

**CITY OF COOS BAY**  
**PLANNING COMMISSION MINUTES**  
**Tuesday, May 9, 2017 at 6:00 P.M.**  
**Coos Bay City Hall, 500 Central Avenue, Coos Bay**

**ATTENDANCE**

**COMMISSIONERS:** Chairman Rex Miller, Commissioners Jim Berg (Via phone),  
Chris Hood and Katherine Flores

**ABSENT:** Commissioners Chris Coles, Jeff Marineau and John Perry

**STAFF:** Tom Dixon, Planning Administrator  
Debbie Erler, Planner

**SIGNED-IN GUESTS:** None

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**APPROVAL OF MINUTES**

Approval of the Planning Commission minutes of April 11, 2017 Planning Commission hearings.

**MOTION:** Commissioner Berg – Approve the Planning Commission’s minutes of  
April 11, 2017 as submitted.

**SECOND:** Commissioner Flores

**VOTE:** Unanimous

**CCI/PUBLIC COMMENTS** None

**PUBLIC HEARING**

**ITEM A:** **Subdivision 187-ZON17-017** 1368 Seagate Avenue, Coos Bay, Oregon  
T. 25S, R. 13W, S. 17AA, Tax Lot 2201 (a portion thereof) to allow five (5) lots on a 20,388.58-  
square foot parcel to create separate lots for an existing townhome development and two  
Variances for the following: 1) to allow the reduction of average lot sizes from 6,000 square feet  
to an average of 4,077.72 square feet and 2) to allow the reduction of minimum lot widths from  
40 feet to an average of 24.51 feet in the LDR-6.

Chairman Miller 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 Miller opened the public hearing.

Tom Dixon read the disclosure statement and outlined the applicant’s requested Subdivision  
with a requested Variances to the minimum lot size and the minimum lot widths within the  
subdivision (Power Point presentation). He summarized the decision criteria, statements of facts  
and findings and the recommend list of conditions.

Chairman Miller closed the public hearing.

**MOTION:** Commissioner Hood - Based on the Findings and Conclusions, and the applicant's submittal, attached hereto and incorporated herein by reference as Attachments A, approve the two requested variances and subdivision application of application #187-ZON17-017 as proposed with the recommended Conditions of approval.

**SECOND:** Commissioner Flores

**VOTE:** Unanimous

**COMMISSION COMMENTS**

Commissioner Hood stated the Central Dock property has sold. He asked staff if there is anything in our current ordinance that requires pedestrian access to the waterfront in the Waterfront Heritage District. Mr. Dixon stated that there is nothing in the ordinance, but there is a Front Street redevelopment element in the current Brownfield Grant and there is an active "Connect the Boardwalks" committee. The Planning Commission discussed public access to the waterfront.

Commissioner Flores stated Astoria has a little passenger train to go between Coos Bay and North Bend during the summer months for tourist and local citizens. She said it would be nice to have something similar in our area. The Planning Commission discussed railroad and water activity.

**ADJOURNMENT** 7:05 p.m.

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Rex Miller, Chairman  
Planning Commission  
City of Coos Bay  
Coos County, Oregon

ATTEST: \_\_\_\_\_  
Debbie Erler, Planner  
City of Coos Bay

**CITY OF COOS BAY**  
**PLANNING COMMISSION MINUTES**  
**Tuesday, June 13, 2017 at 6:00 P.M.**  
**Coos Bay City Hall, 500 Central Avenue, Coos Bay**

**ATTENDANCE**

**COMMISSIONERS:** Vice-Chairman Jim Berg, Commissioners, Christine Coles, Katherine Flores, Chris Hood, Jeff Marineau, and John Perry.

**ABSENT:** Chairman Rex Miller

**STAFF:** Tom Dixon, Planning Administer  
Debbie Erler, Planner

**SIGNED-IN GUESTS:** None

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**CCI/PUBLIC COMMENTS** None

**PUBLIC HEARING**

**ITEM A: ITEM A: #187-ZON17-031 Site Plan Review for 3505 Ocean Boulevard.**

A new, two-story addition as a support structure to an existing ambulance service operation. The proposed addition will provide 9,400 square feet for office, light storage, and indoor parking garage uses.

Chairman Berg 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.

Vice-Chairman Berg opened the public hearing.

Tom Dixon read the disclosure statement and outlined the applicant's request.

Commissioner Hood declared a work conflict of interest and excused himself from the hearing.

Planning Administrator Tom Dixon read disclosure statement and summarized the applicants request through a Power Point Presentation, including the Fire Department condition of approval.

Ralph Dunham, Stuntzner Engineering, PO 118, Coos Bay, Oregon, Consultant for Bay City Ambulance. Mr. Dunham stated they have comments on conditions 5-6-7, the rest of the conditions are very straight forward and acceptable. He said he would like to amend condition #7 to read "for all new landscaping" as there is existing landscaping on the site (three or four parcels). Regarding Condition #5, they have no problem with providing detention. He said rain goes downhill and this site is approximately 200 feet above storm system. Which is at the very bottom of a 170-acre basin which runs about half a mile basin. In a Type-1 Storm event is take water about five minutes to cross the basin and about 30 to 40 minutes to reach the outlet, this property is 200 feet away gone in five minutes at peak intensity.

Mr. Dunham further explained why he recommended detention not be done on the project, but they have no issue with staff's recommendation. He said Condition #6 indicates that the site development flow will meet the 25-year and they have no problem with that.

Commissioner Marineau asked where FD condition Page 3 item 5. Amend #5 to include "unless otherwise approved by Engineering Department".

Commissioner Peery asked what would be the peak increase for the 25-year. Mr. Dunham stated that .13 cfs or around 30 gallons a minute.

Mr. Dunham stated ask that Condition #3 be reworded to read "Unless otherwise approved by the City of Coos Bay Fire Chief."

Commissioner Flores ask if there is a restroom in the second building. Mr. Dunham stated that the upper floor will be required to have a restroom.

**MOTION:** Commissioner Coles - Based on the Findings and Conclusions, and the applicant's submittal, attached hereto and incorporated herein by reference as Attachments A, approve the two requested Site Plan Review application #187-ZON17-031 as proposed with the revised Conditions of approval.

**SECOND:** Commissioner Peery

**VOTE:** Unanimous

Vice-Chairman Berg closed the public hearing.

### **ADMISTRATIVE**

Mr. Dixon provided the Draft Front Street Action Plan from the Brownfield Grant. He thanked Committee members Berg and Coles for their work on the committee. He stated that the recent open house was well received by the public. The consultants took into consideration the input from the first open house in creating the action plan. He said in the last six months two of the larger properties have been purchased and two other sites have sold and the new owners are in the process of making façade improvements.

The Planning Commission discussed access to Front Street waterfront. Commissioner Marineau stated the City invested a lot of time to get more access to the waterfront.

Commissioner Berg asked what's the next step? Mr. Dixon stated that they will take comments the draft document and put together the final draft. It will be brought back to the Planning Commission for review and then to the City Council for final review.

### **COMMISSION COMMENTS**

Commissioner Marineau stated Sause Bros went through an expensive cleanup.

Vice-Chairman Berg stated the wave energy project dismantling.

Commissioner Hood apologized for missing three meeting in a row. He said he appreciates what we do here. He said he was in another jurisdiction and it took three four-hour hearings to complete an application. He thanked Coos Bay staff for the work they do.

Commissioner Flores thanked staff for their written reports.

Commissioner Coles thanked every committee member the City has, that volunteers a lot of their time and effort into doing the best for the city.

**ADJOURNMENT** 7:05 p.m.

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Jim Berg, Vice-Chairman  
Planning Commission  
City of Coos Bay  
Coos County, Oregon

ATTEST: \_\_\_\_\_  
Debbie Erler, Planner

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