

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, February 13, 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.

ABSENT: None

STAFF: Tom Dixon, Community Development Administrator
Debbie Erler, Planner 1

SIGNED-IN GUESTS: Ryan Wortman, Crystal Shoji, Sam Baugh, Beverly Segner-Haller, Peter Cooley

APPROVAL OF MINUTES

Approval of Planning Commission minutes of December 12, 2017 and January 9, 2018.

MOTION: Commissioner Berg – Approve the Planning Commission’s minutes of December 12, 2017 and January 9, 2018 as submitted.

SECOND: Commissioner Coles

VOTE: Unanimous

CCI/PUBLIC COMMENTS None

PUBLIC HEARING

ITEM A: COMPREHENSIVE PLAN/ZONING MAP AMENDMENT #187-ZON2017-092

The applicants are proposed to change the Comprehensive Plan Map designation of the subject property at 641 & 669 6th Avenue, Coos Bay from “Residential-High (R-H)” and “Residential-Low (R-L)” to “Industrial (I)” and change the Land Use Zone Map designation from “Medium-Density Residential (MDR-16)” and “Low-Density Residential (LDR-6)” to “Industrial-Commercial (I-C).”

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 stated that he is an adjacent property owner, but that would not affect his ability to make an impartial decision.

Chairman Miller opened the public hearing. Debbie Erler read disclosure statement and summarized the applicant’s request and the City’s request for an access easement for continued access to the pump station, through the applicant’s property.

Commissioner Marineau asked about the City’s request for an access easement so they can continue to access the pump station located in the “F” Street right of way on 6th Avenue.

Ms. Erler stated the City is requesting an access easement from the current owner, before the property changes hands, but it is not a requirement or a condition of approval of the proposed rezone. Commissioners Marineau and Hood, stated that the City's request will not be a consideration in the review of the proposed rezone.

Chairman Miller asked about the remaining portion of the applicant's residentially zoned property south of the vacated "H" Street. Ms. Erler stated that "H" Street was vacated and a new public right-of-way was dedicated just north of that area to provide public access to the water. Chairman Miller stated there is an easement agreement regarding the residential property. Ms. Erler stated the residential property (Tax Lot 1100) is not included in the proposed rezone.

Commissioner Hood asked about ownership of Tax Lot 800, which is the tidelands that abut the subject property. Ms. Erler stated that Georgia Pacific is the owner that property. Chairman Miller stated the area was once used for log storage. Commissioner Hood said that based on the tax lot map, the subject property does not have direct access to the bay.

Ryan Wortman and Crystal Shoji, Shoji Planning, LLC., applicant's representative, further outlined the proposed amendments. He added that Gary Angell had planned for a higher end waterfront development, but the market changed and they had no interest in the that type of development. They propose to return the property to the original use of the property which is industrial.

Sam Baugh, Southwest Development Council, stated the main purpose of our agency is to enhance and expand sustainable business in our area.

Beverly Segner-Haller, 1000 Ingersoll Avenue, asked what was the original reason the property zoning was changed in 2010 and why is it being reversed; what was the original use. Ms. Erler stated the property owner requested the change in use from industrial to residential in hopes of developing high end residential living units, but there was not an interest in the development and he is now requesting the zone to be returned to the original zone to allow the proposed business to establish at this location. The property's historic zoning is Waterfront Industrial.

Commissioners Miller and Berg stated the city is not short on residential property, but there is a shortage of industrial property and industrial uses would be better suited for this property.

Chairman Miller closed the public hearing.

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 approve Comprehensive Plan/Zoning Map Amendment #187-ZON2017-092 changing the Comprehensive Plan Map designation of the subject property at 641 & 669 6th Avenue, Coos Bay from "Residential-High (R-H)" and "Residential-Low (R-L)" to "Industrial (I)" and change the Land Use Zone Map designation from "Medium-Density Residential (MDR-16)" and "Low-Density Residential (LDR-6)" to "Industrial-Commercial (I-C)"

SECOND: Commissioner Peery

VOTE: Unanimous

ITEM B: VACATION #187-ZON2017-094 – 15th Court

The applicants are proposing to vacate an unimproved portion of 15th Court between

"F" Street and "G" Street, found in Section 36AD, Township 25, Range 13 West of the Willamette Meridian, Coos County, Oregon.

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 exparte contact or conflict of interest to report.

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

Peter Cooley, 14th Avenue presented a slide show of the history and photos of the area proposed to be vacated (steep slope, brush and unauthorized dumping). He stated he has a completed survey.

Chairman Miller closed the public hearing.

- 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 approve Vacation #187-ZON2017-094 vacating the unimproved portion of 15th Court between "F" Street and "G" Street, found in Section 36AD, Township 25, Range 13 West of the Willamette Meridian, Coos County, Oregon.
- SECOND:** Commissioner Berg
- VOTE:** Unanimous

ITEM C: CONDITIONAL USE #187-ZON18-006 – 801 South 2nd Street

The applicant is proposing to change of use of the existing structure from Automotive Repair/Detailing to Distribution Facility in the Commercial (C) zoning district.

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 exparte contact or conflict of interest to report. Chairman Miller stated that he is an adjacent property owner, but that would not affect his ability to make an impartial decision.

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

The Planning Commission questioned the proposed use (Distribution) being a Conditional Use in the commercial zone. Chairman Miller stated the proposed change of use will result in a cleaner use for the site.

Chairman Miller closed the public hearing.

- MOTION:** Commissioner Coles - Based on the statement of facts, findings, conclusions; and the applicant's submitted evidence, attached hereto and incorporated herein by reference, approve Conditional Use #187-ZON18-006 authorizing the proposed change of use from Automotive Repair/Detailing to Distribution Facility in the Commercial (C) zoning district at 801 South 2nd Street, subject to the Condition that a separate address be assigned to each existing structure on-site.
- SECOND:** Commissioner Hood
- VOTE:** Unanimous

ADMISTRATIVE:

Tom Dixon, Community Development Administrator, presented a list of proposed amendments to the Development Code. The Planning Commission discussed the tentative list of proposed amendments as presented:

- 1) Alter the rear setback from 10 feet to 0 feet in the Commercial district. The previous Development Code specified no setback except for those imposed by the Building Code.
- 2) Amend Section 17.220.020 A. 1. And 2. which specifies that all new lots in the LDR-6 district may not exceed a size of 7,500 square feet and all new lots in the LDR-8.5 district may not exceed a size of 15,000 square feet.
- 3) Change the approval criteria for Conditional Uses (not specified which criteria or what they should be changed to).
- 4) Change the approval criteria for Site Plan Reviews (not specified which criteria or what they should be changed to).
- 5) Evaluate the sign limitations (or the area of impact) for the Waterfront Heritage district and in particular those properties along North Bayshore which are restricted from having certain types of signage.
- 6) Specify that the C to I-C district uses are progressive; all uses allowed in the C district are also permitted in the I-C. This comes from our previous Code which mentioned such progression. (Staff suggestion).

The Planning Commission discussed the preliminary list of proposed amendments and offered guidance to staff to move forward with an official review.

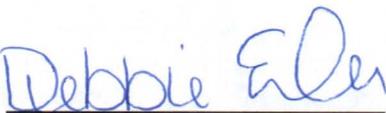
COMMISSION COMMENTS

Commissioner Berg stated he is looking forward to the rotten water fountain being removed. Commissioner Hood stated he recommends having the City initiate proposed vacations to eliminate the extra work for the citizen to provide notarized signatures. Commissioner Coles stated the Parks Commission Master Plan will be taken to City Council. Chairman Miller thanked Earlene for her patience as we are moving forward.

ADJOURNMENT 7:33 p.m.



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

ATTEST: 

 Debbie Erler, Planner I

APPROVED AS SUBMITTED 01/12/2021