

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, April 9, 2019 at 6:00 P.M.
City Council Chambers – 500 Central Ave, Coos Bay

ATTENDANCE

COMMISSIONERS: Chairman Jim Berg, Commissioners, Amy Aguirre, Christine Coles, Bill Davis, Chris Hood, and Rex Miller

ABSENT: Commissioner Jeff Marineau

STAFF: Carolyn Johnson, Community Development Administrator
Debbie Erler, Planner 1

SIGNED-IN GUESTS: None

CCI/PUBLIC COMMENTS None

APPROVAL OF MINUTES: Approval of Planning Commission minutes of March 21, 2019.

MOTION: Commissioner Miller – Approve the minutes of March 21, 2019 as submitted.

SECOND: Commissioner Coles

VOTE Unanimous

ABSTAIN : Commission Hood

LEGISLATIVE UPDATES/TRAINING:

Hui Rodomsky, South Coast Regional Representative and Matt Spangler Senior Coastal Policy Analyst of the Oregon Department of Land Conservation and Development, provided legislative updates and training to the Planning Commission.

PUBLIC HEARING

Architectural Design Review #187-19-014 - 737 North Front Street. The applicant has submitted a land use application requesting approval of an Architectural Design Review as required by the Waterfront Heritage District (WH) for exterior improvements. The owner intends to install three windows on the second floor of the existing building on the east elevation. The windows will be the same style/material as the windows replaced in the prior two façade improvement applications (2017-2018).

Chairman Berg asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if any Planning Commissioner had ex parte contact or conflict of interest to report.

Commissioners Mill and Aguirre reported that they have worked with the applicant on past projects, but that would not affect their ability to make an impartial decision.

Chairman Berg opened the public hearing.

Debbie Erler read disclosure statement and summarized the applicant’s request.

Heidi Sause (property owner) stated that the upper floor space has been ready to rent for a while, but there have not been acceptable prospects. She believes that additional windows would make the office space more appealing to prospective tenants.

Chairman Berg closed the public hearing.

MOTION: Commissioner Coles – Based on the statement of facts, findings, conclusions and the applicant’s submitted evidence, attached hereto and incorporated herein by reference and approve Architectural Design Review #187-19-014, approve proposed windows and any future windows of similar design on the existing structure of 737 North Front Street Bayshore Drive, subject to the following Conditions:

- 1. *Owner must secure all required structural permits prior to beginning work.*
- 2. *The property is located in the floodplain. If applicable, compliance with the Flood Damage Prevention Standards as outlined in Coos Bay Municipal Code Chapter 17.245 is required.*

SECOND: Commissioner Hood
VOTE: Unanimous

ADMISTRATIVE:

Amending CBMC Title 17 to expand regulations for growing of marijuana and update other marijuana regulations.

The City Council requested this matter be brought forth for discussion. The Council is interested in securing marijuana tax revenue funds in the very near future, and this will require land use regulation amendments to allow indoor growing of marijuana. The Oregon Liquor Control Commission (OLCC) imposes and collects a state tax on marijuana grown, processed and sold in the state. Oregon cities and counties with marijuana business regulations for these functions are provided with a revenue share of these taxes quarterly if the local government has marijuana business regulations as noted above. If a local agency does not have regulations in place, the revenue sharing of these taxes is not provided. Coos Bay’s marijuana regulations include standards and criteria for marijuana sales and processing but there are no regulations for marijuana growing. Thus, there is no State distribution of quarterly revenue to the City. To secure the state marijuana business tax revenue of approximately \$45,000 - \$60,000 a year, the City must adopt regulations for marijuana growing. Additionally, the City’s marijuana land use regulations for processing and retail/wholesale sales have not been updated since 2017; there is room for improvement for these regulations.

The Planning Commission discussed proposed language to address this issue that was included in the Planning Commission packet. The Planning Commission discussed concerns related to a marijuana business on surrounding property owners (for example the smell). Mrs. Johnson explained that the proposed amendments will come back before the Planning Commission for a hearing in the near future.

General Discussion regarding streamlining the land use permitting process.

Mrs. Johnson discussed the existing land use process and the need for further streamlining. She asked the Planning Commission to review the Development Code and identify areas they believe could be revised with that intent. The Planning Commission agreed and referenced the application just approved as an example of needed streamlining. They believe that an owner that has had a full architectural review, should not be required to go through another land use process, just to add a couple windows.

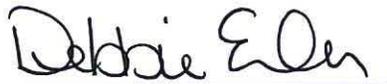
COMMISSION COMMENTS: None

ADJOURNMENT 7:28 p.m.



Jim Berg, Planning Commission Chairman
City of Coos Bay, Coos County, Oregon

ATTEST:



Debbie Erler, Planner 1

APPROVED AS SUBMITTED: June 9, 2020