

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, September 12, 2018 at 6:00 P.M.
Coos Bay Fire Department, 450 Elrod Avenue, Coos Bay

ATTENDANCE

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

ABSENT: Chairman Rex Miller

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

SIGNED-IN GUESTS: Michael Gordon
Hilary Baker, Crow/Clay Architecture

CCI/PUBLIC COMMENTS None

APPROVAL OF MINUTES

Approval of Planning Commission minutes of March 13, 2018.

MOTION: Commissioner Berg – Approve the Planning Commission’s minutes of March 13, 2018 as submitted.

SECOND: Commissioner Davis

VOTE: Unanimous

ABSTAIN: Commissioners Coles, Peery and Hood

PUBLIC HEARING

ITEM A: COMPREHENSIVE PLAN AND ZONING MAP AMENDMENT

#187-18-118 - Change the Comprehensive Plan Map designation of the subject property at 377 LaClair Street from “Commercial (C)” to “Residential-Low (R-L)” & change the Land Use Zone Map designation from “Commercial (C)” to “Low-Density Residential (LDR-6)”.

Acting Chairman Peery 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.

Acting Chairman Peery opened the public hearing.

Debbie Erler, Planner 1 read disclosure statement and summarized the applicant’s request.

Michael Gordon, property owner, summarized the history of the uses on the property.

Acting Chairman Peery 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 City Council approve Comprehensive Plan and Zoning Map Amendment Review application #187-18-118 as proposed.

SECOND: Commissioner Berg

VOTE: Unanimous

ITEM B: CONDITIONAL USE AND ESTUARY USE/ACTIVITIES #187-18-117

Install a buried sheet pile wall (east of the existing sea wall), in order to protect the site from further erosion at 213 Mill Street.

Acting Chairman Peery 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.

Commissioner Berg stated that he is on a couple of boards with tribal members, but it will not affect his ability to make an impartial decision.

Commissioner Marienau stated that a consultant in his firm is, is working with the applicants, but it will not affect his ability to make an impartial decision.

Acting Chairman Peery opened the public hearing

Debbier Erler read disclosure statement and summarized the applicant’s request.

Hilary Baker, Applicant’s Representative, outline the proposed project.

Chairman Miller closed the public hearing.

The Planning Commission discussed the application.

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 And Estuary Use/Activities #187-18-117 for the installation of a buried sheet pile wall as proposed.

SECOND: Commissioner Peery

VOTE: Unanimous

ADMISTRATIVE:

ITEM D: Discussion regarding proposed amendment to the Empire and Downtown Urban Renewal program.

Scott Vanden Bos, Elaine Howard Consulting, LLC advised the Planning Commission that they are being asked to make a recommendation to the City Council regarding the Council’s consideration and adoption of the proposed Empire Urban Renewal Plan Amendment. The Amendment is designed for the Empire Urban Renewal Area (Area) that includes the Empire Business District within the Coos Bay city limits.

The reason for this Amendment is to increase the maximum indebtedness to fund street, curb and sidewalk improvements. He stated the focus of the Planning Commission's review is the conformance of the Amendment with the Coos Bay Comprehensive Plan. This action does not require a public hearing, and the Planning Commission is not being asked to approve the Amendment, but rather make a recommendation to the Coos Bay City Council on the conformance to the Coos Bay Comprehensive Plan issue. He further explained the purpose and background of the project as described in the memorandum of September 12, 2018 provided with the Planning Commission's packet. He then presented a Power Point Presentation of how Urban Renewal works and what amendments are being proposed.

The Planning Commission discussed the proposed amendments with Staff and Mr. Vanden Bos.

MOTION: Commissioner Coles – The proposed amendments to the Empire Urban Renewal Plan Amendment conform to the Coos Bay Comprehensive Plan issue; therefore, the Planning Commission recommends the City Council adopt the proposed amendments.
SECOND: Commissioner Marineau
VOTE: Unanimous

ITEM C: Discussion regarding proposed changes to the approval criteria for a Conditional Use Permit.

Ms. Erler explained that it was recently brought to our attention that our current approval criteria is not in keeping with current laws. The City hired a consultant to review our current "Conditional Use" process and recommend amendments, which were provided in the Commission packets. These amendment will be brought before the Planning Commission at the October Planning Commission hearing.

ITEM E: Discussion regarding the Tsunami Model Code as proposed by the State.

This item has come up in the past and the Planning Commission recently heard a presentation from the State (Meg Reed), encouraging the City to adopt the Sate Mode. At this time the City Council has not given the Planning Commission direction to proceed with a review.

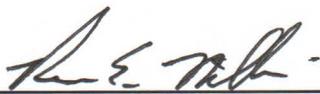
ADMINISTRATIVE

Ms. Erler advised the Planning Commission of upcoming training.

COMMISSION COMMENTS

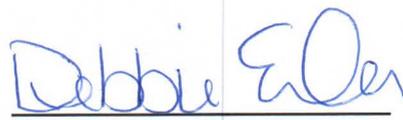
Commissioner Berg stated the Oregon Coast magazine has an article of the Boat Building Center.

ADJOURNMENT 7:18 p.m.



Rex Miller, Chairman for
John Peery, Acting Chairman
Planning Commission
City of Coos Bay, Coos County, Oregon

ATTEST:



Debbie Erler, Planner 1

APPROVED AS SUBMITTED 01/12/2021