

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, September 10, 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, September 10, 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 Jeff Marineau, Ryan Wortman and Amy Aguirre. Staff members: Carolyn Johnson, Community Development Administrator and Debbie Erler, Planner 1.

Absent: Commissioners Chris Hood, Bill Davis and Rex Miller

Signed-In Guests: Ralph Dunham, Stuntzner Engineering

Public Hearing

Chairman Jim Berg stated that they received a letter from Chris Hood stating his opinions regarding the CBMC Title 17 Amendments. Carolyn Johnson accepted the letter into record.

CBMC Title 17 Amendments – Discussion regarding potential amendments to the CBMC Title 17 – Development Code. Carolyn Johnson discussed changes which were shown in both old form and new form so the commissioners can see the changes easily. Chairman Jim Berg stated that they received a letter from Chris Hood stating his opinions regarding the CBMC Title 17 Amendments. Carolyn Johnson accepted the letter into record. Ralph Dunham, with Stuntzner Engineering, spoke regarding inconsistencies in the LDR-6 overlay zones (more in particular-MDR use). Commissioner Marineau recused himself because of a conflict of interest. Mr. Dunham stated he found a number of anomalies. Maximum lot sizes for MDR use is limiting-recommending increasing max lot size. Also, the percentage setbacks can be unreasonable and he doesn't think that was the City's intent. Recommendation is to put maximums of 20-40ft setbacks not percentage of property line lengths. Lastly, limiting your dwelling units to attending a complex. Recommending limiting to three stories. There was discussion between Mr. Dunham, staff and commissioners confirming details of recommendations. Commissioners agreed to remove maximum lot size and changing the minimum side yard setback to "20-percent of lot width, but no less than 7-feet and no more than 20-feet." Commissioner Marineau came back into the discussion. Commissioner Wortman asked specifically about why the language says "zero lot line may be considered..." It was decided that the word "may" will be stricken. Carolyn Johnson briefly went through the land use chart to show what was added.

Commissioner Wortman moved to make a recommendation to City Council approve staff's recommended legislative updates with changes to removing the maximum lot size requirement, modifying the side setback to not exceed 20ft and make zero lot line development a conditional use in the LDR-6. Commissioner Aguirre seconded the motion. The vote was unanimous.

Discussion of general provisions, administration and procedures of how the Planning Commission reviews projects and how staff handles noticing. Also discussed is revocation of permits and appeal PC decisions. Carolyn Johnson is suggesting discussion about removing de novo appeal from the code.

Commissioner Wortman moved to make a recommendation to City Council to approve staff's recommended legislative updates. Commissioner Aguirre seconded the motion. The vote was unanimous.

Carolyn Johnson discussed additions of illustrations to the codes and changes in definitions regarding floodplain. Carolyn sent these changes to DLCD and heard back from the Fair Housing Council of Oregon. She passed out a letter that came from that agency and discussed the term "dwelling" as having major housing implications such as the exclusions of tiny houses from certain areas. The Fair Housing Council wants to classify park models as livable homes/dwellings. Carolyn had specifically excluded recreational vehicles, park models, tents, yurts and pods from the term dwelling. The Fair Housing Council is challenging that-they would like to see recreational vehicles included in that definition. Carolyn Johnson asked the Commissioners to consider adding a caveat, "...it does not include hotels, motels, boarding houses, recreational vehicles, park models or other similar accommodations that are not authorized by the building codes for single or multi-family use."

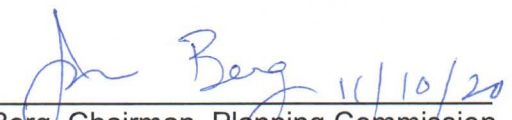
Commissioner Aguirre moved to recommend City Council approve the proposed amendments to the Coos Bay Municipal Code Title 17 as proposed by staff related to removing the de novo appeal, adding an appeal to type I, II and III land uses, revising floodplain definitions and changes to dwelling definition as discussed. Commissioner Marineau seconded the motion. The vote was unanimous.

Carolyn Johnson addressed the need to take out references to off-street parking spaces with curb cuts for Accessory Dwellings as this is now what the state law specifies. Commissioner Wortman moves to recommend to City Council revisions to Chapter 17.312 Accessory Dwelling as presented by staff. Commissioner Marineau seconded the motion. The vote was unanimous.

Carolyn Johnson talked about the creation of vacation rental standards. A series of standards and requirements would-be set-in place and it would change the pieces of the code that would have made these allowable with a conditional use permit, type II (staff decision). It was clarified that parking requirements are one space for each guest room. There was much discussion among commissioners regarding the parking requirements without conclusion. It was decided that Carolyn and Debbie will look further into the matter and see what other jurisdictions are doing and this matter will be brought back to the next meeting. Commissioner Marineau made a motion to move the discussion to October 8, 2019 to address vacation rentals. Commissioner Aguirre seconded the motion. The vote was unanimous.

Staff Comments: Dates for the remainder of the year: October 8, November 12, December 10 and January 14, 2020.

Adjournment: 7:16 p.m.



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

ATTEST: 
Debbie Erler, Planner 

APPROVED AS SUBMITTED: October 13, 2020