 2006 urban renewal plan authorizes the agency to pay indebtedness, conduct special studies associated with plan activities, and pay personnel or other administrative costs incurred in the management of the plan. The Port of Coos Bay is the administrator for the urban renewal agency and provides technical and administrative support. Other administrative costs include materials and services and include but are not limited to supplies, insurance, publications and advertising, legal counsel, audits, and professional services.

1. Staff

The Port of Coos Bay is expected to continue providing administrative services for the urban renewal agency and will receive ongoing payments of \$12,000 per year (2017 dollars), a cost that is expected to be increased annually for inflation.

2. Special Studies/Plans

From time to time, the urban renewal agency may need to conduct special studies or complete plans to assess the need for new public and private facilities and to identify solutions to address development obstacles. Such feasibility studies or plans may address land use, public facilities, infrastructure, engineering, or market issues.

Interviews with various utility providers indicate there is a lack of information regarding the type and quantity of utilities needed to serve future development in the urban renewal area. Given the lack of information on future development, some utility providers have elected not to plan for new utility infrastructure until new users come online, resulting in piecemeal planning efforts. A utility study and/or plan would establish common assumptions about the utility needs to serve future development and estimates of the demand for, type, quantity, and location of new utility infrastructure throughout the district. Such studies or plans could help provide assurances to future industrial users that utilities can be provided to serve their projects.

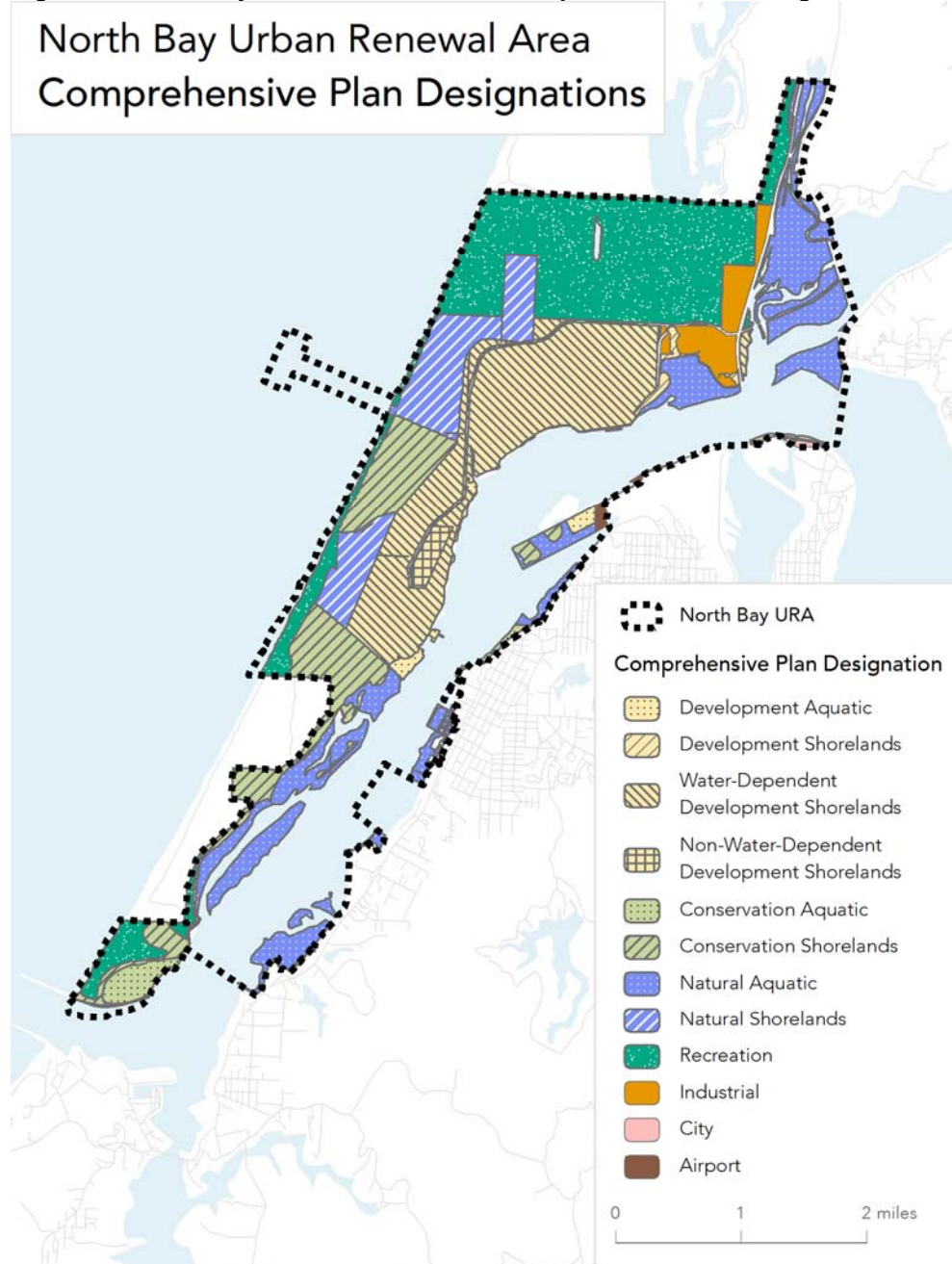
Section 6

RELATIONSHIP TO LOCAL PLANS

2017 Amendment:

Figure 2 represents a comprehensive plan map for the Urban Renewal Area.

Figure 2 – North Bay Urban Renewal Area Comprehensive Plan Designations



Source: ECONorthwest

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Coos County Comprehensive Plan, various zoning districts per locality, Coos County Transportation System Plan, and Coos County Park System Master Plan. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. Italicized text is text that has been taken directly from an original document.

COOS COUNTY COMPREHENSIVE PLAN

Citizen Involvement

To develop a citizen advisory committee, which sets in motion one phase of the citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

The North Bay Urban Renewal Plan conforms to the Coos County Comprehensive Plan because it has had three opportunities for public involvement, an open house, a planning commission meeting, and a county commission meeting. Contacts were also made to the major stakeholders, property owners and utility providers.

Transportation

Goal: Coos County shall strive to provide and encourage a transportation system that promotes safety and convenience for citizens and travelers and that strengthens the local and regional economy by facilitating the flow of goods and services.

Plan Implementation Strategies

- 1. Coos County shall strive to provide and encourage a transportation system that promotes safety and convenience for citizens and travelers that strengthens the local and regional economy by facilitating the flow of goods and services.*
- 7. Coos County shall continue to support regional efforts to improve and upgrade the major highway system in the County (US Highway 101 and Oregon Highway 42), recognizing that the existing deficiencies in the system strongly contribute to the county's unstable and undiversified economy.*

The North Bay Urban Renewal Plan conforms to the Coos County Comprehensive plan because it contains a project to improve Highway 101.

Recreation

Goal: Coos County shall strive to meet the recreational needs of its citizens and visitors.

The North Bay Urban Renewal Plan conforms to the Coos County Comprehensive plan because it contains projects for Marine Park improvements, construction of new recreational trails, and acquisition of land for new parks.

Industrial and Commercial Lands

Goal: Coos County shall strive to diversify and improve its regional economy.

Plan Implementation Strategies

- 1. Coos County shall continuously plan for and maintain an adequate supply of commercial and industrial land, recognizing that a readily available supply of such land is the basis for a sound economic development program.*

The North Bay Urban Renewal Plan conforms to the Coos County Comprehensive plan because it contains projects to maintain industrial and commercial land by bringing infrastructure to the industrial and commercial land.

Public Facilities and Services

Goal: Coos County shall encourage the timely, orderly and efficient development of public facilities and services necessary to support appropriate for needed rural and urban development.

The North Bay Urban Renewal Plan conforms to the Coos County Comprehensive plan because it contains many projects that will construct new utility infrastructure to serve the urban renewal area.

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY 2014-2018

Goal 1: Support opportunities for employment growth with a focus on increasing the number of living wage jobs in the region.

Objectives:

- Ensure adequate supply of capital to support business development*
- Reduce barriers and obstacles to economic development and employment growth*

Goal 2: Support infrastructure assistance to communities

Objectives:

- Provide adequate infrastructure to promote economic development*
- Development and enhancement of transportation options, including rail, intermodal, and air service*
- Support the recreational transportation options, such as hiking, pedestrian and biking systems*

The North Bay Urban Renewal Plan conforms to the Comprehensive Economic Development Strategy because it has infrastructure projects in place to help remove obstacles to economic development in the Area. There are also projects in place to enhance rail connections and recreational transportation options.

COOS BAY COMPREHENSIVE PLAN

Recreation and Open Space

Goal: The city shall endeavor to satisfy the recreational needs of its citizens and visitors.

The North Bay Urban Renewal Plan conforms to the Coos Bay Comprehensive plan because it contains projects for Marine Park improvements, construction of new recreational trails, and acquisition of land for new parks.

Economic Development

Goal 1: Encourage and support economic growth.

Goal 2: Maintain and expand a diversified economy.

Policy 2.5 Pursue new industrial opportunities well supporting existing industrial uses.

Goal 3: Recruit business.

The North Bay Urban Renewal Plan conforms to the Coos Bay Comprehensive Plan because it contains infrastructure projects aimed at making land more desirable for businesses to develop and use. As well, there is a redevelopment loan program for parties wishing to develop or redevelop land or buildings which will provide assistance such as below market interest rate loans, a write-down of land acquisition costs, assistance in providing utilities or other infrastructure, technical assistance, and a transfer of sites it fair reuse value.

Public Facilities and Services

Goal: The City of Coos Bay shall encourage the timely, orderly, and efficient development of public facilities and services deemed adequate by the community. Therefore, to the maximum extent financially possible, the city's growth shall be guided and supported by types and levels of public facilities and services appropriate for the current and long-range needs of Coos Bay's present and future residents.

The North Bay Urban Renewal Plan conforms to the Coos Bay Comprehensive Plan because it contains projects to bring utility service to the urban renewal area.

Public Involvement

Goal: The city of Coos Bay shall maintain a citizen involvement program to ensure that the general public has an opportunity to be involved in all phases of the planning and community development process.

The North Bay Urban Renewal Plan conforms to the Coos Bay Comprehensive Plan because it has had three opportunities for public involvement, an open house, a planning commission meeting, and a county commission meeting. Contacts were also made to the major stakeholders, property owners and utility providers.

NORTH BEND COMPREHENSIVE PLAN

Economy

Goal: To provide for a variety of economic activities will enhance the health, welfare and prosperity of North Bend citizens while contributing to a stable, healthy and expanding economy.

Policies

- 3. Participate in the continued development of the Coos Bay Enterprise Zone and the Coos County Urban Renewal Agency.*

The North Bay Urban Renewal Plan conforms to the North Bend Comprehensive Plan because it continues to provide economic activities to encourage new development in the Area.

Transportation

Goal: Safe, convenient and economic transportation systems that adequately meet the needs of residents of North Bend and the entire Bay Area.

Objectives

- 1. Improved access to the City's industrial sites and waterfront.*

The North Bay Urban Renewal Plan conforms to the North Bend Comprehensive Plan because it contains projects that will improve the safety and access to the industrial area is included in the urban renewal area.

Public Services/Facilities

Goal: To maintain and further develop quality public facilities and services in a timely, orderly and efficient manner.

The North Bay Urban Renewal Plan conforms to the North Bend Comprehensive Plan because it contains projects to bring utility service to the urban renewal area.

Recreation/Open Space

Goal: Satisfaction of the recreational needs of the citizens of North Bend and the preservation of an adequate amount of open space.

The North Bay Urban Renewal Plan conforms to the North Bend Comprehensive Plan because it contains projects for Marine Park improvements, construction of new recreational trails, and acquisition of land for new parks

Citizen Involvement

Goal: To provide for the citizens of the City of North Bend to be involved in all phases of the planning process.

Objectives

- 2. To ensure continuity and citizen involvement.*
- 3. To ensure citizens will have information that will enable them to identify and comprehend the issues.*

The North Bay Urban Renewal Plan conforms to the North Bend Comprehensive Plan because it has had three opportunities for citizen involvement, an open house, a planning commission meeting, and a county commission meeting.

Historical Information to 2017:

This section discusses the relationship of the North Bay Urban Renewal Plan to the provisions of the local plans acknowledged by the Oregon Land Conservation and Development Commission, and to sections of the Bureau of Land Management's land use plan relevant to the North Bay.

COOS COUNTY COMPREHENSIVE PLAN

The Coos County Comprehensive Plan, acknowledged by the Land Conservation and Development Commission in 1985, incorporates the Coos Bay Estuary Management Plan and its policies governing development of the Coos Bay estuary and its shorelands.

Article 4.5 of the Coos County Zoning and Land Development Ordinance is the primary tool for implementing these policies. The North Bay Urban Renewal Plan conforms in all respects, and is subordinate to the Coos County Comprehensive Plan and its implementing ordinance measures. This is further described in Appendix A.

NORTH BEND COMPREHENSIVE PLAN

The North Bend Comprehensive Plan was acknowledged by the Land Conservation and Development Commission in 1983 and was amended to include the Coos Bay Estuary Management Plan in 1984. The North Bend zoning ordinance is the key tool for implementing plan policies as they relate to the portion of the bay within the Urban Renewal Area. The North Bay Urban Renewal Plan conforms in all respects, and is subordinate to the North Bend Comprehensive Plan and its implementing ordinances. This is further described in Appendix A.

COOS BAY COMPREHENSIVE PLAN

The Coos Bay Comprehensive Plan was acknowledged in 1983 by the Land Conservation and Development Commission and revised in 1984 to incorporate the Coos Bay Estuary Management Plan. The Coos Bay zoning ordinance is the major tool for implementing plan policies. The North Bend Urban Renewal Plan conforms in all respects, and is subordinate to the Coos Bay Comprehensive Plan and its implementing ordinances. This is further described in Appendix A.

BUREAU OF LAND MANAGEMENT LAND USE PLAN

The South Coast-Curry Management Framework Plan (MFP) for the Coos Bay District of the Bureau of Land Management (BLM) was completed in 1983. At this time, the public land on the North Bay was administered by the U.S. Army Corps of Engineers. An April 1984 Public Land Order returned approximately 1,606 acres to BLM for administration. A plan amendment to the District MFP was prepared for this land in August 1984 to provide guidance for BLM management

efforts for the next 10 to 15 years.

The plan amendment identifies four alternatives, including a preferred alternative. The North Bay Urban Renewal Plan identifies proposed land uses for BLM lands within the urban renewal boundary consistent with those of the preferred BLM alternative.

All BLM-administered parcels identified for “future industrial” use are shown in this urban renewal plan as “industrial” lands. With one exception, all of the “wildlife” designated lands in the BLM plan amendment are shown as “natural” areas on the urban renewal plan. In the BLM-administered land directly west of the existing rail corridor and north of the chip loading facility, an 18-acre parcel identified in the BLM plan amendment for “wildlife” use is shown for “conservation” use in this urban renewal plan. Both designations are intended to reflect the commitment to preserve or mitigate adverse affects on an existing freshwater habitat in that area. Because the parcel is located adjacent to industrial lands on three sides, the “conservation” designation seems more appropriate than a “natural” designation in the urban renewal plan.

Another parcel of BLM-administered land in the northwest corner of Section 5 (Township 25 South, Range 13 West) is identified in the BLM plan amendment for “recreation” use (such as improvements to benefit wildlife habitat that would, in turn, improve recreation values), although the amendment specifies that no developed recreation facilities would be permitted in that area. The urban renewal plan shows this as a “natural” area, consistent with the county zoning designation “natural shorelands” in which it is located. Like the BLM designation, the county designation also allows for mitigation and restoration activities if conditional use criteria are met.

Section 7

PLAN IMPLEMENTATION

This section describes activities that may be undertaken by the Urban Renewal Agency in accordance with applicable federal, state, and county laws, policies and procedures to achieve the objectives of this plan. These include public improvements, redevelopment through new construction, rehabilitation and conservation, property acquisition for development and redevelopment, property disposition, owner participation, and relocation. Methods of financing plan implementation activities are also described. Specific projects are identified in Section 5.

PUBLIC IMPROVEMENTS

The Urban Renewal Agency, in concert with other public agencies and funding sources, may participate in the planning, design, and construction of public facilities, utility systems, access facilities and systems, and in measures to protect or mitigate against adverse effects of development on sensitive habitats and resources of the North Bay. Expected activities and improvements include such items as:

- Facility/system planning and design studies for water supply and treatment; domestic and industrial wastewater collection and treatment; rail, road and water access; storm drainage; mitigation efforts; and other utilities and services needed for proposed land uses.

- Construction of needed facilities and infrastructure, including public buildings and parks, systems, marine improvements, and mitigation activities within the Urban Renewal Area.
- Redevelopment, redevelopment loans and site preparation.
- Property acquisition for public right-of-way and sites for public improvements.
- Plan administration. In order to carry out plan projects and administer the urban renewal agency, the 2006 urban renewal plan authorizes the Agency to pay indebtedness, conduct special studies associated with plan activities, and pay personnel or other administrative costs incurred in the management of the plan. The International Port of Coos Bay is the administrator for the urban renewal agency and provides technical and administrative support. Other administrative costs include materials and services and include but are not limited to supplies, insurance, publications and advertising, legal counsel, audits, and professional services.

DEVELOPMENT AND REDEVELOPMENT THROUGH NEW CONSTRUCTION

The plan is intended to stimulate new job-producing private investment on vacant or underutilized property. Development and/or redevelopment through new construction may be achieved by property owners with or without financial assistance from the Urban Renewal Agency, or by Urban Renewal Agency acquisition of property for resale to others for development or redevelopment.

The Urban Renewal Agency may develop rules and guidelines, establish loan programs, provide below-market and market interest rate financing, and other forms of financial assistance to property owners as are appropriate to achieve plan objectives. These activities are not anticipated at the time of plan adoption, but may be applicable at a later time.

REHABILITATION AND CONSERVATION

This plan is intended to encourage conservation, rehabilitation, and expansion of existing buildings, and to promote the preservation and expansion of existing industries and businesses that are compatible with the proposed land uses of the plan. Rehabilitation, expansion, and conservation may be achieved by owner and/or tenant activity (with or without financial assistance from the Urban Renewal Agency) and by Urban Renewal Agency acquisition of property for rehabilitation by the agency or resale for rehabilitation by others.

The Urban Renewal Agency may develop rules and guidelines, establish loan programs, provide below-market and market interest rate financing, and other forms of financial assistance to the owners of buildings in need of rehabilitation and/or expansion who are economically capable of assuming repayment obligations. These activities are not anticipated at the time of plan adoption, but may be applicable at a later time.

PROPERTY ACQUISITION FOR DEVELOPMENT AND REDEVELOPMENT

The Urban Renewal Agency may acquire property within the Urban Renewal Area to achieve the objectives of the plan.

LAND ACQUISITION BY PLAN AMENDMENT

Land acquisition be accomplished by following procedures for amending this plan as described in Section 8. Assembling land for development by the private sector when the land developer is a person or group other than the property owner of record would also require a minor amendment of this plan. The property acquired would need to be listed in this section of the plan and added to the plan by minor amendment. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

At the time of plan adoption, no property has been identified for acquisition. However, property acquisition, including limited interest acquisition, may be a useful tool for plan implementation at a later date.

PROPERTY DISPOSITION

The Urban Renewal Agency may sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property that has been acquired in accordance with the provisions of this urban renewal plan.

All real property acquired by the Urban Renewal Agency in the Urban Renewal Area would be disposed of for development or uses permitted in the plan at its fair reuse value for the specific uses to be permitted. Real property acquired by the Urban Renewal Agency may be disposed of to any other public entity, without cost, in accordance with the plan. All persons and entities obtaining property from the Urban Renewal Agency must use the property for the purposes designated in this plan, and must begin and complete development of the property within a period of time fixed by the Urban Renewal Agency and must comply with other conditions the Urban Renewal Agency establishes to carry out the purposes of this plan.

To ensure that the provisions of this plan are carried out and to prevent the recurrence of blight, all real property disposed of by the Urban Renewal Agency, as well as all real property owned or leased by participants assisted financially by the Urban Renewal Agency, are made subject to this plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Urban Renewal Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this plan.

OWNER PARTICIPATION

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial assistance from the Urban Renewal Agency must do so in accordance with all applicable provisions of this plan and with all applicable codes, ordinances, policies, plans, and procedures of the county.

RELOCATION

While the acquisition of developed and occupied property by the Urban Renewal Agency is not anticipated, should conditions arise that warrant such action, the Urban Renewal Agency would provide assistance to persons or businesses displaced in finding replacement facilities. All displaced persons or businesses would be contacted to determine such relocation needs. They would be provided information on available space and be given assistance in moving. All relocation activities would be undertaken and payments made in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

PROJECT FINANCING

The Urban Renewal Agency may borrow money and accept advances, loans, grants, and any other form of financial assistance, for the purposes of undertaking and carrying out this plan, from federal, state, city, or county government, or other public body; or from any sources, public or private. It may also otherwise obtain financing as authorized by ORS Chapter 457. Upon request of the Urban Renewal Agency, Coos County Board of Commissioners may from time to time create local improvement districts, issue revenue bonds, certificates or debentures to assist in financing project activities.

The funds obtained by the Urban Renewal Agency would be used to pay or repay any costs, expenses, advancements, and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this plan.

Projects may be financed, in whole or in part, by self-liquidation (tax increment financing) of the costs of project activities as provided in ORS 457.420 through ORS 457.450. The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property in the Urban Renewal Area would be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in assessed value of property located in the Urban Renewal Area over the assessed value specified in the county tax assessor's certified statement filed under ORS 457.430, would, after collection by the tax collector, be paid into a special fund of the Urban Renewal Agency and would be used to pay the principal and interest on any indebtedness incurred by the Urban Renewal Agency to finance or refinance the implementation of this plan.

Section 8

PLAN ADMINISTRATION

This section discusses procedures for administering the North Bay Urban Renewal Plan including plan amendment and plan duration and validity.

PLAN AMENDMENTS

This plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. Proposed modifications that substantially change the plan must be approved and adopted by the Board of County Commissioners in the same manner as the original plan and in accordance with the requirements of state law (ORS 457.095 and ORS 457.220) and county ordinances. Minor modifications may be approved by resolution of the Urban Renewal Agency.

SUBSTANTIAL PLAN MODIFICATIONS

Substantial modifications include those amendments required by ORS 457.085(2)(i) as substantial amendments:

- a) Adding land to the urban renewal area, except for the addition of land that totals not more than one percent of the existing area of the urban renewal area.
- b) Increasing the maximum amount of indebtedness that can be issues or incurred under the plan.

MINOR PLAN MODIFICATIONS

Minor modifications include but are not limited to clarification of language and procedures, and alterations in projects. Minor modifications also include acquisition of property. If property is acquired, it must be specifically identified in this Plan.

AMENDMENT TO THE COMPREHENSIVE PLAN OR ANY OF ITS IMPLEMENTING ORDINANCES

If amendments to the county comprehensive plan or any of its implementing ordinances cause a “minor” or “substantial” modification to this plan, the Board of County Commissioners’ amending action would automatically amend this plan without initiation of the formal plan amendment procedure described above. In the event of such amendment, the text and/or exhibits of this plan would be changed accordingly by a resolution of the Urban Renewal Agency at its next regular business meeting following official notice from the County Commission that such amendment to the county comprehensive plan or any of its implementing ordinances has been approved by the Board of County Commissioners.

Should a court of competent jurisdiction find any work, clause, sentence, section or part of the plan

to be invalid, the remaining words, clauses, sentences, sections or parts will be unaffected by such finding and will remain in effect for the duration of the planning period.

Section 9

ESTABLISHMENT OF MAXIMUM DEBT

The maximum amount of indebtedness that may be issued or incurred under the North Bay Urban Renewal Plan is \$60,900,390.¹

¹ This First Amendment to the North Bay Urban Renewal Plan for the County of Coos County is undertaken pursuant to ORS 457.190(3)(c)(A), which provides:

“Each existing urban renewal plan that provides for a division of taxes pursuant to ORS 457.420 to 457.460 may be changed by substantial amendment no later than July 1, 1998, to include a maximum amount of indebtedness that may be issued or incurred under the plan determined as described in subparagraph (B) of this paragraph. The additional notices required under ORS 457.120 are not required for an amendment adopted pursuant to this paragraph.”

Appendix A
NORTH BAY URBAN RENEWAL
BOUNDARY DESCRIPTION

Stuntzner Engineering & Forestry

705 SO. 4th - P.O. BOX 118 COOS BAY, OREGON 97420

TELEPHONE 267-2872

NORTH BAY URBAN RENEWAL AREA BOUNDARY DESCRIPTOR
9/17/86

A parcel of land located in portions of Township 24 and 25 South, Range 13 West and Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more specifically described as follows:

Beginning at the section corner common to Sections 13 and 24, said Township 25 South, Range 14 West and Sections 18 and 19, said Township 25 South, Range 13 West; thence South along the section line common to said Sections 19 and 24 to the mean higher high water line on the right bank of Coos Bay; thence Southwesterly along said right bank common to said Section 24, to the Easterly extension of the North line of Government Lot 4, said Section 24; thence West along said North line to the Northwest corner of said Government Lot 4; thence South along the lot line common to Government Lots 4 and 5 to the section line common to Sections 24 and 25, said Township 25 South, Range 14 West; thence East along the section line common to said Sections 24 and 25 to the mean higher high water line on the right bank of Coos Bay; thence Southwesterly along said right bank common to Sections 25 and 26 to a point on the Easterly extension of the South line of Section 26; thence West along said extended South line to a point on the mean higher high water line of the Pacific Ocean; thence Southwesterly along said mean higher high water line to its intersection with the mean higher high water line of the right bank of Coos Bay; thence Northeasterly along said right bank to a point which bears South 1,000 feet from said extension of the South line of Section 26; thence leaving said right bank South 56⁰⁰' East, across Coos Bay to a point on the mean higher high water line of the left bank of said Coos Bay; thence Northeasterly along said left bank common to Sections 36 and 25, said Township 25 South, Range 14 West and Section 30, said Township 25 South, Range 13 West, to a point on the South line of that parcel described in Volume 108, Page 582, Deed Records of Coos County; thence North 58⁴⁶' West to a point which bears South 33³⁰' West of the most Westerly edge of the existing Sitka Dock; thence North 33³⁰' East 2,752.20 feet; thence South 58⁴⁶' East along the North line of that parcel described in Volume 108, Page 603, said Deed Records, to a point on the mean higher high water line of the left bank of Coos Bay; thence Northeasterly along said left bank common to Sections 19 and 30, said Township 25 South, Range 13 West, to a point on the centerline of vacated Michigan Avenue, Empire City Plat; thence North 66²⁶' West to a point which bears South 23³⁴' West of a point 50 feet perpendicular to and Northwesterly of an existing private fisheries dock; thence North 23³⁴' East to a point on the Westerly extension of the Southerly right of way of Newmark Street, Belt Line Railroad Addition to Empire City; thence South 66²⁶' East along said

North Bay Urban Renewal Area Boundary Description
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extended right of way to the mean higher high water line on the left bank of Coos Bay; thence Northeasterly along said left bank to a point on the Northerly right of way of said Newmark Street; thence North $66^{\circ}26'$ West along said Northerly right of way extended to a point which bears South $23^{\circ}34'$ West of a point 50 feet perpendicular to and Northwesterly of an existing private receiving dock; thence North $23^{\circ}34'$ East to a point on the Westerly extension of the Southerly right of way of vacated Schetter Avenue, vacated Empire City Plat; thence South $66^{\circ}26'$ East to a point on the mean higher high water line of the left bank of Coos Bay; thence Northeasterly along said left bank to a point on the Northerly right of way of said Schetter Avenue; thence North $66^{\circ}26'$ West along said Northerly right of way extended to a point which bears South $23^{\circ}34'$ West of a point 50 feet perpendicular to and Northwesterly of an existing private receiving dock; thence North $23^{\circ}34'$ East to a point which bears North $66^{\circ}26'$ West of the Northwest corner of the intersection of Water Street and Harris Avenue, vacated portions of Empire City; thence South $66^{\circ}26'$ East to a point on the mean higher high water line of the left bank of Coos Bay; thence Northeasterly along said left bank common to Section 17, said Township 25 South, Range 13 West, to a point that bears South $29^{\circ}39'30''$ East from the South line of that parcel described in Volume 254, Page 269, see Deed Records; thence North $29^{\circ}39'30''$ West to the Northwest corner of said parcel; thence North $60^{\circ}20'30''$ East to the point of intersection with the mean higher high water line on the left bank of Coos Bay; thence Northeasterly along said left bank and the Northerly boundary of the North Bend Municipal Airport to a point on the Northerly projection of the section line common to fractional Sections 9 and 10, said Township 25 South, Range 13 West; thence East across the entrance to Pony Slough to a point on the mean higher high water line of the left bank of Coos Bay; thence Northeasterly along said left bank of Coos Bay common to said Section 10, to a point on the Northerly right of way of Arizona Avenue, Steamboat Addition to North Bend; thence East across the entrance of an unnamed inlet, along said Northerly right of way to a point on said left bank; thence Northeasterly along said left bank to a point on the Easterly right of way of U.S. Highway 101, at the McCullough Bridge crossing; thence Northerly along said Easterly right of way to a point on the mean higher high water line on the right bank of Coos Bay; thence Northerly along said right bank to its intersection with the mean higher high water line on the left bank of Haynes Inlet at a point on the Easterly right of way of said U.S. Highway 101; thence Northerly along said Easterly right of way to a point 240.0 feet perpendicular to Engineer's Centerline Station P.S. 168+09.86; thence South $55^{\circ}31'30''$ West 400.0 feet to a point on the South line of Block 6, Shorewood Addition to Coos County; thence around said Block 6, to wit: North $88^{\circ}44'37''$ West 286.50 feet; North $51^{\circ}26'00''$ West 219.02 feet, North $2^{\circ}53'54''$ West 361.88 feet, North $1^{\circ}00'00''$ East 210.00 feet, North $69^{\circ}07'07''$ East 50.00 feet, North $13^{\circ}33'23''$ West 321.37 feet, North $76^{\circ}37'07''$ East 50.00 feet to a point 100.0 feet perpendicular to

North Bay Urban Renewal Area Boundary Description
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Engineer's Centerline Station P.O.S. 157+00; thence leaving said Plat of Shorewood Addition North $76^{\circ}37'07''$ East 280.0 feet to a point on the Easterly right of way of said U.S. Highway 101; thence Northerly along said Easterly right of way to a point on the line common to Sections 22 and 27, Township 24 South, Range 13 West; thence West along said section line to a point 600 feet perpendicular to and Westerly of the centerline of the Southern Pacific Railroad tracks; thence Southwesterly parallel to the Northerly tangent section of said Railroad centerline to a point on the line common to Sections 27 and 34, said Township 24 South, Range 13 West; thence West along the line common to Sections 27 and 34, Sections 28 and 33, Sections 29 and 32, to a point on the mean higher high water line of the Pacific Ocean; thence Southwesterly along said mean higher high water line common with Sections 31 and 32, said Township 24 South, Range 13 West, and Section 6, Township 25 South, Range 13 West, to a point 250 feet Northerly and perpendicular to the Northerly line of an easement for the Industrial Waste Outfall Line; thence North $67^{\circ}51'34''$ West 4,200 feet; thence North $22^{\circ}08'26''$ East 800 feet; thence North $67^{\circ}51'34''$ West 1,000 feet; thence South $22^{\circ}08'26''$ West 2,400 feet; thence South $67^{\circ}51'34''$ East 1,000 feet; thence North $22^{\circ}08'26''$ East 800 feet to a point 250 feet perpendicular to the Southerly line of said easement; thence South $67^{\circ}51'34''$ East 4,000 feet, more or less, to a point on the mean higher high water line of the Pacific Ocean thence continuing Southwesterly along said mean higher high water line common with Sections 6 and 7, said Township 25 South, Range 13 West, Sections 12 and 13, Township 25 South, Range 14 West, to a point on the line common to Sections 13 and 24, said Township 25 South, Range 14 West; thence East along said section line to the point of beginning.

Appendix B

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