CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, June 10, 2014 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

ATTENDANCE

COMMISSIONERS:	Chairman Chris Hood, Commissioners Jim Berg, Christine Coles, Bruce Harlan, Jeff Marineau, and Rex Miller
ABSENT:	Commissioner Phil Marler
STAFF:	Eric Day, Director of Community Development Debbie Erler, Planner Aaron Harris, Planner
SIGNED-IN GUESTS:	None

CCI/PUBLIC COMMENTS

None

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of May 13, 2014.

MOTION: Commissioner Coles - Approve the Planning Commission minutes of May 13, 2014 as submitted.
SECOND: Commissioner Berg
VOTE: Unanimous **ABSTAIN:** Commissioner Marineau

PUBLIC HEARINGS

ITEM A: Site Plan and Architectural Review (SPAR) #187-ZON14-026
The applicant, Bay Area Hospital, is requesting approval for an 8,060 square foot addition to the existing radiation therapy building at 1775 Thompson Road, Coos Bay, OR 97420.

Chairman Hood 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 Harlan stated that he had previous experience with the applicant and would not be able to take part in the discussion.

Chairman Hood opened the public hearing.

Aaron Harris read the disclosure statement and outlined the applicant's request.

Joe Slack presented a PowerPoint and described the proposed project.

Commissioner Marineau asked about irrigation for the new development. Mr. Slack explained how irrigation would tie in to the design.

Chairman Hood asked if parking is adequate. Mr. Slack affirmed that parking was adequate.

Chairman Hood mentioned the June 2009 design standards and commented that they are usually reserved for off-site impacts. The Chairman asked Mr. Slack if he had any issues conforming to the design standards. Mr. Slack stated that he did not at this time.

Chairman Hood closed the public hearing.

Commissioner Miller stated that the PowerPoint was well presented.

Commissioner Marineau stated the campus is of sufficient size for the addition.

MOTION: Chairman Coles - Based on the findings, conclusions and applicant's submittal, attached hereto and incorporated herein by reference, approve site plan and architectural review application #187-ZON14-026 for an 8,060 square foot addition to the existing radiation therapy building at 1775 Thompson Road, Coos Bay.
SECOND: Commissioner Berg
VOTE: Unanimous

ITEM B: Site Plan and Architectural Review (SPAR) #187-ZON14-034
The applicant, Coos Bay School District, is requesting approval to re-establish a modular classroom at 333 S 10th Street, Coos Bay.

Chairman Hood 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.

No objections were made and no Commissioners announced ex parte contacts.

Chairman Hood opened the public hearing.

Debbie Erler read the disclosure statement and outlined the applicant's request.

No one spoke in support or opposition of the proposal.

Chairman Hood closed the public hearing.

Commissioner Coles expressed her approval of the colors selected for the project.

MOTION: Chairman Coles - Based on the findings, conclusions and applicant's submittal, attached hereto and incorporated herein by reference, approve site plan and architectural review application #187-ZON14-034 to establish a modular classroom at 333 S 10th Street, Coos Bay.
SECOND: Commissioner Marineau
VOTE: Unanimous

ITEM C: Site Plan and Architectural Review (SPAR) #187-ZON14-037
The applicant, Samuel & Nancy Landes, is requesting site plan approval regarding the change of use of commercial office space to two (one-bedroom) living units. The only proposed increase in the footprint is a small 4 x 6 foot covered porch.

Chairman Hood 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.

No objections were made and no Commissioners announced ex parte contacts.

Chairman Hood opened the public hearing.

Debbie Erler read the disclosure statement and outlined the applicant's request.

Lon Samuels provided a brief history of the property and the proposed development.

No one spoke in support or opposition of the proposal.

Chairman Hood closed the public hearing.

Commissioner Miller asked if the two monuments are on the property or in the adjacent alley.

Mr. Samuels responded, stating he does not know where they are located.

Commissioner Coles expressed her support of the proposal.

MOTION:	Chairman Coles - Based on the findings, conclusions and applicant's submittal, attached hereto and incorporated herein by reference, approve site plan and architectural review application #187-ZON14-037 for the change of use of the commercial office space to two (one-bedroom) living units.
SECOND:	Commissioner Marineau
VOTE:	Unanimous

DEVELOPMENT CODE (CBMC, Title 17) REWRITE

Director Day provided a brief synopsis of the previous development code discussion regarding administrative provisions. He stated that this month's meeting focuses on commercial, residential, and industrial uses. Director Day stated that three residential zones, two commercial zones, and four industrial zones are being proposed. In total, 14 zones will be deleted and 5 new zones will be added. Staff has kept all the uses currently allowed in each zone, thereby not creating any non conforming uses.

Director Day explained that the latter portion of development code section two covers public uses such as public education facilities and parks.

Commissioner Marineau asked what we've done to the public lands zones. Director Day stated that they will be covered during the next month's hearing.

Commissioner Marineau asked if any lines on the zoning map are being redrawn. Director Day responded no, unless directed to do so. Director Day explained that zone names will change, but lines will not be redrawn.

Chairman Hood stated that uses are being added. Director Day stated that this is correct, but uses will not be deleted.

Commissioner Marineau asked what was done with the I-C zone. Director Day explained that the I-C and G-I zones had been combined.

Commissioner Miller asked where waterfront industrial uses are allowed. Director Day explained where these uses are allowed.

Commissioner Marineau made a suggestion to adjust the name of the industrial zone to reflect the allowed commercial uses. Director Day stated that the zone name can be changed to whatever the Commission prefers.

Commissioner Berg noted that these zones were historically industrial, but that is no longer the case.

Commissioner Marineau commented that North Bend's industrial zoning allows commercial uses, but you have to pick through the ordinance to see that commercial uses are allowed. Commissioner Marineau restated that he thinks the title of the zone ought to be changed to reflect commercial uses.

Director Day noted that the use list has been reformatted for greater clarification of the allowed uses in each zone.

Commissioner Berg stated that the zone title is an issue of semantics and that we need to make the zone more business friendly.

The Commission expressed a consensus on changing the zone name to reflect commercial uses.

Director Day explained the new residential classifications.

Commissioner Marineau stated that he always thought not allowing duplexes in the R-1 district was strange. Director Day stated that the new classifications only relate to density, not uses.

Commissioner Berg clarified that you could put a duplex in any residential zone. Director Day stated yes.

Director Day explained that you can put anything that is permitted in a given zone on a legally established lot.

Commissioner Berg commented that neighborhoods may not be happy about duplexes potentially going in areas that currently do not allow them.

Director Day apologized and corrected himself, stating that duplexes would not be allowed in the zone currently classified as R-1.

Commissioner Marineau stated that he would like the Commission to return to the discussion of duplexes on corner lots in the R-1 zone during the redlining meeting.

Commissioner Hood stated his concern with the mixed-use zone combining R-4P and commercial uses as the combination would allow medical laboratories and outpatient clinics in the downtown. Director Day stated that we currently allow those uses in the downtown. Commissioners Coles and Marineau reaffirmed that medically-related uses are currently allowed downtown. Chairman Hood stated that the City should have sections of downtown that are strictly commercial. He added that having so many allowed uses downtown inhibits the flow of pedestrian shoppers.

Commissioner Berg stated that the strictly commercial areas of downtown are all empty.

Chairman Hood stated that certain sections of downtown could be areas designated strictly for commercial uses.

Director Day stated that it's worthy of a discussion, and offered a counter argument by making a comparison to downtown Bend where there is a wide variety of uses.

Commissioner Marineau stated that he often frequents downtown because there are a couple of title companies in spaces that may not be suitable for retail.

Commissioner Berg stated that it would be great if we could create a strictly retail zone, but it would end up being a ghost town. He thinks that as we mature as a community, those areas that lend themselves to retail exposure will be used for that purpose, and that other uses such as medical will find other areas where there is sufficient parking, etc.

Commissioner Marineau stated that since the 70's we've been optimistic, but the City has yet to see such changes.

Director Day stated that the market may sort it out. As rents go up, other uses will change locations and commercial uses will replace them.

Commissioner Marineau stated that in his view of the R-4P zone has been used as a buffer, a transition zone from commercial to residential districts.

Director Day stated that that a transition zone is the exact purpose of an MX district.

Chairman Hood stated that if you allow a cluster of uses in the downtown, over time you will eventually push out all the cute little businesses because people will only go downtown for other purposes.

Discussion continued regarding uses in the downtown commercial areas.

Chairman Hood stated that a work session would be great as the Commission only had four days to review the information provided by staff.

Director Day reiterated that he is happy to make any changes as directed.

Commissioner Coles stated that she thinks Commissioner Berg's building on the corner adds to the downtown. She added that one medical facility downtown does not hurt things.

Director Day asked the Commission about uploading documents to the FTP site and purchasing laptop computers to provide Planning Commission packets digitally.

Chairman Hood stated that he was overwhelmed with the information submitted for review.

Commissioner Harlan stated he thought the size of the pole building submittal was far too large.

Chairman Hood agreed with Commissioner Harlan's sentiments regarding submittal size.

Commissioner Marineau stated that he is okay with a computer if the screen is the size of a normal laptop, approximately the size of a piece of paper.

Director Day asked if anyone was against the proposal. No one expressed opposition. Chairman Hood begrudgingly agreed with the proposal and Commissioner Coles stated she normally prints things off, but she would not be opposed.

Director Day noted that staff is required to provide the full record.

Discussion continued regarding the size of submittals.

COMMISSION COMMENTS

Commissioner Marineau stated that the Commission will review this month's development code information and will provide comments at the next hearing. Commissioner Marineau asked if office uses are allowed outright in the C-1 zone. Director Day stated yes. Commissioner Marineau re-stated that commercial operations are important to the fabric of downtown Coos Bay.

ADMINISTRATIVE

None

ADJOURNMENT 7:38 p.m.

Chris Hood, Chairman
City of Coos Bay
Coos County, Oregon

ATTEST:

Aaron Harris, Planner
City of Coos Bay

APPROVED AS SUBMTTED 07-08-2014