

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, January 9, 2018 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay**

ATTENDANCE

COMMISSIONERS: Chairman Rex Miller, Commissioners, Jim Berg, Christine Coles, Bill Davis, Chris Hood, Jeff Marineau and John Peery.

STAFF: Tom Dixon, Community Development Administer
Debbie Erler, Planner

SIGNED-IN GUESTS: Earlene Brown, 520 N. Bayshore Dr., Coos Bay, OR

Election of Planning Commission Chairman and Vice-Chairman for 2018.

MOTION: Commissioner Coles – Nominated Commissioner Miller for Chairman and Commissioner Peery for Vice-Chairman of the Planning Commission for the year 2018.
SECOND: Commissioner Marineau
VOTE: Unanimous

Appointment of a Planning Commissioner as representative to the Parks Commission.

MOTION: Chairman Miller – Nominated Commissioner Coles as Planning Commission representative to the Parks Commission for the year 2018.
SECOND: Commissioner Hood
VOTE: Unanimous

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of December 12, 2017 was postponed to the February 13, 2018 Planning Commission hearing.

CCI/PUBLIC COMMENTS

Earlene Brown, 556 N Bayshore Drive, discussed the need for an ordinance amendment to allow interior illuminated signage in the Waterfront Heritage (WH) zone, along Hwy 101. She stated other property owners in the area are in support of the amendment including Heidi Sause and Todd Goergen. She read a letter from Mr. Goergen, owner of Reddy Ice Corporation at 999 N Front Street, in support of the amendment. She read that he would be in favor of working with other Front Street Property Owners and the City to remove or significantly modify the requirements imposed to encourage further investment along the waterfront. She asked that the Planning Commission pursue amendments to allow interior illuminated signage, as well as, changes to the limitations on materials and color selections.

PUBLIC HEARING

ITEM A: Comprehensive Plan Amendment and change in zone designation #187-ZON17-080: Change the Comprehensive Plan designation from Residential Low (R-L) to Commercial (C) and change the zone designation from Low Density Residential (LDR-6) to Commercial (C) on subject property containing some 6,000 square feet of area. The purpose of the CPA and Rezone is to allow commercial use (predominantly storage) for the Arctic Brothers truck and heavy equipment repair that is located at the southwest corner of Southwest Boulevard and Oregon Avenue and which abuts the subject property.

Chairman Miller 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 Miller opened the public hearing. Chairman Miller stated the property/business owner works on some of the equipment related to his landscape business. He stated he was willing to step down if it was the will of the Commission, but that the association would not prejudice his ability to make an unbiased decision on the proposed amendments. The Commissioners did not object.

Tom Dixon read disclosure statement and summarized the applicant's request, through a Power Point Presentation.

Crystal Shoji, applicant's representative, further outlined the project including photos of the existing development. She indicated Mr. Mclain has owned the property and operated the Arctic Bros. Heavy Equipment Services for about 20 years. The prior use was an excavating business for many years. She indicated that Mr. Mclain's daughter Crystal is the Office Manager. She stated they held a neighborhood meeting in August and discussed the project with the surrounding neighbors that attended. She said Mr. Mclain purchased the single-family dwelling abutting the subject property and has made improvements. Mr. Mclain wants to reorganize the property to improve safety by allowing larger vehicles to turn-a-round on-site instead of backing out into the right-of-way of Southwest Blvd.

Commissioner Hood clarified that no structures are being proposed and that the proposed use of the subject property at this time will be storage, so that the property the business is currently located on can be reorganized to improve internal maneuvering. The applicant's daughter (Crystal) stated that the subject property will be used for equipment storage and for shipping container (storage) to clean-up/organize the front lot. She said they have the manpower, but sometimes they are so busy that they don't have room to accept the customer's heavy equipment, and that reorganization will help with that problem.

Commissioner Peery stated that based on his site inspection he believes it would take a great deal of fill and/or grading for the subject property to accommodate a living unit. He supports the request.

Commissioner Coles stated that she agrees with Commissioner Peery.

Commissioner Miller thanked the applicant for a very comprehensive report. Mrs. Shoji stated her associate Ryan Wortman wrote the report, but he is currently on vacation.

Bret Thomas, 1100 Tideview Terrace, stated his son works for Arctic Bros. He said he is in support of the application. The property owner is trying to improve the commercial business and the property and provides much needed living wage jobs. He hopes the Planning Commission will support the request.

Samuel Baugh, Executive Director, South Coast Development Council, stated he focuses on business retention and expansion. He said this is a prime example of the type of business he likes to help. They are a homegrown business of 20 years looking for an opportunity to expand. He said approval of this rezone will allow the owner to make the changes he needs to make to improve the traffic safety, continue to provide family wage jobs and expand his business. He highly recommends approval of the request.

Chairman Miller closed the public hearing.

Commissioner Hood stated he is putting the letter aside because he doesn't appreciate receiving a letter from the Fair Housing at the last minute that the Commission barely has an opportunity to read. He added that the City of Coos Bay was not required to have an "Urban Growth Boundary" because of the abundance of available residential lands. There is no chance of a housing shortage in Coos Bay.

Commissioner Marineau stated he resents receiving outside correspondence from outside "interested parties" from Portland that reads like a form letter, talking about the available of residential land inventory in Coos Bay, North Bend or Coos County.

The Planning Commission discussed the standard Fair Housing letter and agreed that the Staff Report addresses Statewide Goal 10. Commissioner Peery stated he agrees that it's a spoiler letter and has no relevance in this situation. Commissioner Hood stated the amendment allows an expansion of an existing commercial use and should have little impact on the surrounding residential properties. Commissioner Miller stated he thought it was very creative to have a piece of heavy equipment incorporated into the landscaping.

- MOTION:** Commissioner Coles - Based on the statement of facts, findings, Conclusions; and the applicant's submitted evidence, attached hereto and incorporated herein by reference, recommend the City Council change the designation of the subject property from Residential Low (R-L) to Commercial (C) and change the zone designation from Low Density Residential (LDR-6) to Commercial (C).
- SECOND:** Commissioner Marineau
- VOTE:** Unanimous

ADMISTRATIVE:

Mr. Dixon stated that since the new Development Code was adopted in March of 2016 the Planning Commission has discussed a number of changes they would like to revisit, including: Eliminating the ten-foot setback in commercial zone and maximum lot size in residential zones; revising the decision criteria for some of the land use application; and allowing interior illuminated signage in the Waterfront Heritage zoning district along HWY 101. He said he would like direction from the Planning Commission regarding which items would be a priority if the revisions cannot be presented at the same time. The Planning Commission discussed the issue and asked that staff come back to the February meeting with a list that they can prioritize, with the WH signage issue being to be at the top of the list. Mr. Dixon will check with our State Representative (Dave Perry) about processing a group of amendments.

ADJOURNMENT 6:55 p.m.



Rex Miller, Chairman
Planning Commission
City of Coos Bay
Coos County, Oregon

ATTEST: 

Debbie Erler, Planner

APPROVED AS SUBMITTED 02-13-2018