

## **MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL**

**September 25, 2018**

The minutes of the proceedings of a City Council and Urban Renewal work session of the City of Coos Bay, Coos County, Oregon, held at 5:30 pm in Coos Bay Public Library Conference Room - 525 Anderson Avenue, Coos Bay, Oregon.

### **Those Attending**

Those present were Mayor Joe Benetti and Councilors Lucinda DiNovo, Drew Farmer, Stephanie Kilmer, and Phil Marler. Councilors Jennifer Groth and Stephanie Kramer were absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Interim Deputy Finance Director Nicki Rutherford, Deputy Finance Director Melissa Olson, Public Works and Community Development Director Jim Hossley, Planner Debbie Erler, Fire Chief Mark Anderson, and Police Captain Chris Chapanar. Planning Commission present were Chairman Rex Miller and Commissioners Jim Berg, Christine Coles, Bill Davis, Chris Hood, Jeff Marineau, and John Peery.

### **Review of the Following Council/URA Agenda for October 2, 2018**

#### **Amendment to the Land Development Ordinance for Accessory Dwelling Units in Residential Zones**

Planner Debbie Erler presented proposed amendments to the Land Development Ordinance, Coos Bay Municipal Code (CBMC) Title 17 related to Accessory Dwelling Units (ADU). City Council and the Planning Commission discussed the impact of proposed use on City infrastructure, parking, home values, ADU size, conditional use, district studies, existing dwelling standards, and need for the Planning Commission to set development standards. Consensus was for the ADU amendments to go back to the Planning Commission to make recommendations and forward to City Council for approval.

#### **Consider Approval of Proposed Comprehensive Plan and Zone Designation Map Amendment of Property Located on 377 LaClair Street – Approval Would Require Enactment of the Proposed Ordinance**

Planner Debbie Erler presented proposed amendment to the Comprehensive Plan Map and Land Use Zoning Map designation of the subject property at 377 LaClair Street from "Commercial (C)" to "Residential-Low (R-L)". On September 25, 2018, the City received a written request on from the property owner for a 90-day continuance.

#### **Status of the American Building**

Public Works and Community Development Director Jim Hossley stated city staff worked with the owner of the American Building and his representatives to make repairs to the façade of the building since June 2017. The owner missed all deadlines for necessary repairs, but employed the services of an engineer to evaluate the foundation and an architect to provide a plan to repair the façade. The owner installed temporary scaffolding to protect the public from falling brick should the façade fail. The City's Engineer of Record was not allowed inside the building and only made assessment from the outside. Due to the condition of the building, the City's building

official declared it substandard. Should the owner continue in non-compliance with City imposed deadlines and not make the necessary repairs, it may be necessary to declare the building as dangerous and order the occupants to vacate. Mayor Benetti stated the City tried to accommodate the owner due to concern for the businesses inside; however, state of building had impacted businesses already. Council discussed the next steps in the process including daily fines and being declared a nuisance, and stressed the need to determine how dangerous the building was.

### **Discussion of Council Meetings and Holiday Conflicts**

City Manager Rodger Craddock stated a work session and Council meeting fell on December 25, 2018 and January 1, 2019 respectively. Council discussed canceling the December 25, 2018 work session and January 1, 2019 Council meeting.

### **Acceptance of Cow Creek Foundation Grant**

Fire Chief Mark Anderson stated the Coos Bay Fire Department received a \$1,600 grant from Cow Creek Foundation. The grant would purchase two smooth-bore nozzles to compliment the City's firefighting tools.

### **Other Business**

City Manager Rodger Craddock stated Jennifer Groth was unable to continue as a representative on the Coos County Urban Renewal Agency Board and an agent was needed to fill vacancy. Councilor DiNovo stated she would serve on the board to fill the position.

Mr. Craddock stated he was contacted by D.B. Western, Inc. who wished to submit a proposal for utilization of new active flow technology for Wastewater Treatment Plant 1. Council discussed indecision in third party value analysis, if proposal was comparable to other proposal(s), at no cost to the City, would not delay process, and was approved by the Oregon Department of Environmental Quality (DEQ).

### **Adjourn**

There being no further items for discussion, Mayor Benetti adjourned the work session. The next regular Council meeting was scheduled for October 2, 2018 in the Council Chambers at City Hall.



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Joe Benetti, Mayor

Attest: \_\_\_\_\_



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Amy Kinnaman, Deputy City Recorder