

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, August 13, 2019 at 6:30 P.M.
City Hall Council Chambers, 500 Central Avenue, Coos Bay**

Call to Order: Call to Order: The Planning Commission Tuesday, August 13, 2019 meeting, held in the City of Coos Bay Council chambers at 500 Central Avenue in Coos Bay, was called to order at 6:30 PM.

Attendance: Chairman Jim Berg; Commissioners Amy Aguirre, Chris Hood, Jeff Marineau, Rex Miller and Ryan Wortman. Staff members: Carolyn Johnson, Community Development Administrator and Debbie Erler, Planner 1; Applicants Ryan Fall and Renee Majeski.

Absent: Commissioner Bill Davis **Signed-In Guests:** None

Adoption of Planning Commission Minutes: Commissioner Hood moved to adopt the minutes of September 12, 2018 as submitted; Commissioner Miller seconded. Commissioners Amy Aguirre and Ryan Wortman abstained. The motion passed unanimously.

Commissioner Miller moved to adopt the minutes of July 23, 2019 as corrected; Commissioner Marineau seconded. The motion passed unanimously.

PUBLIC HEARINGS

Site Plan Review #187-19-000022-PLNG – 1800 28th Court, Coos Bay, OR 97420 –

The applicant is proposing to construct two steel span buildings for RV and vehicles storage in an existing storage area. The buildings will be 50' x 580' and 60' X 484'.

Chairman Berg opened the public hearing. Debbie Erler read disclosure statement and summarized the applicant's request.

Ryan Fall, owner of Alder Acres, spoke regarding the project and answered general questions from the commissioners such as setbacks, phasing, use, lighting, etc.

Chairman Berg closed the public hearing. Commissioner Miller asked about removing the two conditions regarding partially enclosing the parking structure and also the term "no parking buses" in the structure. Debbie Erler explained that those items are building code requirements. It was decided that Debbie Erler would confer with Mike Smith, the building official, to clarify the above matters. Commissioner Miller moved to approve Site Plan Review #187-19-000022-PLNG, for the proposed construction of two steel buildings for RV and vehicle storage, subject to the six conditions of approval with corrections to parking of buses and exterior walls, as noted in the Staff Report. Commissioner Marineau seconded the motion. The vote was unanimous.

Conditional Use Application #187-19-000049-PLNG – 510 13th Avenue, Coos Bay, Oregon 97420 - The applicant proposing to convert an existing single-family dwelling to a "Bed and Breakfast" vacation rental.

Chairman Berg opened the public hearing. Debbie Erler read disclosure statement and summarized the applicant's request.

Commissioner Hood asked about requirements from the Health Department. Debbie Erler confirmed that there are Health Department requirements but we don't list them as a condition of approval. The applicant spoke regarding the vacation rental. Commissioner Wortman asked about what utilities and services would be available and how often trash service is scheduled. Chairman Berg closed the public hearing. Commissioner Aguirre addressed the noise issue. She suggested that the noise ordinance be posted in the residence since no one is actually living in a vacation rental like they are in a bed and breakfast. Commissioner Miller moved to approve the Conditional Use Application #187-19-000049-PLNG, subject to the four conditions of approval noted in the Staff report. Commissioner Aguirre seconded the motion. The vote was unanimous.

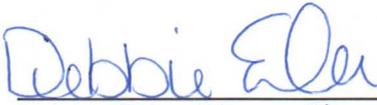
ADMISTRATIVE:

CBMC Title 17 Amendments – Discussion regarding potential amendments to the CBMC Title 17 – Development Code. Outline of first changes, which will be sent to commissioners September 10th and have been sent to DLCD to meet the 35-day requirement, includes conditional use permit for vacation rentals and density language which needs to be fixed due to inconsistencies. The second group will be sent to commissioners in November will include new land uses and sign regulations. The third group, early January, will be looking at procedures to reduce wait times, take requirements for site plan review and wrap into standard permitting process so a whole separate fee is not required, and Empire Waterfront design review, potential changes to landscaping requirements.

Adjournment: 7:40 p.m.



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

ATTEST: 

Debbie Erler, Planner II

APPROVED AS SUBMITTED: October 13, 2020