

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, June 14, 2016 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

ATTENDANCE

COMMISSIONERS: Chairman Phil Marler, Commissioners Jim Berg, Christine Coles, Katherine Flores, Jeff Marineau, Rex Miller and John Peery

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

SIGNED-IN GUESTS: None

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of April 12, 2016.

MOTION: Commissioner Marineau – Approve the Planning Commission minutes of April 12, 2016 as submitted revised.

SECOND: Commissioner Peery

VOTE: Unanimous

CCI/PUBLIC COMMENTS None

PUBLIC HEARING

ITEM A: Architectural Design Review #187-ZON16-018 – 640 Newmark Avenue

The applicant is requesting approval to replace deteriorating façade, paint the north, west and south elevations and add security lighting on the Wall Street elevation. The property is located in the “Empire Waterfront Settlement Design Review” district, which requires approval of an Architectural Design Review.

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 and outlined the applicants’ request. The applicant is requesting approval of an Architectural Design Review application for façade improvements to the south and west elevations of the existing structure. Proposed improvements to the south elevation include replacement of existing canopy with a new metal canopy that extend out about 12-inches and extend the canopy about 20-feet on the west elevation past the existing window; Replacement of the existing ledger stone rock work with new cultured ledger stone; returning the colored cement to original color; Replace the three large vertical windows with three smaller horizontal windows; and replace existing T-111 siding with a James Hardie siding and trim.

On the west elevation, the recessed areas will be framed in and covered with Hardie Stucco sheets. The proposed color scheme is a "Dark Grey" canopy; "Black Rundle" Alpine LedgeStone and a medium warm Grey for the body of the building.

The property is located in the Empire Waterfront Settlement Design Review area; therefore, approval of an Architectural design Review application is required prior to completing exterior improvements or changes.

Shawn Frost, applicant, 1254 N 6th Street, Coos Bay, stated the building has been in his family for over 40 years. The building started as a bunker type building. After a fire the siding was added. Shawn stated he has owner the building for the last three years, and he has made a number of improvement that the public cannot see, including new power and a new roof - system. He said is excited to be doing a project that the public can actually see. He summarized the project and noted that exterior security lighting has been removed from the project (removed Condition #3) and he will bring it back before the Planning Commission at a later date.

Chairman Marler closed the public hearing.

MOTION: Commissioner Berg - Based on the Findings, Conclusions and Conditions (*Delete Condition #3*), as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachments A, approve Architectural Design Review #187-ZON16-018 allowing the proposed façade improvements, subject to the following Conditions:

- 1. Prior to beginning alterations, the applicant must secure all city and state permits applicable to the project including any building, electrical or mechanical permits and a right of way use permit for work in the right of way.
- 2. Glass in the windows shall be clear, lightly tinted or ornamental stained glass. Translucent glazing should be used only for restrooms.

SECOND: Commissioner Coles
VOTE: Unanimous

ADMINISTRATIVE

Director Day stated the new development code became effective in March of this year. He discussed the current permitted uses of the LDR-6 zoning district and permitted uses of the prior Restricted-Waterfront (RW) zoning district. He said two uses that were previously permitted in the R-W zone were inadvertently left out of the list of permitted uses of the LDR-6 zone. He discussed the three options: Return the uses to the list of permitted uses; List the uses as conditionally permitted or require a PUD; or in the case of "Zero Lot Line" require a variance; or leave the list of permitted uses as currently outlined.

Commissioner Berg stated he thinks we should add the uses back as permitted, now. It was not the intent of the Development Code to remove permitted uses.

Commissioner Marineau stated that Eric has stated many times that the intent of the Development Code Rewrite was never to eliminate uses. He said he doesn't want the uses to be conditionally permitted, or to require a variance or PUD application. The only proper resolution is to add the uses back as permitted in LDR-6 or reinstate the Restricted-Waterfront zone.

Director Day stated he will look into the cleanest option of adding the Multiple-Residential and zero lot line uses back the properties in the prior Restricted-Waterfront zone. The CBMC allows the Director to clarify errors, if it becomes necessary to address the issues during the amendment process. He outlined the timeframe for an amendment process, which includes a 45 day notice to the State.

Rodger Craddock stated he thinks it's important that if we made a mistake, we should let the property owners involved as soon as possible.

Chairman Marler stated that errors that don't affect property use or sale can be processed as a group, but if the use or sale of a property is affected the corrections need to be processed separately and quickly.

COMMISSION COMMENTS

Commissioner Berg stated the Boat Building Center is having a garage sale and open house during the "Clamboree" on June 25, 2016.

Commissioner Marineau thanked Rodger and Eric for starting the amendment process quickly. He said it is important to him and other property owners in the area.

Commissioner Miller stated that on a recent landscape project, he got to try out the Development Code and he thinks it's challenging, but it made it better.

Commissioner Flores stated she will be out of state during the July meeting.

Commissioner Coles stated they have had about three boardwalk/city park meetings that are a break off from the Parks Commissions. They are task with following the Park's Master Plan. She passed around a document they are work on.

STAFF COMMENTS

Ms. Erler stated there are a couple public hearings for the July 12, 2016 meeting. One is a Variance to the maximum allowed lot size in the LDR-6 zone and a related Partition on North Morrison Street. Another application is a Variance and Site Plan Review for a Tri-Plex.

Director Day stated the Planning Department is processing a number of land use application at staff level. He stated there will be a Site Plan Review for Fed-Ex in a few months. There is also interest in the Central Dock property sale and proposed project that will eventually come before the Planning Commission. The WOWA site development is underway.

Commissioner Marineau stated his property on Ocean Blvd. was affected in a very positive way because the restriping slowed the traffic down and allows easier entry/exiting from the property. Chairman Marler agreed that the restriping of Ocean Blvd has had positive effects on the traffic flow and safety.


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Director Day stated a developed has discussed the possibility of expanding the City's Urban Growth Boundary to include a 400 acre property for a large residential development. He said it is a very long process. Commissioner Berg stated the developer has experience in this area and is aware of the process and timeframe, and is still pursuing the possibility.

ADJOURNMENT 6:45 p.m.



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

ATTEST: 

Debbie Erler, Planner
City of Coos Bay

APPROVED AS SUBMITTED 09/14/2016