

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, January 11, 2005
7:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners Chris Coles, Jim Berg, Chris Hood and Jeff Marineau and Rex Miller

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

SIGNED-IN GUESTS: Stuart Woods, 800 N. Bayshore Dr., Coos Bay, OR 97420
Robynn Reed, 2321 Connecticut, North Bend, OR 97459
Ricky Fay, 575 8th Avenue #3, Coos Bay, OR 97420
Larry Willett, 2576 Cedar, North Bend, OR 97459
Robert & Pat Lyon, 671 S. 9th Street, Coos Bay, OR 97420

OATH OF OFFICE FOR NEW PLANNING COMMISSIONER

Deputy Recorder Joyce Jansen administered the oath of office to Jim Berg.

APPROVAL OF MINUTES

Approval of Planning Commission minutes of December 14, 2004.

MOTION: Commissioner Coles - Approve Planning Commission minutes of December 14, 2004 as submitted revised.

SECOND: Commissioner Miller

VOTE: Unanimous **ABSTAIN:** Commissioners Daily and Berg

CCI/PUBLIC COMMENTS None

PUBLIC HEARINGS

ITEM A: Ordinance Text Amendment (ZON2004-00088): Tom Cottrell, LLERTTOC, Inc., 411 N. Bayshore Drive, Coos Bay. The applicant, represented by Stuart Woods, McSwain & Woods Architecture, is requesting approval of an Ordinance text amendment to add the use "Tourist Habitation: Waterfront Inn" as a conditional use in the Waterfront Heritage (WH) WH-2 zoning subdistrict.

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 applicant's request.

Stuart Woods, representing the applicant, outlined the process of creating a master plan for the area. He stated that in the W-H District, the subject property is the best suited for condominium use. The maximum number of units that could be placed on the property is 22 and there are 23 off-street parking spaces available. He added that they will probably remove the Cahill building and design a building with historic characteristics to compliment the design standards of the historic district.

Chairman Harlan closed the public hearing

Commissioner Hood asked why there are no off-street parking requirements for the zone. He questioned adding new commercial or residential uses with existing industrial uses. He stated there could be conflicts regarding noise and off-street parking requirements. He suggested a notice be given to owners in the area that there could be conflicting uses established.

Chairman Harlan stated the original idea of the district was to draw people to a working waterfront, which has a combination of uses. He added that when a developer designs a facility they will take into consideration other uses in the area.

- MOTION:** Commissioner Coles– Accept the Findings of Fact and Conclusion as submitted and recommend the City Council amend Land Development Ordinance No. 93 as set forth in Exhibit B in order to list the use, Tourist Habitation: Waterfront Inn, as a Conditional Use in the WH-2 Sub-District of the Waterfront Heritage zoning district. Compliance with Land Development Ordinance Chapter 3.15, for off-street parking is required.
- SECOND:** Commissioner Hood
- VOTE:** Unanimous

ITEM B: Conditional Use (ZON2004-00092): Tom Cottrell, LLERTTOC, Inc., 411 N. Bayshore Drive, Coos Bay. The applicant, represented by Stuart Woods, McSwain & Woods Architecture, is requesting approval of a tourist habitation-waterfront inn on property located at 320 N. Front Street

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 applicants' request.

Stewart Woods, representing the applicant, stated that his office was in the subject building for 20 years along with other businesses, including DEQ. He said it was not uncommon to have 40 to 50 cars parking in the area. He added that the proposed use would have a small parking demand (23 off-street parking spaces available). He said that noise from abutting uses was never an issue for this office.

Chairman Harlan closed the public hearing.

- MOTION:** Commissioner Hood – Add Statement of Fact and Finding 4g *“The applicant has stated that the proposed use will not be impacted by the adjacent industrial use.”*
- SECOND:** Commissioner Coles
- VOTE:** Unanimous

MOTION: Commissioner Coles – Accept the Statements of Facts, Findings, and conclusions as submitted for Conditional Use #ZON2004-00092 and allow the establishment of a 22-unit waterfront inn, subject to the following Conditions:

1. *Approval of the proposal is contingent upon the approval of the Ordinance text amendment currently under review to list the use, waterfront inn, in the WH-2 sub-district (ZON2004-00088);*
2. *Approval of an architectural design review, pursuant to LDO Chapter 2.19 is required prior to the issuance of any building permits; and*
3. *The landowner must sign a waiver of remonstrance against the creation of any local improvement districts for improvements that are part of a project adopted by the Urban Renewal Agency.*

SECOND: Commissioner Marineau

VOTE: Unanimous

ITEM C: Site Plan and Architectural Review (ZON2004-00093): Marshfield High School Baseball Club is requesting approval of a covered bullpen south of the existing batting shed and north of the dugout on the Marshfield High School campus.

Chairman Harlan declared a conflict of interest and turned the hearing over to Vice-Chair Coles.

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

Vice-Chair Coles opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicants' request.

Robynn Reed, 2321Connecticut, North Bend, Project Coordinator, outlined the project and indicated the problems the team currently faces regarding rain and mud.

Commissioner Marineau stated the existing batting cage has metal siding and the proposed dugout will have T1-11 siding. He asked if the metal siding could be replaced with T1-11 siding to tie the building together?

Ricky Fay, 575 8th Avenue #3, Coos Bay, JV baseball coach, stated the proposed structure is important to the program. He added the bull pen is at or below sea level and water is a major issue.

Pat Lyon, 671 S. 9th Street, Coos Bay, stated she has talked to the Principle and Mr. Mulkey about adding 10-feet of the proposed structure to the north end of the building, which would shorten the south end by 10-feet and allow them to retain a view of the area.

Robert Lyon, 671 S. 9th Street, Coos Bay, stated he is not opposed to the project. He said changing the existing siding from metal to T1-11 would help reduce the noise caused by the balls hitting the metal. He said on-street parking is a problem during practice times and games, mostly from the players that don't walk to park at the school. During football games we put up barricades which eliminate about 80-percent of the problem, but the players are the biggest offenders.

Ricky Fay, 575 8th Avenue #3, Coos Bay, stated they need 60-feet for pitching and 40-feet for catching. He said the gyms are not available for their use until basketball is over.

Larry Willett, 2576 Cedar, North Bend, stated the material for the proposed building has been donated. He said the community has shown great support for the project. All the supplies have been donated and have a great amount of support. He said they tried to use the area under the football bleachers, but the school uses that area for storage of track equipment. He added that they are willing to remove five to ten feet of the building if it is a make or break deal. He concluded they are not opposed to changing the metal siding on the existing building to T1-11 siding with fiberglass banding.

Vice-Chair Coles closed the public hearing.

Commissioner Daily asked about the obstruction of view for the owner of property across the street from the proposed building. Laura Barron stated the City does not regulate view.

Commissioner Hood stated this is another example of mixed uses.

Commissioner Marineau stated the proposed building would not change the use or the traffic demand.

MOTION: Commissioner Marineau – Remove the last line of Finding of Fact “1e”; Add a Finding of Fact at 1f *“Testimony at the hearing presented concerns over the impacts to the view for a residence (671 S. 9th Street) directly across from the proposed structure.”*; Revise the Conclusion of Decision Criteria 1 to read *“The location, size, shape, height, spatial and visual impacts and arrangements of the uses and structures are compatible with the site and surroundings. However, based on testimony from an adjacent neighbor, a compromise has been reached to decrease the length of the building by 5.’ The decision criterion has been adequately addressed and approval of the proposal can be supported with the above 5’ modification.”* Revise Finding 7b” to read *“The proposed structure will have a wooden T1-11 exterior finish with the top 4’ in fiberglass to provide natural light and will be open on the east side. The exterior finish of T1-11 and fiberglass will extend to the batting shed. Testimony presented at the hearing indicated that the exterior of the existing batting shed will be modified to match the new structure.”*

SECOND: Commissioner Hood
VOTE: Unanimous

MOTION: Commissioner Miller – Accept the Findings of Facts and Conclusions of Decision Criteria 1 as revised; Decision Criteria 2 through 6 and 8 as submitted; Decision Criteria 7 as revised; and approve Site Plan and Architectural Review #ZON2004-00093 allowing the construction of a 30’ x 95’ covered bullpen south of the existing batting shed, subject to the following Conditions: *Within two (2) years, the exterior of the existing batting shed will be modified to match the new bullpen structure.*

SECOND: Commissioner Daily
VOTE: Unanimous

Laura Barron read the disclosure statement and outlined the applicants’ request.

ITEM D: Conditional Use (ZON2004-00095): William D. Powell, 51474 Pioneer Rd, Bandon. The applicant is proposing to establish a veterinary clinic at 132 N. Wasson Street.

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.

Commissioner Berg declared a conflict of interest, as he was involved in the sale of the property.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicants' request.

William D. Powell, 51474 Pioneer Rd, Bandon, stated the clinic is for the spay and neutering of small animals. He said the clinic cuts down the number of unwanted animals considerably. He added the animals do not stay overnight.

Chairman Harlan asked Mr. Powell if he plans to expand the use in the future. Mr. Powell stated he has no desire to expand the use and two days a week is all that is needed in this area.

Commissioner Marineau noted a needed correction to the second sentence of Finding of Fact 4a "the area to the south and west is residential."

MOTION: Commissioner Hood - Adopted Statement of Facts, Findings and Conclusions of Conditional Use application #ZON2004-00095 as revised and approve Conditional Use ZON2004-00095, allowing the establishment of a veterinary clinic with the following Conditions: *The clinic will serve small animals only; and there shall be no overnight boarding or hospitalization of animals.*

SECOND: Commissioner Daily

VOTE: Unanimous

COMMISSION COMMENTS

Commissioner Daily stated he thought the joint meeting with the City Council was alright and he thought positives thing came out of the meeting.

Commissioner Hood asked why not allow hotel in all WH zones.

Commissioner Miller stated the Commission needs to get the landscaping ordinance adopted.

Commissioner Marineau welcomed Jim Berg to the Planning Commission.

Commissioner Berg stated there is a lot of interest in the Coos Bay area (commercial and residential).

Mike Vaughn, asked if there was anything the Planning Commission could do to save the Cahill building. He said there are not many buildings of that time left. He said the Commission is in a position to advocate preservation.

The Planning Commission discussed historic buildings.

ADJOURNMENT 9:45 p.m.

ATTEST:

Debbie Erler, Planning/Code Specialist
City of Coos Bay

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

APPROVED AS SUBMITTED 2-8-05