

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, April 14, 2015 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

DRAFT

ATTENDANCE

COMMISSIONERS: Chairman Phil Marler, Commissioners Jim Berg, Katherine Flores, Jeff Marineau, Rex Miller and John Peery

ABSENT: Commissioner Christine Coles

STAFF: Eric Day, Director of Community Development
Debbie Erler, Planner

SIGNED-IN GUESTS: None

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of January 13, 2015 and March 10, 2015.

Chairman Marler moved the approval of the January 13, 2105 minutes to the May 12, 2015 hearing date.

Katherine Flores noted a correction on page 2 "*Commissioner ~~Coles~~ **Flores** asked about the height of the tallest structure*".

MOTION: Commissioner Marineau – Approved the minutes of March 10, 2015 as corrected.

SECOND: Commissioner Flores

VOTE: Unanimous

ABSTAIN: Commissioner Miller and Peery

CCI/PUBLIC COMMENTS None

PUBLIC HEARING

ITEM A: Amendments to the Comprehensive Plan and Zone Designation Maps #187-ZON14-075 - The applicant (City of Coos Bay) is proposing modifications to the City's Comprehensive Plan and Zoning Maps.

Chairman Marler 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 Marler opened the public hearing.

Debbie Erler read the disclosure statement.

Director Day summarized the proposed changes to the zone designation and comprehensive maps, including elimination of unused zones designations and the renaming and consolidation of other zones. He discussed the two properties that were included in a change of zone designation at the property owner's request (983 Central Avenue and 549 Bessie Street).

The Planning Commission discussed the proposed changes.

Chairman Marler closed the public hearing.

- MOTION:** Commissioner Miller - Based on the adopted Findings and Conclusions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachment "A" recommend the City Council approve the proposed amendments to the Comprehensive Plan Map and Zone Designation map as proposed.
- SECOND:** Commissioner Marineau
- VOTE:** Unanimous

ADMINISTRATIVE

Ms. Erler outlined the land use application for review at the May 12, 2015, including a Façade Improvement Grant and Architectural Design Review for the Dolphin Theater and a SPAR for a Pet Mart at 815 South Broadway.

Director Day stated the revised Development Codes should be effective July 1, 2015. He outlined the City Council Goals that would include the Planning Commission, including rewriting the "Noxious Vegetation" ordinance and adding a house boat ordinance. Director Day updated the Planning Commission on expected grants (\$25,000 and \$400,000), which would be for the Front Street area. He added that OHSU will be adding about 30 resident doctors to our area and they are looking for suitable housing.

COMMISSION COMMENTS

The Planning Commission discussed housing vacancy rates, use of upper-stories in the downtown area, and proposed changes to the noxious vegetation ordinance.

Commissioner Berg asked if the City has any solution to the sanitary sewer problems along Ocean Blvd that may be holding up commercial development. Director Day stated the issue needs to be looked at in depth before any plan can be made; everything needs to be up-sized.

ADMINISTRATIVE None

ADJOURNMENT 6:40 p.m.

Phil Marler, Chairman
City of Coos Bay
Coos County, Oregon

ATTEST: _____
Debbie Erler, Planner
City of Coos Bay