

**The CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, January 10, 2012
6:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Christine Coles, Commissioners Bruce Harlan, Chris Hood, and Jeff Marineau

ABSENT: Commissioners Jim Berg and Rex Miller

STAFF: Laura Barron, Planning Administrator
Debbie Erler, Planner 1

SIGNED-IN GUESTS: None

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of December 13, 2011.

MOTION: Commissioner Hood – Approve the Planning Commission minutes of December 13, 2011 as submitted.

SECOND: Commissioner Harlan

VOTE: Unanimous **ABSTAIN:** Commissioner Marineau

CCI/PUBLIC COMMENTS No comments.

PUBLIC HEARING

ITEM A: Street Vacation #ZON2011-00062 – The applicant, Mr. Don Ivy, is requesting to vacate the north 15 feet of a portion of Division Avenue located between Fenwick and Crocker Streets; also described as the north 15 feet of Division Avenue abutting Lot 9 of the Plat of Colton Estates, found in Section 17DA, Township 25, Range 13 West of the Willamette Meridian, Coos County, Oregon.

Chairman Coles asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. She asked if any Planning Commissioner had exparte contact or conflict of interest to report.

Chairman Coles opened the public hearing.

Laura Barron read the public hearing disclosure statement and outlined the applicant's request. The applicant is requesting to vacate the north 15-foot of Division Avenue along the applicant's rear property line that lies adjacent to Division Avenue. Undeveloped Division Avenue lies between a residential area and John Topit's Park. The right of way acts as a buffer and will probably never be developed because of topography. Division Avenue is platted to 30 feet in width from Seagate to Crocker Streets. Therefore, if approved, the applicant may be granted 15 feet in width for a distance of about 76 feet in length (1,140 square feet).

Mrs. Barron stated that in 1998 Mr. Ivy was granted a right-of-way use permit to use the area as part of his yard. It is currently fenced. The landowner would now like to own the property in order to make plans to add on to the existing single-family dwelling. In 2001, the City approved a similar vacation of the north 15-feet of Division for property abutting 760 Augustine which is on located on the southwest corner of Augustine and Division. The Planning Commission is asked to make a recommendation regarding the vacation which will then go to the City Council for a final decision on February 7, 2012 at this same location.

Chris Hood asked about the City initiating the complete vacation of Division Avenue. Commissioner Marineau stated some property owners along Division Avenue may not want the additional tax liability, when they could pay \$75 for a right-of-way use permit and use the right-of-way.

Chairman Coles closed the public hearing.

- MOTION:** Commissioner Hood – Based on the findings, conclusions and applicant’s submittal, attached hereto and incorporated herein by reference as “Attachment A”, recommend the City Council approve Vacation application #ZON2011-00062, allowing the vacation as proposed.
- SECOND:** Commissioner Marineau
- VOTE:** Unanimous

COMMISSIONER COMMENTS

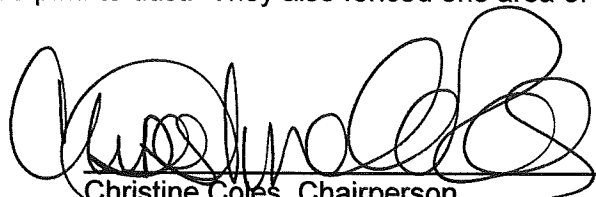
Commissioner Marineau asked if there is any new activity in Coos Bay. Mrs. Barron stated the Head Start project has begun; the permits for The Maritime Center has been issued; A rezone regarding the proposed sewer plant in Empire will come before the Planning Commission, with a Conditional Use permit to follow at a later date; the floodplain ordinance must be updated due to new maps; and another street vacation request will be heard at the February meeting.

Commissioner Harlan asked if we will be revisiting the Empire Design Standards. Laura Barron stated the City Council will review a staff report on February 21, 2012 to determine if they want design standards and, if so, what type of standards.


Chairman Coles stated the Parks Commission will be reviewing the Park Master Plan. She stated there are new signs at John Topit’s Park and they will review options for a dog park.

Dennis Dater stated that he moved from San Diego and they designated five of the existing parks as dog parks from dawn to about 9:00 a.m. and from 4:00 p.m. to dusk. They also fenced one area of an existing park for a full time dog park.

ADJOURNMENT 6:20 p.m.



Christine Coles, Chairperson
City of Coos Bay
Coos County, Oregon

ATTEST: 
Debbie Erler, Planner 1, City of Coos Bay

APPROVED AS SUBMITTED 02-14-2012