

**CITY OF COOS BAY**  
**PLANNING COMMISSION MINUTES**  
**Tuesday, November 13, 2012 at 6:00 P.M.**  
**Coos Bay City Hall, 500 Central Avenue, Coos Bay**

**ATTENDANCE**

**COMMISSIONERS:** Chairman Christine Coles Commissioners, Bruce Harlan, Jeff Marineau and Phil Marler

**ABSENT:** Commissioner Jim Berg, Chris Hood, Danny Stoddard

**STAFF:** Laura Barron, Planning Administrator  
Debbie Erler, Planner 1

**SIGNED-IN GUESTS:** None

---

**APPROVAL OF MINUTES**

Approval of the Planning Commission minutes of October 9, 2012.

Commissioner Marineau noted a correction under Commission Comments. He stated the date in paragraph one should 1992 (not 1972).

**MOTION:** Commissioner Harlan – Approve the Planning Commission minutes of October 9, 2012 as corrected.

**SECOND:** Commissioner Marler

**VOTE:** Unanimous

**CCI/PUBLIC COMMENTS** None

**ADMINISTRATIVE**

**ITEM A:** Request for one-year extension to land use approvals for Charleston View subdivision #ZON2007-00086; Site Plan and Architectural Review (Planned Unit Development) #ZON2007-00087 and Variance #ZON2007-00088.

Laura Barron summarized the history of the three land use actions from 2007. She stated the project has not proceeded due to the economic downturn in the economy. She stated development in the area has not changed.

**MOTION:** Commissioner Harlan – Approve a one-year extension to land use approvals for Charleston View, Subdivision application #ZON2007-00086; Site Plan and Architectural Review (Planned Unit Development) application #ZON2007-00087 and Variance application #ZON2007-00088.

**SECOND:** Commissioner Marler

**VOTE:** Unanimous

**COMMISSION COMMENTS**

Commissioner Harlan commented on the 44 page packet regarding the request for extensions. He stated he would like to see more information being provided via computer to eliminate some of the paper used.

Commissioner Harlan asked when the Planning Commission would return to reviewing the revised Empire Design Review Standards. Mrs. Barron stated the City has received a portion of the revised standards from Consultant John Morgan. She said once the rest of the document is received it will come back to the Planning Commission for review. She added that the City may take the project back if significant progress is not made by the consultant in the near future.

Mrs. Barron stated the issue of allowing vending on the boardwalk may come before the Planning Commission. At this time the City is reviewing issues related to allowing a business on property that is tax exempt. The City wants to insure the tax exempt status is not lost. It was discussed that if it is allowed, a business license and liability insurance must be required. She said the use, vending, will not be a land use action, but the Planning Commission will be asked to review the regulations.

Commissioner Marineau stated he spoke on behalf of the Planning Commission at the City Council meeting to explain the Planning Commission recommendation on wind turbines in the City. He stated the feedback was that there is some sentiment to allowing wind turbines somewhere in the City of Coos Bay. It was discussed that "micro" units are expensive to install and not cost effective. Commissioner Marineau stated cell phone antennas can now be installed in trees or on poles that look like trees. In some areas the antennas are installed in Palm trees, but something like that may not be possible with wind turbines due to the constant movement.

Commissioner Harlan stated he is concerned that the "micro" unit will not be effective, but will be installed without approval or verification of compliance with an ordinance.

Commissioner Marineau stated Councilor Gene Melton indicated testing was done in the area and that it was determined that Coos Bay is not a good area for wind turbines due to inconsistent wind. Commissioner Marineau stated the City Council does not want the moratorium to continue, they want wind turbines addressed in an ordinance. The Planning Commission discussed the draft ordinance and the need for Conditional Use approval even for a "micro" wind turbine.

Chairman Coles stated she noticed the Bank Brewery building has been painted and new windows have been installed.

The Planning Commission discussed future industrial development in the area and the need for additional housing, especially temporary housing such as RV parks and modular units. Mrs. Barron stated that in South Dakota there was such an over population and lack of housing that the crime rate went up and they eventually converted box cars to living units.

Mrs. Barron stated the State Building Codes Office from Coquille will be moving to City Hall in December.

**STAFF COMMENTS**

**ADJOURNMENT** 6:36 p.m.



Christine Coles, Chairman  
City of Coos Bay  
Coos County, Oregon

ATTEST:



Debbie Erler, Planner 1, City of Coos Bay