

# MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

February 8, 2001

The minutes of the proceedings of a work session of the City Council of the City of Coos Bay, Coos County, Oregon, held at 7 p.m. in the Manager's Conference Room at City Hall, 500 Central Avenue, Coos Bay, Oregon.

## **Those Attending**

Those present were Mayor Joe Benetti and Councilors Anna Marie Larson, Jeff McKeown, Cindi Miller, Don Spangler, and Kevin Stufflebean. Councilor Judy Weeks was absent due to illness. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, Community Services Director Shanda Shribbs, and Planning Administrator Laura Barron. Planning Commissioners Chris Coles, Steve Clay, and Bruce Harlan.

## **Discussion of the Proposed Empire Design Standards**

Planning Administrator Laura Barron reported the purpose of the design review is to stimulate economic development in the Empire area. The design standards include goals, which are the framework and standards, which are the criteria. Ms. Barron noted there are three areas the Council will need to address.

1. Determine the geographic area. When determining the area to be covered by the design standards, consider pedestrian-scale level, vehicle orientation, building condition, redevelopment potential, design consistency, and financial assistance.
2. Historic Design Review Committee. As set up, the committee would be an advisory body. Applicants could meet with the committee for advice and ideas. Other districts could also use the committee; i.e. Front Street Waterfront District, 5<sup>th</sup> Street Historical District, and Marshfield Historic District. The Planning Commission discussed the role and the makeup of the committee and recommends three members have knowledge and experience in history, art, graphics, interior design and architecture. Also for Council consideration is when a property owner would be required to go through the design review process; as suggested by the Planning Commission, it would be when the cost of the proposed development exceeds 50 percent of the assessed value of the building.
3. Should incentives be offered. A policy decision on whether or not to link architectural design review with a facade easement or loan program.

Discussion - Councilor McKeown commented incentives may have a bearing on the 50 percent requirement and asked about the 12 month time period. Ms. Barron reported the time period is for completing the project. Councilor Stufflebean suggested the City hire an architect to provide guidance for the applicants and have the Planning Commission designated as the appeal body. Mayor Benetti commented the design review committee would be available to offer advice to applicants. City Manager Bill Grile reported there are two separate issues; one is the Empire scenic easement facade program and the other is the regulatory aspect. These are land use matters and there are laws governing land issues. As a governing body, the design committee would be required to follow Oregon land use laws. Mr. Grile commented the architect would be for the facade program and wouldn't be involved if not needed or required. Councilor Larson inquired if all landowners in the district would be required to go through the facade program. Councilor McKeown reported not all would have to participate in the program and if their improvements were under a set percentage, they

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wouldn't have to use the design committee. Councilor Spangler commented design standards would be an excellent approach for the whole city.

Commissioner Steve Clay reported the Planning Commission recommended the boundary to the west go to the water and south to the historic Grieves' home. Councilor Spangler suggested the boundary begin at the Y intersection and continue to Empire Boulevard. Mayor Benetti commented there is limited funding for the facade program, however, many of the newer buildings will not want or need to participate in the program. Councilor McKeown recommended phasing in the standards and begin with a smaller area. Commissioner Clay noted the standards apply to the sides of the building visible from Newmark Avenue.

Geographic Area - Mayor Benetti and all Councilors present agreed the area should be from the Y intersection to Cape Arago.

Percentage Requiring Design Committee - There were varying opinions on the percentage to use that would require design review. Councilors Miller and Stufflebean suggested zero percent; Councilor Larson agreed with 50 percent; Councilor McKeown suggested 15 percent and Councilor Spangler suggested 10 percent. Mayor Benetti recommended not higher than 10 percent. Commissioner Clay noted that 50 percent came up during the public hearings. Mr. Grile suggested the Planning Commission work up a list of improvements that can be done without going through the red tape.

Design Review Committee - Consensus to create a design review committee as an advisory board, but not mandatory. Commissioner Harlan recommended the board be made up of committee members with the knowledge to make judgements on design and architecture. Councilor Spangler suggested using the current Design Review Board. Commissioner Clay commented the current Board does not have the expertise or background to make these kinds of decisions and suggested use of the advisory board be mandatory.

Incentives - Consensus of the Council to have incentives and the Urban Renewal Agency would decide the incentives.

Other - Councilor Stufflebean inquired about allowing murals and Ms. Barron reported they would not be allowed. Commissioner Harlan stated murals have no place in a historic district. After some discussion, consensus of the Council that no painting on windows would be allowed unless it is temporary or holiday in nature.

### Adjournment

There being no further business to come before the City Council, Mayor Benetti adjourned the meeting to February 20, 2001 at 7 p.m. in the Council Chambers at City Hall.

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Joe Benetti, Mayor

ATTEST:

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Joyce Jansen, Deputy Recorder