

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, April 12, 2016 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

ATTENDANCE

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

ABSENT: Commissioner Jim Berg

STAFF: Eric Day, Director of Community Development
Tom Dixon, Planning Administrator
Debbie Erler, Planner
Jennifer Wirsing, Wastewater Project Administrator

SIGNED-IN GUESTS: None

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of March 8, 2016.

MOTION: Commissioner Coles – Approve the Planning Commission minutes of March 8, 2016 as submitted.

SECOND: Commissioner Miller

VOTE: Unanimous

CCI/PUBLIC COMMENTS None

PUBLIC HEARING

ITEM A: Architectural Design Review and Site Plan & Architectural Design Review #187-ZON16-007 regarding the replacement of the existing sanitary sewer pump station (PS#1). Located on the southwest corner of N Front Street and Birch Avenue (T.25, R.13, S.26CA – Tax Lot #2100)

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.

Tom Dixon read the disclosure statement and outlined the applicants' request. He presented the staff report in a Power Point Presentation. The City of Coos Bay, Public Works Department (applicant) proposes replacement of sanitary sewer pump station #1. The existing pump station will be demolished and a new control system building will be constructed of unpainted split-faced block with a dark grey metal roof.

The site will be fenced with a metal black 3 Rail Classic style fence, with landscaping. The project will also include new pumps, a generator, perimeter fence, and a crane. The new pumps will be submerged below grade to reduce their above-ground presence. He stated that staff recommends approval of the request, subject to the noted conditions.

Commissioner Marineau stated that the letter of opposition from McSwain and Woods has valid points. He said their building was the first to go through the process of design review in the Front Street district. He said their building is standard CMU block and they were required to paint the building. He does not see why this proposal does not include painted CMU.

Ms. Wirsing stated she wants to clarify that a split faced CMU block is being proposed on the exterior of the building. She said painting the split faced would be a maintenance issue. She wanted to address the items of concern in the letter of opposition (color, materials and screening). She said she is not opposed to changing to a standard CMU and painting the blocks. She referred to the Power Point document to further explain the project construction material, color palette, access, fence and low growing landscaping. She discussed the need for open layout for access and to meet OSHA requirements. She added that the City Council indicated they would like the landscape plan to be similar to the landscaping at the "Tug Irene" site. She said the project will take about nine months to construct and they must remain operational during that time.

Commissioner Marineau recommended the unpainted split faced CMU blocks be changed to standard CMU blocks faced with Hardiplank / cement board "shingle panels" and that the Design Assistance Team approve the final color palette. He said if the Design Assistance Team approves a color palette that is "similar" to the approved color palette he would not object.

Commissioner Miller stated that the Mini Pet Mart painted split faced CMU and it looks nice and they said it will last.

Commissioner Miller stated the proposed landscape plan is not like the "Tug Irene" landscape plan. The "Tug Irene" landscaping includes Oregon grape, Mugo Pine and Rhapsiolepis. He said Salal and huckleberry is not like Oregon grape. He would like to see more color in the design, including ornamentals.

Rex Miller stated the irrigation plan is a disaster. He said the proposed two- inch main line could run a180 gallons per minute and the biggest zone is less than eight gallons a minute. He said none of the valves are marked. It indicates that it's for the one-inch service line, but is the valves one-inch? For the "RP", the plan indicates to check the engineer's plans for what the backflow is. Do they have an old existing double check that they are using? He said it is no longer allowed in the system, you have to have an RP. There are things in the plan that are not cost effective. He said the proposed swing joint is missing a marlex at the bottom of the hedge. He said the plan indicates a 15" minimum and it should be a 24" maximum. He said if whoever submitted the design does not have a handle on these items, what else is missing.

Chairman Marler closed the public hearing.

The Planning Commission discussed revised conditions of approval regarding details on the irrigation plan and the construction materials and color palette.

MOTION: Commissioner Coles - Based on the Findings, Conclusions and Conditions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachments A, approve Architectural Design Review and Site Plan & Architectural Design Review #187-ZON16-007 allowing replacement of the existing sanitary sewer pump station (PS#1) at 690 North Front Street as proposed, subject to the following Conditions:

1. The applicant shall secure all required development permits, including signage, from the City of Coos Bay and/or the State of Oregon, prior to beginning work.
2. Change all unpainted split faced CMU blocks to standard CMU blocks faced with Hardi-Plank / cement board "shingle panels" on all four sides.
3. The Design Assistance Team shall approve the final color palette.
4. The landscape plans must be revised to include more color and size variation and definition.
5. The following correction must be made to the "Landscape Irrigation Plan":
 - a. Sheet "L3" reduce the size of the proposed irrigation main line.
 - b. Indicate the size of all valves on the "Landscape Irrigation Plan".
 - c. Sheet "L3" indicates "Existing backflow Preventer – See Engineer's Plans". If there is an old existing double check, it is no longer allowed in the system, an RP is required.
 - d. Sheet "L4" The proposed swing-joint is missing a marlex valve at the bottom of the hedge.
 - e. Sheet "L4" plan indicates a 15" minimum and it should be a 24" maximum.

SECOND: Commissioner Marineau
VOTE: Unanimous

ADMINISTRATIVE None

COMMISSION COMMENTS None

STAFF COMMENTS There may not be a May meeting, because there are no public hearing items.

ADJOURNMENT 7:20 p.m.

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

ATTEST:

Debbie Erler, Planner
City of Coos Bay

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