

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, February 13, 2007
6:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners Jim Berg, Chris Coles, Steve Donovan, Chris Hood, Rex Miller

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

SIGNED-IN GUESTS:

APPROVAL OF MINUTES

Approve Planning Commission minutes of Tuesday, January 9, 2007.

Commissioner Miller noted a correction to page 5 under Commission Comments. He stated the second sentence should read *"He stated that the water shed's new dam site was well done and is environmentally friendly."*

MOTION: Commissioner Coles - Approve Planning Commission minutes of Tuesday, December 12, 2006 as revised.
SECOND: Commissioner Berg
VOTE: Unanimous

CCI/PUBLIC COMMENTS

PUBLIC HEARINGS

ITEM A: Variance (ZON2006-00104): Emmanuel Episcopal Church, 400 Highland Avenue, Coos Bay, OR 97420. The applicant is requesting approval to the off-street parking requirements for the use, "religious assembly," located at 420 Highland Avenue. This is a continuation from the December 12, 2006 and January 9th hearings.

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

Vice-Chair Coles opened the public hearing.

Laura Barron read the disclosure statement and updated the applicant's request which was continued from the December 12, 2006 and the January 9, 2007 Planning Commission hearings. Mrs. Barron stated that the City received a letter dated February 7, 2007 from Emmanuel Episcopal Church. Mrs. Barron read a letter into the record requesting a continuance to the March 13, 2007 Planning Commission hearing.

Commissioner Miller questioned how Decision Criteria 1 was found to be adequately addressed. Mrs. Barron explained how that was determined.

Vice-Chair Coles closed the public hearing.

- MOTION:** Commissioner Miller - Approved the request for a continuance for Variance application #ZON2006-00104 to the March 13, 2007 Planning Commission hearing to allow the applicant additional time to secure off-street parking agreements and pursue adding three off-street parking spaces on site.
- SECOND:** Commissioner Donovan
- VOTE:** Unanimous

ADMINISTRATIVE

ITEM 3: Interviews for Historic Design Review Committee. Planning Commission will make a recommendation to the City Council.

Kathy Netter, 979 S 5th Street, Coos Bay, stated she is requesting reappointment to the HDRC. She stated the committee is very exciting and the new area of review just adds to the excitement. She stated the Committee would like to see more guidance regarding the Façade Improvement program.

Darla Leason, 1895 Koosbay Blvd., Coos Bay, stated she really enjoys being part of the group and it gives her an opportunity to pursue her passion for historic buildings and design. She agrees with Mrs. Netter that the HDRC needs more guidance with the facade Improvement program.

Margaret DeBell, 1035 Sanford Street, Coos Bay stated she has been in the area for three years. She is a real estate appraiser by trade. She would like to see more homes in this area on the national registry. Mrs. DeBell stated she thinks the Committee would be very interesting.

- MOTION:** Commissioner Berg - Recommend the City Council reappoint Kathy Netter and Darla Leason and appoint Margaret DeBell to the HDRC for a period of three year period.
- SECOND:** Commissioner Donovan
- VOTE:** Unanimous

The Planning Commission expressed concerns about the Facade Improvement program and the lack of design standards. The Commission discussed the past awning replacement program.

ITEM 1: Recommendation to City Council for street dedication. Mr. and Mrs. Blair Sturges are proposing to dedicate an area 30 x 86 feet at the intersection of Marple Street and Taylor and Division Avenues in conjunction with partition application #ZON2006-00064.

MOTION: Commissioner Coles - Recommend City Council approve the proposed dedicated area as described in Partition application #ZON2006-00064.
SECOND: Commissioner Miller
VOTE: Unanimous

ITEM 2: Discussion regarding when a carport or garage is required for a new single-family dwelling.

Laura Barron stated according to our current ordinance, a manufactured home on an individual lot must have a carport or garage based on predominate use in the surrounding area, while stick frame dwellings are not required to have a carport or garage.

Commissioner Berg stated the language should be consistent with stick built construction. Chairman Harlan stated we should not require them in either situation.

MOTION: Commissioner Berg - The ordinance language regarding carports and garages for manufactured home should be the same as single family dwelling of stick frame construction. The Commission directs staff to pursue an ordinance amendment.
SECOND: Commissioner Berg
DISCUSSION: Commissioner Donovan stated that maybe we should require a garage (attached or detached) but not allow carports. Commissioner Miller stated he would like to see home owners have the option of a carport.
VOTE: Unanimous

COMMISSION COMMENTS

Commissioner Coles stated Sundance was great. She also thanked Commission Miller for removing the "Parrot Feather" from Mingus Park pond.

Commissioner Miller stated the clean-up of Mingus Park pond was immense and we need to be on top of future problems. He expressed his concern with electronic reader boards that have flashing lights and colors that are to bright. He stated they are very distracting to drivers.

The Commission discussed electronic reader boards. The Commission discussed regulating color brightness and flashing messages.

ADJOURNMENT 8:00 p.m.

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

ATTEST: _____
Debbie Erler, Codes/Planning Tech
City of Coos Bay

APPROVED AS SUBMITTED: MARCH 13, 2007

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