

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, July 9, 2013 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

ATTENDANCE

COMMISSIONERS: Chairman Chris Hood, Commissioners Christine Coles, Jim Berg, Bruce Harlan, Phil Marler and Jeff Marineau

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

SIGNED-IN GUESTS: None

CCI/PUBLIC COMMENTS None

ADMINISTRATIVE

ITEM A: INTRODUCTION: Eric Day, Director of Community Development.

City Manager Rodger Cradock introduced Eric Day as the Director of Community Development. He outlined Director Day's credential and recent projects. He stated Danny Stoddard has submitted his resignation as a member of the Planning Commission. The City will advertise the opening and hope to have the position filled in the near future.

Chairman Hood welcomed Director Day. The Planning Commission made individual introductions.

ITEM B: Appoint a Planning Commission Representative to the Urban Renewal Advisory Committee.

Ms. Erler explained that the City Council has enacted an Urban Renewal Advisory Committee that would meet as needed to review applications or projects that would go before the Urban Renewal Committee.

MOTION: Commissioner Coles - Nominated Commissioner Berg as the Planning Commission representative to the Urban Renewal Advisory Committee.
SECOND: Commissioner Marineau **ABSTAIN:** Commissioner Berg
VOTE: Unanimous

COMMISSION COMMENTS

Commissioner Marler welcomed Director Day.

Commissioner Coles stated the Parks Commission has been working on the Park's Master Plan for about a year and a half and it is final ready for public review. The Plan had not been updated since 1989.

Commissioner Harlan asked for an update on the Empire Design Review Standards. City Manager Cradock stated that a number of months ago the City Council reviewed two versions of the proposed changes and voted to hold a work session with the Planning Commission and the Design Review Board. The City Council postponed the meeting awaiting the arrival of the new Community Development Director. Mr. Cradock stated he recently received approval from the City Council to refer the issue back to staff with direction to take both documents into consideration and create a final draft.

Commissioner Berg asked about the proposed seafood plant in the Hollering Plan (HP) zone. City Manager Cradock stated the City has received a request from Mike Babcock, who operates a fish processing and packaging plant on South 2nd Street. He stated Mr. Babcock has outgrown his current facility and is interested in building a 15,000 square foot structure as for a packaging facility, with a viewing area of the packaging process, as well as retail and dining. The Urban Renewal Agency has asked staff to put together criteria that would include the current criteria from the Master Plan and criteria for Mr. Babcock proposal and develop a request for proposals that can be reviewed and evaluated. He added that the results of these efforts would likely result in needed revisions to the current zone.

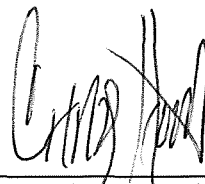
Director Day stated that Mr. Babcock's proposed use is not a permitted use in the current zone. He stated there are a couple ways to approach proposed changes to allowed uses, but they all result in the need for a legislative text amendment. Director Day stated the applicant would need to make the application. He said it could be a four to six months process.

The Planning Commission discussed the review process for legislative text amendments. They discussed recent articles about the three acre Hollering Place property (upper and lower) that Mr. Babcock is proposing to utilize. They discuss the possible revitalization of the existing dock by a developer.

STAFF COMMENTS

Director Day stated that he plans to utilize the Planning Commission for needed changes to the existing development code and anticipated projects that will involve the Planning Commission's review.

ADJOURNMENT 6:32 p.m.



Chris Hood, Chairman
City of Coos Bay
Coos County, Oregon

ATTEST:



Debbie Erler, Planner, City of Coos Bay

APPROVED AS REVISED 8-13-2013