

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, May 14, 2019 at 6:00 P.M.
City Hall Council Chambers, 500 Central Avenue, Coos Bay

Call to Order: The Planning Commission Tuesday, May 14, 2019 meeting, held in the City of Coos Bay Council chambers at 500 Central Avenue in Coos Bay, was called to order at 6:00 PM.

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

Staff members: Carolyn Johnson, Community Development Administrator and Debbie Erler, Planner 1.

Absent: Commissioner Jeff Marineau

Signed-in Guest: Kathryn and Andrew Sztymelski, owner of 765 Kentucky Ave., Coos Bay, Oregon; Robert York, 757 Kentucky Ave, Coos Bay, Oregon; Joshua St. Ives, 957 Madison Street, Coos Bay, Oregon.

PUBLIC HEARINGS:

Conditional Use Application #187-19-000017-PLNG – 765 Kentucky Avenue. Kathryn and Andrew Sztymelski are proposing to convert an existing single-family dwelling to a “Bed and Breakfast” vacation rental.

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. Chairman Berg opened the public hearing. Debbie Erler read disclosure statement and summarized the applicant's request, including the submitted lettering of objections. The Planning Commission discussed the request.

Katherine Sztymelski (owner), stated it will be a vacation rental for up to six people. The property can support four vehicles, but they will limit vehicles to three. She discussed the issues regarding the listed CC&Rs. The structure has been a rental (long term) for a number of years. She said it is unrealistic that the neighbors know vehicles related to a property. She said that with the new renter right laws, they don't expect to allow long term rentals. She addressed some of the objections outlined in the submitted letters.

Commissioner Hood stated that his main concern was the potential impact to the neighborhood. He asked if Air BnB regulates the rental with their own rules that are communicated to the renters. And, he asked who enforces those rules. Ms. Sztymelski indicates that the neighbor at 757 Kentucky Ave, Bonnie York, would notify her if house guests do violate the house rules. Commissioner Hood asked if renters will be required to sign a contract agreeing to abide by the rules. Ms. Sztymelski said that renters will agree to the rules when booking the rental on the Air BnB website. Chairman Berg advised that lengthy discussion about the house rules is not necessary to the public hearing, and the City of Coos Bay has laws that address noise violations and other code infractions.

Robert York, 757 Kentucky Avenue, stated his wife, Bonnie York, will be cleaning the vacation rental. They have not had any issue with the current rental and there have been no special noise issues. He said he understands that the owners want to have use of the property, which is not possible with a long term rental.

Joshua St. Ives, 957 Madison Street, stated they have a very nice neighborhood and he walks his little dogs twice a day. He described the neighborhood as friendly, and he expressed concern about enforcement of violations.

The Planning Commission discussed the request. Commissioners Hood and Miller expressed concern about the City's process for reviewing proposed vacation rentals. They expressed doubt about the current process, and if it adequately addresses related issues.

Chairman Berg closed the public hearing. Commissioner Coles moved to approve Conditional Use application #187-19-000017-PLNG with Conditions as noted in the Staff Report; Commissioner Aguirre seconded the motion; Chairman Jim Berg and Commissioners Aguirre, Coles, and Davis voted Aye; and Commissioners Hood and Miller voted Nay. The motion passed.

Development Code Amendments Application #187-19-000015-PLNG - The City has initiated amendments to Sections 1 and 2 of CBMC Title 17 to add/modify definitions in Section 17.335.080; create Supplemental Development Standards for marijuana businesses in Section 17.335.080; and to revise Land Use tables in Section 17.230 (Commercial districts) and 17.235 (Commercial Industrial districts) to provide clarity as to allowed marijuana land uses.

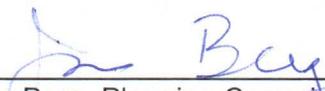
Chairman Berg asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if any Planning Commissioner had ex parte contact or conflict of interest to report. Chairman Berg opened the public hearing. Debbie Erler read disclosure statement and Mrs. Johnson summarized the proposed amendments.

The Planning Commission discussed the request. Chairman Berg closed the public hearing.

Commissioner Miller moved to recommend that the City Council approve Amendment application #187-19-000015-PLNG as noted in the Staff Report; Commissioner Aguirre seconded the motion; Chairman Berg and Commissioners Aguirre, Coles, Davis, Hood and Miller voted Aye. The motion passed.

Commission and Administrative Comments: Ms. Erler informed the Commission of the upcoming applications.

Adjournment: 8:18 PM



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

ATTEST:



Debbie Erler, Planner 1

APPROVED AS SUBMITTED: March 9, 2021