

**CITY OF COOS BAY**  
**PLANNING COMMISSION MINUTES**  
**Wednesday, December 12, 2017 at 6:00 P.M.**  
**Coos Bay City Hall, 500 Central Avenue, Coos Bay**

**ATTENDANCE**

**COMMISSIONERS:** Chairman Rex Miller, Commissioners, Christine Coles, Bill Davis, Chris Hood, Jeff Marineau and John Peery.

**ABSENT:** Jim Berg

**STAFF:** Debbie Erler, Planner

**SIGNED-IN GUESTS:** Earlene Brown, 556 N Bayshore Drive, Coos Bay, OR  
Ralph Dunham, Stuntzner Engineering & Forestry, LLC

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**APPROVAL OF MINUTES**

Approval of the Planning Commission minutes of November 14, 2017.

**MOTION:** Commissioner Coles – Approve the Planning Commission’s minutes of November 14, 2018 as submitted.

**SECOND:** Commissioner Peery

**VOTE:** Unanimous

**CCI/PUBLIC COMMENTS** None

**PUBLIC HEARING**

**ITEM A: Site Plan Review #187-ZON17-82 – 1935 Thompson Road**

The applicant is proposing to construct a one-story, 7,153 square foot dialysis medical facility. The project includes parking lot, loading zone, drop-off lane, bicycle racks, entry canopy, walkways, and landscaping. The subject property is zoned Medical Park (MP). According to Coos Bay Municipal Code, Chapter 17.260.050, the establishment of any use in the MP zoning district requires approval of a Site Plan Review application.

Chairman Miller 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.

Commissioner Hood declared a conflict of interest due to Stuntzner Engineering working with the applicant.

Chairman Miller opened the public hearing.

Debbie Erler, Planner, read disclosure statement and summarized the applicant’s request.

Ralph Dunham, Stuntzner Engineering & Forestry, LLC., stated they have no issues with the conditions of approval. He said they do have about 30 percent landscaping, they just including the proposed landscaping on the submittal.

He stated they have not received any comments from any of the local tribes on their project. Ms. Erler stated that Condition 7 is just a notice to the application that it is their responsibility to contact resources agencies. The City will not require any proof of contact.

Commissioner Peery asked about the number of stations at the facility and if the applicant will consider nighttime treatment. "Mark" from the audience stated they will have 12 stations and they are not set-up for nighttime treatment. Commissioner Peery asked about the patient/staff ratio. "Mark" from the audience stated one Charge Nurse per 12 patients and one Patient Care Technician per 4/5 patients.

Chairman Miller 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 Attachments "A", approve land use application #187-ZON17-082 for the proposed dialysis medical facility, subject to the following Conditions:

1. Project is required to adhere to all codes related to City of Coos Bay Municipal Codes 13.15, 18.20 and 18.25.
2. In accordance with CBMC, Chapter 18, all projects disturbing 1,000 square feet or more shall incorporate permanent storm water management controls. Post water quality measures shall be employed and approved by the City.
3. Post construction Water Quality measures must be installed onsite and maintained into perpetuity. Applicant must submit for review and approval an inspection and maintenance procedure manual for the permanent water quality features. Once approved, these procedures will be recorded with a Declaration. The City will prepare the Declaration and the owner will be responsible for recording fees.
4. To allow a connection to the system the applicant can provide a "payment in lieu". The payment will be based on the Equivalent Dwelling Units (EDU's) methodology already established in the 2006 City report titled, Wastewater Collection and Storm Drainage System Development Charge Study.
5. Historic drainage patterns must be maintained. Drainage from the site cannot adversely affect adjacent neighbors or downstream system
6. Prior to issuance of Building Permits a Geotechnical &/or Structural Engineering report will be required to support the Building Permit.

7. It shall be the responsibility of the applicant to ensure that all applicable resource agency permits and approvals are obtained prior to commencement of work. The resource agencies may include but are not limited to Department of Environmental Quality, Army Corps of Engineers, Department of State Lands, local tribes etc. and design standards.
8. The proposed structure must comply with Building and Fire Code regulations, at the time permits are issued.
9. Prior to the issuance of permit, the applicant must show compliance with the minimum required landscaping of 15 percent of the lot, which can include existing vegetation.
10. Exterior lighting must comply with CBMC 17.362.040 Lighting.

**SECOND:** Commissioner Peery  
**VOTE:** Unanimous

**ITEM B: Site Plan Review #187-ZON17-86 – 520-556 North Bayshore Drive**

The applicant is proposing to change out the sign panels on the existing pole mounted sign; add wall mounted signage to the south elevation of the building and install awnings over three entry doors. The subject property is zoned Waterfront Heritage District (WH). Per Coos Bay Municipal Code, Chapter 17.240, development must be reviewed for compliance with the Goals and Standards of the zoning district through a Site Plan Review application.

Chairman Miller 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 Miller opened the public hearing.

Ms. Erler read disclosure statement and summarized the applicant's request. Ms. Erler stated the applicant has reported that other property owner in the district have internal illuminated signage that she believes occurred after the regulations were imposed. Ms. Erler stated she has pulled all the permits along that area and will research to see if signage was installed without approval.

Commissioner Marineau stated he would not be in favor of making businesses remove signage.

Commissioner Hood stated he would be in favor of an amendment to allow interior illuminated signage along HWY 101 in the Waterfront Heritage District.

Earlene Brown, 556 N Bayshore Drive, outline her project and expressed her concern about not being allowed to have internally illuminated signage. She stated other commercial property owners in the district along HWY 101 have internally illuminated signage. She said the lights in her external lighting has fallen out three times because of the train. She handed out photos of other business that have internal illuminated signage. Ms. Brown discussed the proposed awnings and the need for weather protection above the door.

Ms. Erler stated the Design Assistance Team determined the awnings did not comply with the districts standards and they thought they were not necessary. The Planning Commission discussed the proposed awnings and changes that could be made to meet the intent of the DAT's concerns.

The Planning Commission discussed the Architectural Design Review Standards and Goals regarding signage. They believe that business along the HWY 101 corridor should have the same sign standards. The Commission stated they need to consider amendments.

Chairman Miller closed the public hearing.

**MOTION:** Commissioner Coles - Based on the statement of facts, findings, Conclusions; the Design Assistance Team's Recommendation; and the applicant's submitted evidence, attached hereto and incorporated herein by reference, approve the proposed change to the sign panels on the existing pole mounted sign (without internal illumination) and the proposed wall mounted signage (without internal illumination) of Architectural Design Review application #ZON2017-00068 for 520-556 North Bayshore Drive; and approve the proposed awnings as revised with the design #3 in the color to match the existing color and height of the color element. over three entry doors on the bases that they are not in keeping with the designated historic styles or the existing building façade.

**SECOND:** Commissioner Marineau  
**VOTE:** Unanimous

**ADMISTRATIVE:** Ms. Erler summarized upcoming land use applications.

### **COMMISSION COMMENTS**

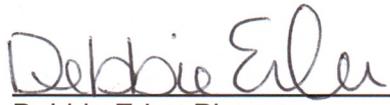
Commissioner Marineau stated he is currently under construction in the LDR-6 zone, and it has been a very interesting process. Development is a lot more difficult because of the new rules and regulates. He explained his project and the difficulty with compliance with ADA standards.

Commissioner Hood stated we just reviewed two site plan reviews, one was in a design review district with design review standards and one was not. He said in the past the Site Plan Architectural Reviews were only necessary if you were in certain zoning districts (like the Medical Park or Education) or in an Industrial zone within 400-feet of residential. He said the new Site Plan Review Decision Criteria have nothing to do with design, it is all about compliance with City regulations like parking, street development and there is nothing subjective that the Planning Commission needs to review for compatibility. The current process could be handled by staff not the Planning Commission. This extra process unnecessarily cost the applicant a lot more money and delays projects.

Chairman Rex Miller stated he has been getting comments about the lack of protection of the wetlands on the medical building property on LaClair Street and concerns about the people that the use brings to the neighborhood. Commissioner Marineau stated there are designated wetlands on site that need to be protected.

**ADJOURNMENT** 7:25 p.m.

  
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Rex Miller, Chairman  
Planning Commission  
City of Coos Bay  
Coos County, Oregon

ATTEST:   
Debbie Erler, Planner

**APPROVED AS SUBMITTED 02-13-2018**