

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

Call to Order: Call to Order: The Planning Commission Tuesday, July 9, 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 Bill Davis, Chris Hood, and Jeff Marineau
Staff members: Carolyn Johnson, Community Development Administrator and Debbie Erler, Planner 1

Absent: Commissioners Amy Aguirre and Rex Miller

Signed-In Guests: Tim Lambson, Tammy McKay, Reeves, Daniel Halzel

CCI/Public Comments: Chairman Berg expressed the sympathies of the Planning Commission over the loss of fellow Commissioner Christine Coles. He stated that Christine had a passion for this community and served for over 20 years on the City committees like the Planning Commission and the Parks; as well as serving in many other volunteer activities. He said she will be missed.

Public Hearing

SITE PLAN REVIEW #187-19-038 - 295 South 10th Street, Coos Bay, OR 97420 –

The applicant is proposing to remodel the existing structure to accommodate the new use of a dental office. The applicant intends to remodel the interior, re-roof the existing structure, remove brick façade, waterproof the building, and make parking lot improvements which include restriping and adding landscaping to existing grass areas.

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.

Tim Lambson, applicant's representative, summarized the scope of the project.

Commissioner Hood asked if they would occupy the entire building. Mr. Lambson stated they will occupy the first floor. They are not sure what they will do with the second floor, which appears to have been used as a living unit. They will either removed the second floor or use the area for storage or an office.

Commissioner Marineau asked if the applicant has had a chance to review the conditions of approval. Mr. Lambson stated they have seen the conditions of approval and they accept these conditions.

Chairman Berg closed the public hearing. Commissioner Hood moved to approve Architectural Design Review #187-19-038, for the proposed change of use and site plan, subject to the six conditions of approval, as noted in the Staff Report. Commissioner Marineau seconded the motion. The vote was unanimous in favor of the application.

Ms. Erler stated that there is a 15 day appeal period from the day the decision is put in writing, which will be by Friday, July 12th.

ARCHITECTURAL DESIGN REVIEW APPLICATION #187-19-039 - 750 Newmark Avenue, Coos Bay, Oregon 97420 - The applicant is proposing façade improvements to existing structure in the Empire Settlement District, which includes replacing siding with Hardie Plank Siding; re-routing gutter system away from building with metal roof; resealing aggregate panels and replacing canned lighting in overhang above entry.

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.

The applicant participated by phone (Conference call). Commissioner Hood asked if the applicant accepts the four Conditions of Approval, as outlined in the Staff Report. The applicant, Tammy McKay Reeves, asked about the four Conditions of Approval and Ms. Erler read them aloud in the hearing. Ms. McKay Reeves states that they are in agreement with all of the conditions of approval.

Commissioner Hood asked if the applicant had provided any elevation drawings showing what the building would look like after the improvements are made. Ms. Erler stated that although there is not an elevation drawing, the applicants provided samples of the material that would be used. Ms. Erler also clarified that the residing would take place only on the portion of the building with the wood siding, not on portions that have a concrete façade. Ms. McKay Reeves added that the aggregate façade will be cleaned and resealed.

Chairman Berg closed the public hearing. Commissioner Hood moved to approve Architectural Design Review #187-19-039, authorizing the proposed façade improvements at 750 Newmark Avenue, subject to the four conditions of approval noted in the Staff report. Commissioner Marineau second the motion. The vote was unanimous in favor of the application.

Ms. Erler stated that there is a 15 day appeal period from the day the decision is put in writing, which will be by Friday, July 12th. This item will be reviewed by City Council on August 13, 2019 for the approval of a Façade Improvement Grant. Ms. McKay-Reeves asked if it was necessary to wait until after the City Council's review to apply for permits; to which, Ms. Erler replied that they do not have to wait to submit for permits, but the project cannot begin until after City Council has approved it for funding.

Architectural Design Review Application #187-19-040 - 114 N Wasson Street, Coos Bay, Oregon 97420 - The applicant is proposing façade improvements to existing structure in the Empire Settlement District. The project includes establishing a new access doorway on the west elevation to accommodate the internal space being divided into two commercial units and construction of an ADA compliant access ramp and covered deck.

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, which she explains is an after-the-fact application, as the project has already been completed. A building permit application has been submitted, and is under review.

Daniel Halzel spoke on behalf of the owner of the building. Mr. Halzel spoke in favor of the improvements and said that he has been involved with the improvements to this structure for the past ten years, and this latest improvement will benefit the neighborhood.

Chairman Berg closed the public hearing. Commissioner Hood moved to approve Architectural Design Review #187-19-040, authorizing the after-the-fact improvements which include a covered deck and ramp at 114 N Wasson Avenue, subject to the three conditions of approval noted in the Staff Report. Commissioner Marineau second the motion. The vote was unanimous in favor of the application.

Ms. Erler stated that there is a 15 day appeal period from the day the decision is put in writing.

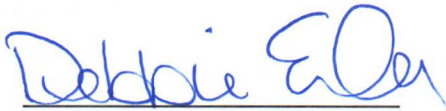
Administrative:


CBMC Title 17 Amendments – Carolyn Johnson, Community Services Administrator, discussed potential amendments to the CBMC Title 17 – the Development Code. Ms. Johnson reviewed the list of proposed amendments and timelines. Ms. Johnson indicated, for example, a proposed amendment whereby the street vacation section will be removed from the development code and inserted into the municipal code for streets. These type of amendments constitute a Type IV Review, which is a joint review by both the Planning Commission and the City Council. She states that this joint review will take place on August 13, 2019. Ms. Johnson presented an outline of proposed amendments that the Planning Commission will review in three parts. Upon discussion, the Planning Commission agreed additional amendments are needed. Ms. Johnson encouraged the Commissioners to think about additional changes they believe may be necessary to help streamline the land use process.

Ms. Johnson informed the Planning Commission that the staff report for the July 23, 2019, Jordan Cove hearing will be provided by Monday, July 15, 2019.

Adjournment: 7:13 p.m.

ATTEST:


Debbie Erler, Planner 1


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

APPROVED AS SUBMITTED: March 9, 2021