

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, March 11, 2003
7:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners, Chris Coles, Mark Daily, Chris Hood, Jeff Marineau and Susan Spargo

STAFF: Laura Barron, Planning Administrator
Julie LaPram, Codes/Planning Specialist

SIGNED-IN GUESTS: Alex Wight, Keith Riley Architects, P.O. Box 630, North Bend, OR
Larry Drinen, 94592 Carlson Heights Lane, North Bend, OR
Robert Vanderveldon, 93713 Spalding Lane, Coos Bay, OR
Mr. Karismh, 1971 Ross Inlet Rd, Coos Bay, OR
Wes & Pam Plummer, P.O. Box 1608, Coos Bay, OR
Howard Gavette, 768 9th Ave., Coos Bay, OR
David Scanlon, 371 S. 5th St, Coos Bay, OR
Paul Proudly, Karl's Mobile Homes, 1951 Virginia, North Bend, OR

APPROVAL OF MINUTES

Approval of Planning Commission minutes of February 11, 2003.

MOTION: Commissioner Coles - Accept the Planning Commission minutes of February 11, 2003 as submitted

SECOND: Commissioner Spargo

VOTE: Unanimous, with Commissioner Marineau abstaining

CCI/PUBLIC COMMENTS None

PUBLIC HEARINGS

ITEM A: Conditional Use ZON2002-00060: (Continued from November 12, 2002 hearing) Mr. David Scanlon, Bay Area Foursquare Church, 371 S. 5th Street, Coos Bay. The applicant is requesting approval of a conditional use to expand the existing church facilities by building a 2-story classroom and 1-story general purpose room building.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had ex parte contact or conflict of interest to report.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and updated the Commission on the applicant's request: construction of a 2-story classroom and a 1-story general purpose room building in conjunction with existing church facilities. The project site lies in the Residential Professional (R4-P) zoning district across N. 5th Street from the church. The development or expansion of a religious assembly (large) requires approval of a conditional use permit. Staff recommends approval of the revised site plan and parking agreement with the following **Condition**: Off street parking requirements set forth by the Land Development Ordinance must be met prior to the issuance of building permits.

Alex White, Keith Riley architectural firm, stated the parking plan could be easily adjusted if required.

Commissioner Coles asked Mr. Scanlon, if he has plans to use the classrooms more often than the main service times which are currently Wednesdays and Sundays. Mr. Scanlon responded, the classrooms will mainly be used during regular service times but also at anytime when needed. He also added, there are no plans for a school or daycare facilities.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Coles - Accept the Findings of Fact and Conclusions of Decision Criteria 1-4 and approve Conditional Use ZON2002-00060, subject to the following **Condition**: Off street parking requirements set forth by the Land Development Ordinance must be met prior to the issuance of building permits. **SECOND:** Commissioner Marineau

VOTE: Unanimous

ITEM B: Conditional Use ZON2003-00023: Jane Reynolds, 200 E Southern Avenue #220, Apache Junction, AZ. The applicant is requesting approval to site a single-family dwelling in the Multiple Residential (R-3) zoning district.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had ex parte contact or conflict of interest to report.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant's request.

Mr. Paul Proudly, Karl's Mobile Homes, 1951 Virginia, North Bend, OR, representing applicant Jane Reynolds approached the podium, no questions were asked.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Coles - Accept the Findings of Fact and Conclusions for Decision Criteria 1-4 and approve Conditional Use #ZON2003-00023.
SECOND: Commissioner Daily
VOTE: Unanimous

ITEM C: Conditional Use ZON2003-00024: Mr. and Mrs. Wesley Plummer, PO Box 1608, Coos Bay. The applicants are requesting approval to site a single-family dwelling in the Multiple Residential (R-3) zoning district.

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

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant's request.

Commissioner Hood asked if the rest of property was un-developable. Laura Barron responded, there is not a lot of flat land in the area.

Applicants Wes and Pam Plummer, P.O. Box 1068, Coos Bay, OR, approached the podium and showed the existing paved street and said they will be adding an additional 3400 sq. ft. of pavement and will be actually extending the street to their proposed garage. This gives neighbors more room turn to around than before. Pam Plummer said no further excavation will be done.

Commissioner Hood asked the Plummer's if they have had any geological studies done on the property. Wes Plummer responded he had done excavation in 1999 finding very solid ground with 110% compaction and was very confident of the stability of his property.

Howard Gavette, 768 9th Ave, approched the podium. He stated he is the owner of the property downhill from the Plummer's. He commented that Wes Plummer has done great job of drainage control and beautification of the property, saying the entire neighborhood was excited and supported their project.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Daily - accept Findings of Fact and Conclusions for Decision Criteria 1-4 and approve Conditional Use #ZON2003-00024, Subject to the following **Condition:** Approval of a Variance is required in order to site the garage 15 feet from the Canyon Terrace right of way.
SECOND: Commissioner Marineau
VOTE: Unanimous

ITEM D: Variance ZON2003-00022: Mr. and Mrs. Wesley Plummer, PO Box 1608, Coos Bay. The applicants are requesting approval to site a garage within the 20 foot required setback from Canyon Terrace right of way.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had ex parte contact or conflict of interest to report.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant's request.

Commissioner Hood asked Laura Barron if she had ever dealt with a similar situation for secondary use. Laura Barron, responded she had no similar situations.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Coles - accept the Findings of Fact and Conclusions for Decision Criteria 1-3 and approve Variance #ZON2003-00022.
SECOND: Commissioner Daily
VOTE: Unanimous

ADMINISTRATIVE

Laura Barron notified the Planning Commission that Shanda Shribbs, Community Services Director had resigned and accepted a position with the City of Salem.

COMMISSION COMMENTS

Commissioner Spargo stated an R-3 zoning inventory needs to be looked at for future development.

Commissioner Daily commented that he read in The World newspaper approximately three weeks ago that Coos County was having a growth spurt.

Commissioner Hood referred back to item A and the parking agreement; he said he was at a loss as where the agreement fits into the conditional use permit. He asked why did this suddenly become acceptable. The other Commissioners responded by saying they all did look at agreement and found it to be in order. He also questioned the site plan issue, saying there were no dimensions etc. and it was very basic. He questioned if approved, what would happen if the applicant changed their mind? Laura Barron replied it is a catch 22, when the applicant brings in plans, staff will review for setbacks, etc.

Commissioner Coles said she is very pleased with the new sidewalk on Newmark next to the church.

STAFF COMMENTS

ADJOURNMENT 8:24 p.m.

Bruce Harlan, Chairman
Planning Commission
City of Coos Bay
Coos County, Oregon

ATTEST:

Julie LaPraim, Codes/Planning Specialist
City of Coos Bay

APPROVED AS SUBMITTED APRIL 8, 2003

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