

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES**

Tuesday, September 9, 2003  
7:00 P.M. CITY COUNCIL CHAMBERS

**ATTENDANCE**

**COMMISSIONERS:** Chairman Bruce Harlan, Commissioners, Chris Coles, Mark Daily, Chris Hood, Rex Miller and Susan Spargo

**STAFF:** Laura Barron, Planning Administrator  
Debbie Erler, Planning/Code Spec.

**SIGNED-IN GUESTS:** Joann Hansen, 506 N Broadway, Coos Bay, OR 97420  
Arch Wilkie, 446 Commercial, Coos Bay, OR 97420  
Joe Slack, 375 Park Avenue, Coos Bay, OR 97420  
Ed McDaniel, 405 Shorepines, Avenue, Coos Bay, OR 97420

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**APPROVAL OF MINUTES**

Approval of Planning Commission minutes of August 12, 2003.

**MOTION:** Commissioner Coles - Accept the Planning Commission minutes of August 12, 2003 as submitted.  
**SECOND:** Commissioner Hood  
**VOTE:** Unanimous

**CCI/PUBLIC COMMENTS** None

**PUBLIC HEARINGS**

**ITEM A: Plan Amendment and Rezone (ZON2003-00059):** Bay Area Hospital District, 1775 Thompson Road, Coos Bay. The applicant is requesting approval to change the zone designation from "Single-family and Duplex Residential (R-2)" to "Medical Park (MP)" and to amend the plan designation from "Residential-Low-density (R-L)" to "Medical Park (MP)". The 17-acre subject property is located south of the hospital and north of Myrtle Avenue.

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 stated he had a conflict of interest due to affiliation with H.G.E. Chairman Harlan turned the hearing over to Vice-Chairman Coles.

Commissioner Hood stated his mother lives in the subject area. He stated they have not discussed the issue.

Vice-Chairman Coles opened the public hearing.

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

Joseph Slack of H.G.E. Architects Engineers represented the applicant. He gave background information on recent land use actions for this property and outlined future plans for Bay Area Hospital.

Commissioner Miller asked what percentage of the property would remain undeveloped. Mr. Slack stated that the submitted plans used the worse case scenario in determining lot coverage and off-street parking.

Commissioner Spargo stated considering what happened with the buffer being removed during the Wal-Mart expansion; she recommends a buffer area be established.

Mr. Slack stated the Hospital Board is very dedicated and sensitive to maintaining a park-like setting around their property.

**MOTION:** Commissioner Spargo - Add Finding 3C *"An adjacent landowner has expressed concern about the impact to the ambiance, livability and property values that may be caused by the development of the subject property and has requested a buffer from the edge of properties located south of Myrtle Avenue. The dimensions of the buffer will be determined at the time of the Site Plan and Architectural Review, which is required by the Land Development Ordinance for new development in the Medical Park zoning district.*

**SECOND:** Commissioner Hood

**VOTE:** Unanimous

Vice-Chairman Coles closed the public hearing

**MOTION:** Commissioner Spargo – Accept the Findings and Conclusions for Decision Criteria 1-5, as revised and recommend the City Council approve Rezone portion of land use file #ZON2003-00059 for Bay Area Hospital District changing the zone designation from "Single-family and Duplex Residential (R-2)" to "Medical Park (MP)" for the 17-acre subject property is located south of the hospital and north of Myrtle Avenue.

**SECOND:** Commissioner Hood

**VOTE:** Unanimous

**MOTION:** Commissioner Spargo – Accept the Findings and Conclusions for Decision Criteria A-E, and recommend the City Council approve Plan Amendment portion of land use file #ZON2003-00059 to amend the plan designation from "Residential-Low-density (R-L)" to "Medical Park (MP)" for the 17-acre subject property is located south of the hospital and north of Myrtle Avenue.

**SECOND:** Commissioner Hood

**VOTE:** Unanimous

**ITEM B: Site Plan and Architectural Review (ZON2003-00064):** Shorepines Bay Village, 1691 Ocean Boulevard, NW, Coos Bay. The applicant is requesting approval to add two manufactured home spaces to the existing manufactured home park.

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 Miller stated he is impressed with the how well the park is maintained.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Coles - Accept the Findings and Conclusions for Decision Criteria 1-8, along with the Condition listed at Decision Criteria 2 *"The applicant must comply with all current building codes requirements, including hydrant location and flows"* and approve Site Plan and Architectural Review (ZON2003-00064) allowing the addition of two manufactured home spaces to the existing manufactured home park at Shorepines Bay Village at 1691 Ocean Boulevard, NW, Coos Bay.

**SECOND:** Commissioner Daily

**VOTE:** Unanimous

**ITEM C: Conditional Use (ZON2003-00071):** Brian Avery, 2018 Felt Street, Santa Cruz, CA 95062. The applicant is requesting approval to site a single-family dwelling in the "Multiple Residential (R-3)" zone located in close proximity to the intersection of Ocean Boulevard and Woodland Drive.

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. She noted that

Finding 3B should be changed to read, *"An existing access off of Ocean Boulevard runs through the subject property and provides ingress/egress for the single-family dwelling located on Tax Lot 1200 to the north of the subject property. The access is currently 8-10 feet wide with a dirt/gravel travel surface. The applicant is proposing to use the existing access driveway. The City also retains an easement for access to the sanitary sewer pump station located on the North property line"* and Finding 4C should be eliminated.

Joanne Hanson, real estate agent for the applicant, stated Mr. Avery would like to place a manufactured home on the site. She stated the owner does have an easement on the property.

Commissioner Spargo asked what the applicant plans for the property in the future.

Joanne Hanson stated at this time the owner does not have any plans to add additional dwellings.

Freeman Button, 1965 Woodland Drive, stated the proposed building will be placed below his and the area is designated wetlands.

Commissioner Hood stated a property owner is responsible to determine if wetlands exist on a property.

Laurence Cheal, 1575 Woodland Drive, stated the access onto Ocean is hazardous. He added there is a creek on the property along Ocean. He asked if he would be notified if additional dwellings were placed on the property. Commissioner Daily stated if the proposed use were listed as a "permitted use" no notice would be listed.

Joanne Hanson stated there are numerous easements granting access to the property to maintain lines.

Ms. Helen McElravey, owner of the subject property, stated there has never been an accident at the access road.

The Planning Commission discussed access issues on the property.

Commissioner Daily requested that Planning staff evaluate the availability of R-3 property in Coos Bay.

Chairman Harlan closed the hearing.

- MOTION:** Commissioner Coles – Revised Findings 3B to read, *"An existing access off of Ocean Boulevard runs through the subject property and provides ingress/egress for the single-family dwelling located on Tax Lot 1200 to the north of the subject property. The access is currently 8-10 feet wide with a dirt/gravel travel surface. The applicant is proposing to use the existing access driveway. The City also retains an easement for access to the sanitary sewer pump station located on the north property line"* and eliminated Finding 4C. Accept Findings and Conclusions to Decision Criteria 1-4 as revised and approve Conditional Use #ZON2003-00071 allowing a single-family dwelling in the "Multiple Residential (R-3)".
- SECOND:** Commissioner Daily
- VOTE:** Unanimous

### **ADMINISTRATIVE**

**ITEM D:** Mr. and Mrs. Walter Kuiper, 620 10<sup>th</sup> Avenue, Coos Bay, are requesting a one-year extension on the approval of Conditional Use #MIS1998-00409, allowing single-family dwellings to be sited in the "Multiple Residential (R-3)" zoning district.

Laura Barron outlined the applicant's request for an extension. She stated the circumstances in the area have not changes since approval was granted.

Walter Kuiper stated only a few lots remain to be sold. He said that all inquires into the property have been for single-family dwellings.

**MOTION:** Commissioner Daily – Approve a one-year extension to Conditional Use #MIS1998-00409 to begin November 30, 2003 and end November 30, 2004.  
**SECOND:** Commissioner Coles  
**VOTE:** Unanimous

### **COMMISSION COMMENTS**

Commissioner Hood stated there should be driveway standards to address maximum grades for driveways.

Commissioner Daily discussed setbacks for garages that were placed on the property line along an alley and that are now in need of replacement. He would like to see a provision that would allow the garage to be replaced in the same location. The Planning Commission discussed garage setbacks and the possibility of ordinance amend.

### **STAFF COMMENTS**

Laura Barron updated the Commission on TSP progress. A work session for the draft road Standards is scheduled for October 14<sup>th</sup> at 5:30 p.m. in the Manager's Conference room at City Hall. Another work session, which will include the Council and the consultant, is scheduled for October 28<sup>th</sup> in the library.

**ADJOURNMENT** 9:30 p.m.

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

ATTEST: \_\_\_\_\_  
Debbie Erler, Planning/Code Specialist  
City of Coos Bay

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