

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, March 10, 2015 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay**

ATTENDANCE

COMMISSIONERS: Chairman Phil Marler, Commissioners Christine Coles, Katherine Flores, Bruce Harlan, Jeff Marineau and Rex Miller

ABSENT: Commissioner Rex Miller and John Peery

STAFF: Eric Day, Director of Community Development
Debbie Erler, Planner

SIGNED-IN GUESTS: Jennifer Wirsing, Applicant

CCI/PUBLIC COMMENTS None

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of October 14, 2014 postponed until April 14, 2015.

PUBLIC HEARING

ITEM A: Site Plan and Architectural Review (SPAR) and Variance #187-ZON14-071 490 Fulton Avenue, Coos Bay. The applicant (City of Coos Bay) has submitted a land use application requesting approval for a site plan and architectural review (SPAR) and variance for the purpose of building a wastewater treatment plant within the City of Coos Bay, OR.

Chairman Marler asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if any Planning Commissioner had ex parte contact or conflict of interest to report.

Chairman Marler opened the public hearing.

Debbie Erler read the disclosure statement.

Director Day summarized the staff report. He stated the Public Works Department is the applicant for the City of Coos Bay and the Community Services Department reviewed the application. He outlined the submittal process and the applicant's request for establishment of a waste water treatment plant on the subject property at 490 Fulton Avenue. Director Day explained the prior land use approvals, the current zone (C-2) property development requirements and the Site Plan and Architectural Review and Variance decision criteria. He outlined the proposed conditions of approval as indicated in the Staff Report.

Jennifer Wirsing, Wastewater Project Engineer, City of Coos Bay, outlined the process thus far and summarized the proposed project as indicated in the Staff Report via Power Point, which is on file in the land use file.

Commissioner Flores asked about the height of the tallest structure. Ms. Wirsing stated 43 feet.

Commissioner Marineau asked if the secondary road is just for construction only or if it will be a permanent access. Ms. Wirsing stated the secondary access will remain as a gated maintenance and emergency access only.

Carol Sanders, 664 Empire Blvd., Coos Bay, thanked the applicant for addressing the issue of odor. She expressed concern about noise during construction and the noise of the facility during operation. Ms. Wirsing stated that during construction the hours of operation will be 7:00 a.m. to 5:00 p.m., Monday through Friday. Pile driving is not proposed.

Director Day read condition number three of Conditional Use approval #ZON2012-00010, *"Noise generated by the use at the property line shall not exceed permitted levels established by the Oregon Department of Environmental Quality (DEQ). If there is doubt that the proposed use will violate these standards or if a valid complaint has been registered about the level of noise the applicant may be required to show written compliance with state regulations."*

Steve Donovan (SHN) stated the current plant has two outdoor motors. He stated that motors on the proposed site will be located within an enclosed building and must maintain noise levels that are safe for the employees.

Commissioner Marineau stated that the photos provided are excellent. He asked if the landscape images reflect plants at full maturity. Mr. Donovan stated that the images represent mature landscape at five years.

Chairman Marler closed the public hearing.

MOTION: Commissioner Coles - Based on the adopted findings and conclusions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachment "A" approve Site Plan and Architectural Review (SPAR) and Variance #187-ZON14-071 for the purpose of building a wastewater treatment plant on the subject property at 490 Fulton Avenue, subject to the following Conditions:

1. The project will be undertaken and completed consistent with the plans submitted, except as altered by conditions attached to the approvals.
2. It shall be the sole responsibility of the applicant to coordinate and receive approvals from the appropriate state and federal resource agencies prior to commencement of construction. If a deviation from this original SPAR application is required as a result of the resource agency's assessment and coordination, the applicant shall resubmit any changes for approval. This may result in an additional application(s).
3. The applicant shall obtain a letter from the Coos Bay Fire Chief stipulating that on-site fire protection facilities and access points as proposed to be provided are in accordance with City of Coos Bay current regulations for such developments.

4. No permits shall be issued for this project on the site until all review fees have been paid by the applicant.
5. All grading, sewer, storm drain, and traffic design shall be in conformance with June 2009 Design Standards.
6. Emergency access to all buildings within the proposal will need to be shown on final engineering drawings.
7. As a condition of approval, the applicant shall be required to meet all surfacing requirements as stipulated by CBMC 17.200.030(3).

SECOND: Commissioner Marineau
VOTE: Unanimous

ADMINISTRATIVE

ITEM B: Extension request – Conditional Use Permit #ZON2012-00010 Wastewater Treatment Plant - 490 Fulton Avenue, Coos Bay.

MOTION: Commissioner Coles – Approve a one year extension to Conditional Use application #ZON2012-00010, beginning on March 30, 2015 and expiring on March 30, 2016.
SECOND: Commissioner Berg
VOTE: Unanimous

ITEM C: Discussion on the proposed Comprehensive and Zone Designation map revisions - being revised in conjunction with the Development Code Rewrite.

Director Day outlined the proposed map re-designations. He stated the proposed changes will reduce the number of zones by combining some of the zones and eliminating unused zone designations. He noted the only the proposed zone change will be to property on the south side of Central Avenue, between South 9th Street and South 10th Street.

Chairman Marler stated he liked the idea of expanding the uses and that SPARs for smaller projects can be handled at the staff level.

Commissioner Marineau questioned the commercial zones. Director Day explained that there were no changes to the Industrial-Commercial (I-C) zone.

Commissioner Marineau asked about the time frame for adoption. Director Day stated that the attorney review is complete. The City Council will review at their April 7, 2015 meeting and the public hearing will be in May with an expected effective date of July 1, 2015.

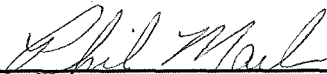
COMMISSION COMMENTS

Commissioner Marineau stated he hopes the waste water treatment plant moves forward because it is needed.


Commissioner Coles stated the “Dog Park” outlined in the Master Plan has been put on hold and the emphases will be more on improvement to the Boardwalk and Mingus Park (including the Pool House).

ADMINISTRATIVE None

ADJOURNMENT 6:50 p.m.



Phil Marler, Chairman
City of Coos Bay
Coos County, Oregon

ATTEST: 

Debbie Erler, Planner
City of Coos Bay

APPROVED AS REVISED APRIL 14, 2015