

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, December 13, 2005
6:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners Chris Coles, Chris Hood
Rex Miller

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

SIGNED-IN GUESTS: Hilary Baker, Crow/Clay, 125 Central Avenue, Coos Bay

APPROVAL OF MINUTES

Approve Planning Commission minutes for November 8, 2005.

MOTION: Commissioner Miller- Approve Planning Commission minutes of
November 8, 2005, as submitted.

SECOND: Commissioner Harlan

VOTE: Unanimous **ABSTAIN:** Commissioners Coles and Hood

CCI/PUBLIC COMMENTS

PUBLIC HEARINGS

ITEM D: Conditional Use (ZON2005-00090): Mr. and Mrs. Willard Merriam, 3090 Liberty Circle South, Las Vegas, represented by Mr. and Mrs. Wesley Plummer. The applicants are requesting approval of a single-family dwelling in the "Multiple Residential (R-3)" zone. The property is located at the south end of Canyon Drive where it intersects with 11th Avenue and Canyon Terrace.

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 applicants' request.

Pam Plummer, 1005 Canyon Terrace, stated that due to topography the only suitable use is a single-family dwelling.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Hood – Accept the Statements of Fact, Findings and Conclusions of Decision Criteria 1-4 as submitted and approve Conditional Use Application #ZON2005-00090 allowing a single-family dwelling on the subject property in the “Multiple Residential (R-3)” zone.

SECOND: Commissioner Coles

VOTE: Unanimous

ITEM E: Conditional Use (ZON2005-00091): Mr. and Mrs. Wesley Plummer, 1005 Canyon Terrace, Coos Bay. The applicants are requesting approval of a single-family dwelling in the “Multiple Residential (R-3)” zone. The property is located on the southwest corner of F Street and 10th 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 opened the public hearing.

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

Wes Plummer, 1005 Canyon Terrace, stated the size and topography of the lot is only suitable for single-family dwelling.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Coles – Accept the Statements of Fact, Findings and Conclusions of Decision Criteria 1-4 as submitted and approve Conditional Use Application #ZON2005-00091 allowing a single-family dwelling in the “Multiple Residential (R-3)” zone

SECOND: Commissioner Hood

VOTE: Unanimous

ITEM A: Architectural Design Review (ZON2005-00093): Edna Ryzebol, 63860 Fossil Point Lane, Coos Bay. The applicant, represented by Hilary Baker, Crow/Clay & Associates, is proposing exterior alterations to the building at 702 Newmark 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 opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant’s request. She stated the HDRC were delighted with the design and recommended it be approved as submitted.

Hilary Baker of Crow/Clay, representing the applicant and also a member of the HDRC, stated the report and plans are complete.

The Planning Commission complimented Ms. Baker on the design. They stated that it is just what the design review standards intended.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Coles – Accept the Statements of Fact, Findings and Conclusions of Review Criteria 1-3 as submitted and approve the proposed exterior alterations at 702 Newmark Avenue for Architectural Design Review Application #ZON2005-00093.
SECOND: Commissioner Hood
VOTE: Unanimous

ITEM B: Site Plan and Architectural Review (ZON2005-00094): Edna Ryzebol, 63860 Fossil Point Lane, Coos Bay. The applicant, represented by Hilary Baker, Crow/Clay & Associates, is proposing exterior alterations to the building at 525 Newmark Avenue. The property lies in the area subject to Empire Waterfront Settlement Design Review.

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 applicants' request. She stated the HDRC recommended it be approved as submitted.

Hilary Baker of Crow/Clay, representing the applicant and also a member of the HDRC, gave a brief description of the project as outlined in the plans.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Coles – Accept the Statements of Fact, Findings and Conclusions of Review Criteria 1-3 as submitted and approve the proposed exterior alterations at 525 Newmark Avenue for Site Plan and Architectural Review Application #ZON2005-00094.
SECOND: Commissioner Hood
VOTE: Unanimous

ITEM C: Conditional Use (ZON2005-00087): Mr. and Mrs. James Davidson, 1210 S. 10th Street, Coos Bay. The applicants are requesting approval to site a second single-family dwelling at 1030 S. 8th Street 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 applicants' request. She stated the applicants are requesting a two-year approval to allow time to prepare the site for development.

Chairman Harlan stated he has a concern about the width of the access along the south property line.

Jim Davidson stated they recently bought an additional lot from the City to increase the lot size. He said his son lives in the existing dwelling. They plan to access the proposed dwelling along the south property line. They plan to add about two and a half feet of fill to elevate the property.

Chairman Harlan asked if there is adequate access. Mr. Davidson stated the garage (on the south side) will be removed, allowing a 16-foot wide access driveway to the back dwelling.

Commissioner Hood asked how the utility will be brought to the back dwelling. Mr. Davidson stated the sewer is located in the alley at the back of the lot and the water will come off of South 8th Street.

Chairman Harlan closed the public hearing.

Chairman Harlan asked if we should regulate where the proposed dwelling is located for future separation. Mrs. Barron stated the City can recommend the owner place the dwelling to allow future separation, but we cannot make it a requirement.

Chairman Harlan noted a correction to Finding 2D and 3B. Access to the proposed dwelling will be along the south property line, not the north.

MOTION: Commissioner Coles – Accept the Statements of Fact, Findings and Conclusions of Decision Criteria 1-4 with the noted correction to Findings 2D and 3B and approve Conditional Use Application #ZON2005-00087 allowing a second single family dwelling at 1030 S. 8th Street in the “Multiple Residential (R-3)” zoning district, with a two year approval date.

SECOND: Commissioner Hood

VOTE: Unanimous

ITEM F: Architectural Design Review (ZON2005-00095): Mr. John Pundt, PO Box 1482, Coos Bay. The applicant is proposing a new signage at 757 Newmark Avenue. The property lies in the area subject to Empire Waterfront Settlement Design Review.

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.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Hood – Accept the Statements of Fact, Findings and Conclusions of Review Criteria 1-3 as submitted and approve the proposed signage at 757 Newmark Avenue for Architectural Design Review Application #ZON2005-00095.
SECOND: Commissioner Coles
VOTE: Unanimous

ADMINISTRATIVE

Laura Barron stated the City Council affirmed the Planning Commission decision on the Mr. McPeck appeal. She gave the Planning Commission updated copies of the Coos Bay Land Development Ordinance to replace the existing documents. She said the LDO is now available on the City's web site.

COMMISSION COMMENTS

Commissioner Coles stated this years Christmas celebration was a success. She thanked the City and the Fire Department for all their work. She stated she is pleased with the recent designs for the Empire district.

Commissioner Hood stated he is concerned about allowing two dwellings on one lot, especially with limited access. He is also concerned about property line adjustments and he recommends the City establish regulations for citizens and professionals to follow. He discussed uses along the waterfront.

Commissioner Miller stated he would like to have seen Home Depot develop in Coos Bay.

ADJOURNMENT 7:15 P.M

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

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

APPROVED AS SUBMITTED 1-10-06

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