

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES  
Tuesday, August 14, 2018 at 6:00 P.M.  
Coos Bay City Hall, 500 Central Ave, Coos Bay**

**ATTENDANCE**

**COMMISSIONERS:** Chairman Rex Miller, Commissioners Christine Coles, Chris Hood, Bill Davis and Jeff Marineau

**ABSENT:** Commissioners Jim Berg and John Peery

**STAFF:** Jim Hossley, Community Development Director  
Debbie Erler, Planner 1

**SIGNED-IN GUESTS:** None

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**CCI/PUBLIC COMMENTS** None

**APPROVAL OF MINUTES**

Approval of Planning Commission minutes of April 10, 2018.

**MOTION:** Commissioner Coles – Approve the Planning Commission’s minutes of April 10, 2018 as submitted.

**SECOND:** Commissioner Marineau

**VOTE:** Unanimous

**PUBLIC HEARING**

**ITEM A: COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT - #187-ZON2018-030:**  
Filed on April 20, 2018. Change the Comprehensive Plan Map designation from “Quasi-Public (QP) to “Residential-Low (R-L)” & change the Land Use Zone Map designation from “Urban-Public (UP) to “Low-Density Residential (LDR-6)”.

Chairman Miller opened the public hearing. Ms. Erler read the 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.

Mr. Cooley stated he had a altercation with an abutting property owner regarding property lines. Ms. Erler stated that the interaction he spoke of is not related to the rezone, but more particularly the location of survey pins which the City has verified.

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 Hood – Based on the statements of findings and facts and conclusions as part of the applicant’s submittal attached hereto and incorporated herein by reference, recommend that City Council approve application #187-ZON2018-030, change of Comprehensive Plan designation of lots 10 through 16, and a portion of lots 19 through 48 in East Plat, Tax Lot 4800, Section 30AD, Township 25S13W, Willamette Meridian from Quasi-Public (QP) to Residential-Low (R-L) and change the land use map designation from Urban-Public (UP) to Low-Density Residential (LDR-6).
- SECOND:** Commissioner Marineau
- VOTE:** Unanimous

Ms. Erler stated that this item will go before the City Council on September 18, 2018.

**ITEM B: PROPOSED AMENDMENT TO THE DEVELOPMENT CODE - #187-ZON18-0029:**

The amendments include revisions to procedures, definitions, property development standards and use tables in the LDR-6, LDR-8.5 (including the adding the use “Accessory Dwelling Unit”), Medium Density Residential, Medical Park, Mixed, Waterfront Heritage, Commercial and Industrial zones. Amendments are also proposed to the Replat/Property Line Adjustment, Home Occupation, Signs, Off-Street Parking, Flood Damage Prevention, Supplementary Development Standards, Manufactured Home Special Siting Standards.

Ms. Erler read the disclosure statement and summarized the application, including the State’s approval of Accessory Dwelling Units (ADUs) in residential zoning. Ms. Erler presented each amendment in order, as included in the Commission packets.

Discussion took place with each amendment to fine-tune all the changes. It was agreed that the changes involving the Code on Zero Lot Line Developments would be tabled until the next meeting.

Discussion regarding Drive-Ups/Drive-Thrus centered on their status as conditionally permitted, and the necessity of reviewing them as conditional uses as opposed to going back to reviewing them as site development, as was the case in times past. Commissioner Marineau mentioned a need to consider the increased traffic for this use and Ms. Erler responded that on new site development permits, a Traffic Study can be requested, but an existing business wishing to add a Drive-up/Drive-thru may not be required to submit a Traffic Study. This amendment was tabled until the next meeting.

Discussion regarding the removal of height limitations of structures in the Commercial zone resulted in tabling the subject until a later meeting. Discussion of neon signs for businesses abutting N. Bayshore Dr/Hwy 101 resulted in a decision to re-work the specific language of the amendment before moving forward with the changes.

Ms. Erler will put together an email for all of the Commissioners that includes all of the items that were tabled for further review. The Planning Commission will reconvene on August 28, 2018 to discuss those items and make decisions and approvals for the City Council to consider.

- MOTION:** Commissioner Coles – Continue the Public Hearing to August 28, 2018 at 6:00 PM in the City Council Chambers to further discuss the proposed amendments.
- SECOND:** Commissioner Marineau
- VOTE:** Unanimous

**ADMINISTRATIVE:**

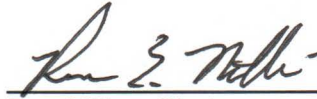
Ms. Erler reminded the Commissioners that other issues involving amendments that do not pose more restrictions can be discussed at this later hearing, and encourages the Commission to take the opportunity to bring those items up before the Public Hearing is closed on this item.

Commissioner Hood asked Ms. Erler if the City has had in-house meetings regarding the proposed amendments. Ms. Erler responded that next month the Commission will be reviewing proposed amendments to Conditional Use criteria; an outside consultant, John Morgan, has reviewed this criteria following the latest appeal that brought to light that the City was out of compliance. This proposed criteria will be presented to the Planning Commission at the September meeting, as well as amendments to the Urban Renewal Districts. Chairman Hood asked how the City was out of compliance. Ms. Erler responded that the decision criteria was found to lack clarity and objectivity. This will all be part of the September packet, along with another Re-zone item.

**COMMISSION COMMENTS**

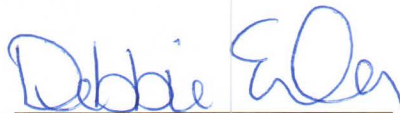
Commissioner Coles expressed her thankfulness to Debbie for all of her hard work on the proposed amendments. This sentiment was echoed by the other Commissioners in attendance.

**ADJOURNMENT**      8:16 p.m.



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

ATTEST:



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Debbie Erler, Planner 1

**APPROVED AS SUBMITTED 01/12/2021**