

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, June 12, 2018 at 6:00 P.M.
Coos Bay City Hall, 500 Central Ave, Coos Bay**

ATTENDANCE

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

ABSENT: Commissioner Bill Davis

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

SIGNED-IN GUESTS: Lee Hawthorne, Howard Willett

CCI/PUBLIC COMMENTS None

APPROVAL OF MINUTES Postponed.

PUBLIC HEARING

ITEM A: SITE PLAN REVIEW #187-18-027 – 2001 N Bayshore Drive: The applicants are requesting approval to construct a 42-foot X 100-foot one-story service bay addition on the north end of the vehicle service building.

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

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; none are voiced.

Joe Slack, North Bend Police Chief and structural engineer, presented a short slide show to explain that the addition to the service building will include a 2-hr firewall between the existing and new structures, and the new structure will be constructed above the base flood elevation; it will essentially be constructed as a separate structure, thus eliminating the need to bring the existing service building to flood elevation standards. Additionally, instead of constructing new drainage systems in an already paved surface, the applicant hopes to use the existing drainage systems for storm water collection (on 6th St).

Commissioner Hood asked what is the code requirement pertaining to constructing new storm water drainage and was told that the requirement pertains to additions of more than 1000 SF. The Commissioner questioned if they are covering an impermeable surface (asphalt) with another impermeable surface (structure), there is no increase in storm runoff, so why is there a requirement for new drainage systems? Is there a drainage problem in the area? He asked if a Storm Water Analysis showing no increase in storm water drainage would satisfy the Condition of Approval noted in the Engineering review. Further discussion of the Conditions of Approval

resulted in a suggestion to remove Condition 5 which would require the applicant to construct a new storm water drainage system based simply on the size of the proposed addition.

Ms. Erler read a letter into the record from a nearby business about the project; the letter does not oppose the project but asks how parking in the area, both on street, and in parking lots, of Coos Bay Toyota inventory and employee vehicles, will be affected by the project. The letter asks the Planning Commission to consider this issue during the review of the project. The Applicant, Lee Hawthorne, stated that parking of inventory or employee cars will not be affected by the proposed addition. Commissioner Hood asked Ms. Erler if the applicant meets all the Parking Requirements necessary for the buildings, business and use; Ms. Erler affirmed that they do meet the requirements, and in fact will still have more parking spaces available after the project than is required.

Chairman Miller asked if there is anyone who would like to speak in opposition; no opposition is offered. Chairman Miller closed the public hearing.

MOTION: Commissioner Coles – Accept Decision Criteria A through I for Application 187-18-027, with the elimination of Condition 5, and that we approve the application.
SECOND: Commissioner Hood
VOTE: Unanimous

Ms. Erler requested that Item C be heard before Item B.

ITEM C: CONDITIONAL USE #187-18-107 – 2130 THOMPSON ROAD: The applicant is requesting approval to change the use of existing structure from retail sales to the Commercial Use “Tourist Habitation – Lodging” which is medially related or fulfills a direct need to the district, which cannot be fulfilled in other areas in the Meical Park (MP) zoning district.

Commissioner Berg stated that his firm handled the transaction involving the property at 2130 Thompson Rd, but that there is no monetary gain to be attained by his firm in the Change of Use application. Chairman Miller asked if there are any objections on jurisdictional grounds, or if there is any conflict of interest; none are voiced. Chairman Miller opened the public hearing.

Ms. Erler read the Review Criteria contained in the Staff Report. Ms. Erler offered the application and floorplans for anyone wishing to review them, and summarized the request.

Howard Willett, the property owner, spoke in favor of the request.

Commissioner Hood asked for clarification regarding to whom the lodging will be offered – patients, tourists? The applicant stated that the lodging will be for visiting medical personnel, patients, or traveling students. Ms. Erler also further explained the 30 day limitation of stay.

Chairman Miller asked if anyone would like to speak in opposition; no opposition offered. Chairman Miller closed the hearing.

MOTION: Commissioner Coles – Accept the decision criteria A through D with the recommendations under D, and approve Land Use Application Conditional Use 187-18-107.
SECOND: Commissioner Peery
VOTE: Unanimous

ITEM B: ARCHITECTURAL DESIGN REVIEW – SIGNAGE #187-18-106 – 737 N Front

Street: The applicant has submitted a land use application requesting approval of proposed signage that includes white and black painted sign on each side of the main entrance on the east elevation in a basic capitalized font; one 2-foot by 3-foot metal rectangular, projecting sign on the east side of the building; and individual letters approximately 18-inches, at upper half of exterior metal identifying the business “Front Street Provisioners.”

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.

Ms. Erler read the review criteria and summarized the applicant’s request.

Chairman Miller asked if the applicant was pleased with the final results as reviewed by the Design Assistance Team. Ms. Erler responded that they are pleased with the amount and type of signage.

Commissioner Coles stated that she is not comfortable approving the application when the Design Assistance Committee indicated that they did not like all of the submitted plans. Chairman Miller stressed that approval of the application could be motioned with the contingency of the Design Assistance Committee’s approval of the final design.

Chairman ? asked about the proportions of the sign to the building, and Ms. Erler clarified the location of the proposed signs. After further discussion regarding the size of the signage and number of signs, the general consensus was that the Commission would leave the final decision on the design of the signs to the Design Assistance Committee.

- MOTION:** Commissioner Hood – Accept the statement of findings and facts, conclusions, and the applicant’s submitted evidence attached hereto and incorporated herein and referenced, and approve architectural design review 187-18-106; approved the proposed signage at 737 N Front St subject to the conditions imposed together with the condition, if it’s not in there, that the applicant go back before the Architectural Review Design Committee for a final nod of approval.
- SECOND:** Commissioner Marineau
- VOTE:** Unanimous

Chairman Coles stated that she would like to hear some feedback from the Design Review Committee. Ms. Erler indicated that she can provide that feedback at the next Planning Commission meeting or email it to the Commissioners.

ADMINISTRATIVE:

Ms. Erler stated that there is a setback with the proposed amendments; they have not yet been sent to the State, partly because Tom (Dixon) is transitioning out. At the same time, the State gave notice that it has approved Accessory Dwelling Units on every residential property in cities across Oregon; the State has provided the City with a proposed Ordinance. She said she did not think it prudent to send in the pending set of amendments, only to turn around and advertise separately for another set of amendments. Chairman Miller asked for clarification; Ms. Erler said she would forward the information to the Commissioners that she has received from the State regarding the approval of ADUs, and briefly defined ADU (adding that it does not include RVs or manufactured dwellings).

Commissioner Marineau asked about "tiny homes;" Ms. Erler clarified that ADUs are different (typically ranging in size from 600 to 800 SF). Expansion on the percentage of lot coverage was discussed as well. Ms. Erler stated that ADUs, as well as a couple of other amendments, will be incorporated into the package sent into the State, that she hopes to have approved by management before the end of this month. She offered to make the final package available to the Commissioners prior to sending it into the State.

COMMISSION COMMENTS

Commissioner Peery indicated that the motion regarding the signage for 737 N Front St has been the least comfortable vote for him. He said that signage is something can cause rancor and should not be dealt with lightly. Although he said he could see the necessity of moving this application forward, it felt to him that the Commission was abrogating their responsibility to know what was being approved. Commissioner Coles agreed with Commissioner Peery's sentiments, and indicated that it was a difficult motion for her to vote in favor of, as well. Commissioner Marineau stated his confidence in the Design Review Committee and their qualifications as experienced professionals to make decisions according to established ordinances, and that they were established in order to relieve the Planning Commission of that burden. Discussion took place regarding the Design Review Committee's obligations and scope (limited now to reviewing signage and facades in Design Review areas), as well as sign ordinances in other areas.

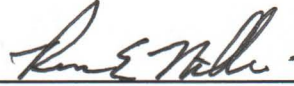
Commissioner Coles wished everyone a Happy Flag Day, and a Happy Father's Day to all of the fathers present.

Commissioner Hood expressed surprise at the difficulty that Commissioners Peery and Coles had with the vote for signage at 737 N. Front St. He said that his most difficult vote, that he is still doubting his decision on was last month's vote where he felt the Commission was telling a private property owner what he should do with his property, based on what would be best for the community. Commissioner Marineau agreed and further stated that he felt it inappropriate that any City agency or Commission dictate to property owners what they should do with their property. Ms. Erler stated that the property owner will be appealing the decision before the City Council later this month. Commissioner Hood remarked that the only thing that swayed him in the direction he ultimately voted was the impact that would be felt by area businesses, had he voted differently. Commissioner Berg stated that he also voted the way he did so as not to hamper the vitality of nearby businesses. Commissioner Coles agreed to the difficulty of the decision, but Commissioner Davis expressed no difficulty in his decision.

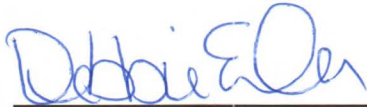
Chairman Miller stated that it's important not to overthink the signage for 737 N. Front St, as the signs are primarily viewed by traffic moving past at 35 mph and surrounding properties are very industrial in character. Ms. Erler mentioned that a Pre-Application has been submitted for one of those properties wishing to improve their façade.

Commissioner Berg stated that he appreciated the fact that the Planning Commission was able to come together and correct a flaw in the review process for the site plan review of the Toyota building addition, in order to avoid an unnecessary condition being imposed on the applicant.

ADJOURNMENT 7:26 p.m.



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



ATTEST:

Debbie Erler, Planner 1

APPROVED AS SUBMITTED 01/12/2021