

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

January 6, 2004

The minutes of the proceedings of a regular meeting of the City Council of the City of Coos Bay, Coos County, Oregon, held at 7:00 p.m. in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Attending

Those present were Mayor Joe Benetti and Councilors Jon Eck, Roger Gould, Anna Marie Larson, and Jeff McKeown. Councilors Cindi Miller and Kevin Stufflebean were absent. City Staff present were City Manager Chuck Knight, Deputy Recorder Joyce Jansen, City Attorney Nathan McClintock, Finance Director Janell Howard, Library Director Carol Ventgen, Fire Chief Stan Gibson, and Police Chief Eura Washburn.

Flag Salute

Mayor Benetti opened the meeting and led the assembly in the salute to the flag.

Consent Calendar

Mayor Benetti reviewed the consent calendar which consisted of approval of the December 2 and December 16, 2003 minutes and approval of a proclamation proclaiming January 2004 as School Board Recognition Month. Councilor Eck moved to approve the consent calendar as presented. Councilor McKeown seconded the motion, which passed with the Mayor and all Councilors present voting aye.

Department Head Report by Finance Director Janell Howard

Finance Director Janell Howard reported the annual audit is near completion and will be presented to the Council in February and the budget process for 2004/05 has begun. She thanked the Council for being supportive and encouraging to staff. Mayor Benetti commented Ms. Howard did a very good job presenting information to Leadership Coos. He further commented the city is financially well off although reports have not always portrayed that information correctly. Ms. Howard explained the city has stabilized financially. Revenues and expenses balance, the carryover is at a healthy level, reserves have been maintained, and urban renewal funds are being utilized for doing some great projects.

Public Hearing for a Request from Les Golbek for a Plan Amendment and Rezone of Property Located on Norman and Newmark Avenues

Planning Administrator Laura Barron read the public hearing disclosure to the assembly. Ms. Barron reviewed the application for rezone and reported the Planning Commission unanimously approved the request. Mayor Benetti opening the public hearing for comments. There were no comments to be presented and the mayor closed the hearing. Councilor Gould moved to adopt the Planning Commission's findings as the Council's findings and conclusions, and enact the ordinance changing the zoning designation for certain real property from "Multiple Residential"

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to “General Commercial”. Councilor Eck seconded the motion. Deputy Recorder Joyce Jansen read the ordinance by title only and polled the Council. Ordinance No. 341 was enacted with the following vote:

Aye: Mayor Benetti and Councilors Eck, Gould, Larson, McKeown
No: None
Absent: Councilors Miller and Stufflebean

Councilor Gould moved to enact the ordinance changing the comprehensive plan map designation for certain real property from “Residential High-Density” to “Commercial” Councilor Eck seconded the motion. Deputy Recorder Joyce Jansen read the ordinance by title only and polled the Council. Ordinance No. 342 was enacted with the following vote:

Aye: Mayor Benetti and Councilors Eck, Gould, Larson, McKeown
No: None
Absent: Councilors Miller and Stufflebean

Public Hearing on the Proposed Pacific Crest Subdivision and Consideration of Approval of the Preliminary Plat for the Subdivision

Planning Administrator Laura Barron read the public hearings disclosure to the assembly and reviewed a map of the area of the proposed Pacific Crest Subdivision. Ms. Barron explained a planned unit development had been proposed and approved by the Planning Commission in July. It was appealed to the City Council and remanded back to the Planning Commission. The applicant has now decided to do a 36-lot subdivision on a portion of the property and has completed a traffic impact study. Ms. Barron reviewed information regarding development density, traffic impact, street width, wetland issues, and water pressure. Ms. Barron commented the City Council may approve the preliminary plat at this time and when the applicant has done the infrastructure, it will come back to the Council for final approval. There was further discussion of housing density and the Planning Commission’s condition regarding traffic impact. Councilor Gould commented the number of trips would be controlled by the number of lots so the commission’s condition was not necessary.

Mayor Benetti opened the public hearing for comments. Chris Hood of Stuntzner Engineering, and representing the applicant, commented he is also a member of the Planning Commission. Mr. Hood reviewed the formula for figuring traffic impact and commented the development would not substantially impact Prefontaine Drive. Ralph Dunham, Stuntzner Engineering, reported three of the lots would be developed for duplexes and explained the differences between single family and duplex traffic impacts.

There being no further public comments, Mayor Benetti closed the hearing. Councilor Gould moved to approve the 36-lot subdivision for Pacific Crest Subdivision as presented and adopt as the Council’s conditions those approved by the Planning Commission with the exception of condition no. 2. Councilor Larson seconded the motion which passed with the Mayor and all Councilors present voting aye.

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Public Hearing on the Coos Bay Transportation System Plan, Amendments to the Comprehensive Plan to Incorporate the Transportation System Plan, and Amendments to the Land Development Ordinance to Adopt Access Management Standards

Planning Administrator Laura Barron read the public hearings disclosure to the assembly and reported the city's consultant for the Transportation System Plan was not able to attend due to weather. Ms. Barron reported two written public comments had been received and distributed to the Council from Seymour Glassman and the Downtown Association. The transportation plan began in July 2002 with an inventory of the current system which identified deficiencies of the system and determined future travel demand and capacity needs through the year 2020. Ms. Barron briefly reviewed the findings of the Transportation System Plan and noted the plan recommends additional pedestrian and bike facilities, and inclusion of access standards. The plan provides the city with a tool to evaluate land applications and street improvement projects, street design and access spacing standards, and traffic impact analysis guidelines.

Ms. Barron reported the estimated cost for the long range projects is \$56 million, and she briefly reviewed the list of projects and possible funding for the projects. Councilor Gould commented the proposed cost is if everything in the plan was done. He further explained the city does not have to do any of the projects, but is only required to have an adopted plan. Ms. Barron noted the plan gives the city the opportunity of being on the state funding list, helps the city when applying for other types of funding, and can also help in justifying future improvements and projects. Mayor Benetti commented the plan can be changed by the Council to fit the community's needs and he supported adopting the plan.

Mayor Benetti opened the public hearing. Ralph Dunham, North Bend, expressed concern that access standards for small parcels could hinder development, and the wider street requirements would make development on hillsides difficult. Ms. Barron noted access cannot be denied to a property owner and explained street width flexibility has been included in the ordinance to accommodate terrain and topography. Chris Hood, Coos Bay resident and member of the Planning Commission, commented the plan needs to be flexible regarding street width and parking options for narrower streets. Mr. Hood encouraged adoption of the plan. There being no further public comments, Mayor Benetti closed the hearing.

Councilor McKeown moved to enact the ordinance amending the Coos Bay Comprehensive Plan 2000, Volume I, Plan Policies, Chapter 5.5 and 7.8, Transportation, and Volume II, Chapter 5.6, Transportation, to incorporate, by reference, the Transportation System Plan. Mayor Benetti seconded the motion. Deputy Recorder Joyce Jansen read the ordinance by title only and polled the Council. Ordinance No. 343 was enacted with the following vote:

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| Aye: | Mayor Benetti and Councilors Eck, Gould, Larson, McKeown |
| No: | None |
| Absent: | Councilors Miller and Stufflebean |

Councilor Gould moved to enact the ordinance amending the access management standards of Ordinance No. 93 establishing land development regulations and standards for the use of land and structures, subdivisions, major partitions, and planned unit developments. Councilor

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McKeown seconded the motion. Deputy Recorder Joyce Jansen read the ordinance by title only and polled the Council. Ordinance No. 344 was enacted with the following vote:

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| Aye: | Mayor Benetti and Councilors Eck, Gould, Larson, McKeown |
| No: | None |
| Absent: | Councilors Miller and Stufflebean |

City Attorney's Report

City Attorney Nate McClintock reported a petition to place a measure on the May 18th ballot to amend the city charter to add a department for organizing Grand Prix racing events has been approved for circulation. In order for the initiative to be placed on the ballot, 645 valid signatures must be gathered. Mr. McClintock commented there are a number of issues to be considered, and if consolidation occurs, the measure would be moot. If it passes, an ordinance will be required to implement the new department and election of the board.

City Manager's Report

City Manager Chuck Knight reported on the issues and costs involved with the sale of the Empire Lakes Community Building. Following a brief discussion, Council consensus was to proceed with the sale. Mr. Knight reported on the New Year's Day power outage and commended staff for handling the situation well

Council Comments

Councilor Larson wished everyone a happy and healthy new year. Councilor Eck also wished everyone a happy new year. Councilor Gould congratulated citizens for the way they handled the electrical outage. Mayor Benetti also commended citizens and staff for their work during the outage. He expressed appreciation to Reni Woods and Chris Christoffer for their service on the Budget Committee, and to Gloria and Wayne Osten for their service on the Historic Design Review Committee. Mayor Benetti asked if the Council would like to have formal invitations issued to state representatives to meet with the City Council and consensus of the Council was to direct the city manager to prepare the invitations. Councilor McKeown commended city staff on their work on a daily basis and during the recent emergency.

Adjourn

There being no further business to come before the Council, Mayor Benetti adjourned the meeting to January 20, 2004, in the Council Chambers at City Hall.

Joe Benetti, Mayor

ATTEST:

Joyce Jansen, Deputy Recorder