

CITY OF COOS BAY

**PLANNING COMMISSION MINUTES
Tuesday, December 13, 2016 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay**

ATTENDANCE

COMMISSIONERS: Acting Chairman Jeff Marineau, Commissioners Jim Berg, Christine Coles, Katherine Flores and Rex Miller

ABSENT: Chairman Phil Marler, elected to City Council
Commissioner John Peery

STAFF: Tom Dixon, Planner Administrator
Debbie Eler, Planner

SIGNED-IN GUESTS: Wendy A. Holland, 434 7th Avenue, Coos Bay, OR
Julian King, 835 D Street, Coos Bay OR

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of October 11, 2016.

MOTION: Commissioner Berg – Approve the Planning Commission minutes of October 11, 2016 as submitted.

SECOND: Commissioner Miller

VOTE: Unanimous

CCI/PUBLIC COMMENTS None

PUBLIC HEARING None

ADMINISTRATIVE / STAFF COMMENTS

Mr. Dixon discussed the retail sales of Marijuana. He said the recent vote of the people authorized the removal of the requirement that applicants must comply with Federal regulations. The City Council recommends that the City follow State regulations regarding the retail sale of Marijuana products within the City of Coos Bay. He added that growing and processing of Marijuana is still currently not allowed. He discussed different type of processing and the intensity of use. There will be proposed language coming before the Planning Commission in March for expanded uses within the City to possibly allow processing uses. The Planning Commission would make a recommendation to City Council.

Acting Chairman Marineau asked if staff will be signing off on the business license as a permitted use. Mr. Dixon stated that staff signs off on the LUCA form from the State and the business license for retail sales as a permitted use.

Commissioner Berg asked the difference between "Agricultural" use and "Horticulture" uses and why we would not want growth operations. He said if you can grow roses in a pot, you should be able to grow pot in a pot in the City limits.

Ms. Erler read the following definitions from the Coos Bay Municipal Code:

"Agricultural sales" means sale of feed, grain, fertilizers, pesticides, and similar goods from the premises. Typical uses include hay, feed, and grain stores.

"Agricultural uses" means the use of the land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture and wineries, apiaries, and animal and poultry husbandry, and the necessary accessory uses for storing produce; provided, however, that the operation of any such accessory use shall be incidental to that of normal agricultural activities; and provided further, that the above uses shall not include slaughterhouses and meat packing or commercial feeding of animals.

The Planning Commission discussed the merits of allowing (or not allowing) growth operations within the City of Coos Bay. Acting Chairman Marineau stated Douglas County recently made Marijuana growth and production prohibited uses. Acting Chairman Marineau stated Grants Pass has good regulations and they are way ahead of other communities on this issue.

Mr. Dixon discussed land use applications for 2016. He stated the Department has been busy, but fewer applications have been going to the Planning Commission. He discussed projects that were reviewed by staff that in the past would have went to the Planning Commission.

Acting Chairm Marineau asked what business is going in by Kozy Kitchen. Mr. Dixon stated the proposed development is a "Natural Grocer" and it will come before the Planning Commission in March.

Mr. Dixon stated the deadline for application submittal for the Planning Commission vacancy is December 23, 2016. He said the City officers will be closed that day and applications will be reviewed when the office reopens on December 27, 2016.

Ms. Erler stated the election of Chairman and Vice-Chairman will be done at the January 10, 2017 meeting.

COMMISSION COMMENTS

Commissioner Coles and Miller wished everyone happy holidays. Commissioner Flores asked about the development on LaClair. Commissioner Marineau explained the proposed use is an administrative office and mental health clinic.

ADJOURNMENT 6:35 p.m.

ATTEST:


Debbie Erler, Planner
City of Coos Bay


Jeff Marineau, Acting Chairman
Planning Commission
City of Coos Bay

APPROVED AS SUBMITTED FEBRUARY 14, 2017