

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES**

Tuesday, January 10, 2006  
6:00 P.M. CITY COUNCIL CHAMBERS

**ATTENDANCE**

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

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

**SIGNED-IN GUESTS:** None

---

**APPROVAL OF MINUTES**

Approve Planning Commission minutes for December 13, 2005.

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

**SECOND:** Commissioner Berg

**VOTE:** Unanimous

**ABSTAIN:** Commissioners Berg,  
Daily and Marineau

**PUBLIC HEARINGS**

**ITEM A: Conditional Use (ZON2005-00100):** Mr. John Lucero, 93876 Rose Mountain Lane, North Bend. The applicant is requesting approval to site a single-family dwelling in the Multiple Residential zoning district approximately 50 feet east of the southeast corner of D Street and 2<sup>nd</sup> 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.

Chairman Harlan stated the property on the other side of the 2<sup>nd</sup> Court has a five-foot high bank and it is unlikely the right of way could ever be developed.

John Lucero, 93876 Rose Mountain Lane, North Bend stated they recently removed the existing dwelling because it was very dilapidated.

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 #ZON2005-00100 allowing a single-family Dwelling on the subject property in the Multiple Residential zoning district.

**SECOND:** Commissioner Hood

**VOTE:** Unanimous

### **CCI/PUBLIC COMMENTS**

Bruce Harlan stated that he is in support of the City purchasing the Egyptian Theater. It was suggested that the Planning Commission write a letter of support to preserve the theater to City Council. The “Draft” letter will be e-mailed to each Planning Commissioners for input.

### **ADMINISTRATIVE**

**DISCUSSION ITEM 1:** Smaller minimum lot sizes in the Multiple Residential (R-3) and Residential Professional (R-4P) zoning districts.

Laura Barron outlined the issue and her report. She asked if the City should consider a smaller lot size in designated zones to promote affordable housing.

Commissioner Berg stated that in the past dwellings were built right up to the property line. If you have large setbacks the dwelling is going to be narrow. He suggested that the setbacks be reduced to maximize the size of the home. He stated fire walls could be required to protect abutting dwellings.

The Planning Commission discussed access, off-street and on-street parking.

Commissioner Berg stated that in the 1920’s the average home was 1,000 square feet with a small yard. He believes the proposed “Row houses” and the reduced lot would be similar.

Commissioner Hood stated that if dwellings are built with zero lot lines, you would need to address the maintenance of the shared wall, possibly through the formation of a corporation. He stated that our current ordinance allows zero line development and planned unit development.

Commissioner Marineau stated the process could be done as “Fee simple ownership” with a maintenance agreement.

Chairman Harlan stated the homes would be built as inexpensive as possible.

Commissioner Hood stated he is concerned about off-street parking. You need to provide four off-street parking spaced per lot because the increased curb cuts would eliminate on-street parking.

Commissioner Miller stated he would like to see a common area for the kids and a parking area included in any new concept.

Commissioner Hood stated he likes the concept of PUD's. If the City had used that approach in past development, there would be parks and open space in every subdivision throughout the City and lessen the need for City parks.

Commissioner Berg stated we are using up our open spaces and we need to create something that is more cost effective that would allow lower income resident to purchase a home.

Laura Barron stated the City of Portland is developing an ordinance to address the issue of reduced lot sizes and affordable housing.

Commissioner Berg and Marineau suggested we hold off on making changes to our ordinance to allow time for Portland to complete their process. Then see where we are at that time and how we could utilize Portland's information.

Commissioner Hood stated a lot of people in the larger cities don't have cars because of public transit systems and because of the close proximity of businesses.

Commissioner Miller stated the Governor's livability award has been granted to areas that successfully combined multi-family dwellings with commercial uses.

Commissioner Hood stated that in the future a certain level of density will be required to help control urban sprawl.

Commissioner Daily stated that he moved to the area to get away from over-crowding and to have room to breath. He said there is a lot of County property around the City, so there is room to grow. He added a friend in Houston owns a home in that type of development and it is very tall and dark and not what he would want to see in Coos Bay.

Community Services Director Jim Hossley stated the City Council is interest in exploring the options of reducing lot sizes. He said that when the North Spit is developed, it will increase the population and the need for housing. The price of homes in the area has increased. We need to explore new ideas and our existing ordinances to come up with options. He added that reducing the lot size does not guarantee a reduced price and there are issues with parking, setbacks and lot coverage. How can we make it affordable?

Commissioner Hood stated there is interest in affordable housing in the area. If grants or special funding is used there are regulations regarding resale and profit.

The Planning Commission discussed current cost for property.

The Planning Commission discussed the fact that Portland has received awards for the use of public space and is often studied by professionals in other areas as one of the best planned city in the world.

Commissioner Marineau suggested we use the proposed development as an example and apply the different options available with our current ordinance (zero lot line, cluster development and PUD) to see if we can come up with alternative designs.

Staff was directed to explore alternatives available in the current ordinance and track Portland's process in developing an ordinance and supporting information.

**DISCUSSION ITEM 2:** Reconstruction of a nonconforming use.

Laura outlined the issue and her report.

The Planning Commission discussed current non-conforming uses. It was discussed that the most common non-conforming use is residential in a commercial zone. They discussed the impact of allowing a non-conforming use to be replaced, regardless of the extent of damage, if replaced within one-year.

Staff was directed to draft a proposal that would apply for all nonconforming uses in all zones.

**COMMISSION COMMENTS**

Commissioner Daily stated he is hearing good things about business around town.

Chairman Harlan stated he would like to see the Egyptian Theater preserved.

**ADJOURNMENT**      7:30 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 2/14/06**

G:\DCS\PLANNING\MINUTES PC\2006\M1-10-06d.doc