

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES**

Tuesday, February 11, 2003  
7:00 P.M. CITY COUNCIL CHAMBERS

**ATTENDANCE**

**COMMISSIONERS:** Chairman Bruce Harlan, Commissioners Steve Clay, Chris Coles, Mark Daily, Chris Hood, Susan Spargo and Steve Clay (*Item A only*)

**STAFF:** Laura Barron, Planning Administrator  
Susanne Baker, Administrative Assistant  
Debbie Erler, Code/Planning Specialist  
Julie LaPram, Code/Planning Specialist

**SIGNED-IN GUESTS:** Larry Drinen, 94592 Carlson Hgts. Lane, North Bend, OR  
Steven Lai, 510 ½ N Collier, Coquille, OR  
Leo Lewandowski, 50317 HWY 101, Bandon, OR

**APPROVAL OF MINUTES**

Approval of Planning Commission minutes of January 14, 2003.

Laura Barron noted a correction in paragraph 5 on page 2 - add the word "wall" after retaining.

**MOTION:** Commissioner Spargo - Accept the Planning Commission minutes of January 14, 2003 as revised.  
**SECOND:** Commissioner Hood  
**VOTE:** Unanimous

**CCI/PUBLIC COMMENTS** None

**PUBLIC HEARINGS**

**ITEM B: Conditional Use #ZON2003-00010:** Mr. Steven Lai, 501 N. Collier St., Coquille, OR. The applicant is requesting approval of a conditional use to site a single-family dwelling in the Multiple Residential (R-3) zoning district. The project site is located on the southeast corner of Norman and Lund Avenues.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had exparte contact or conflict of interest to report.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant's request.

Steven Lai, 501 N. Collier St., Coquille, stated he would like a 16-foot setback for the garage instead of the required 20-foot setback. Chairman Harlan stated the Ordinance requires a 20-foot setback.

Chairman Harlan closed the public hearing.

Commissioner Hood stated the surrounding area is developed with single family dwellings.

**MOTION:** Commissioner Daily – Accept Findings of Fact and Conclusions for Decision Criteria 1-4 and approve Conditional Use #ZON2003-00010, subject to the condition that prior to development a deed restriction regarding future paving requirement be filed at the County.  
**DISCUSSION:** Commissioner Hood questioned the deed restrictions.  
**SECOND:** Commissioner Coles  
**VOTE:** Unanimous

**ITEM C: Vacation #ZON2002-00073:** The city of Coos Bay, on behalf of LeRoy and Joan Bracelin, is requesting approval of vacating a series of streets and alleys in the Eastside area. The right-of-way proposed for vacation include a portion of “G” Street, portions of 10<sup>th</sup> and 11<sup>th</sup> Avenues, and 10<sup>th</sup> and 11<sup>th</sup> Courts, all located south of “F” Street.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had exparte contact or conflict of interest to report.

Commissioner Hood stated he had a brief contact with an owner in the area.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement, outlined the applicant’s request and noted letters received on the proposal and a letter from Mr. Jerry Lesan, representing the applicant, stating that 10th Avenue be dropped from the proposal due to neighborhood concerns. She recommended the removal of the last sentence in Finding “3a” of the Staff Report because the City had received objections.

Chairman Harlan noted a correction to the property description in Block 44.

Jerry Lesan, 405 N 5<sup>th</sup> Street, Coos Bay, representing the applicants, described the surrounding area and explained why they wanted the City Council to initiate the vacation request.

Leo Lewandowski, 50317 HWY 101, Bandon, stated he owns property in the area. He said the area is very steep and his only concern is that the culvert along Canyon Drive into “G” be left open.

Commissioner Hood stated due to the topography he is not concerned about access for future development.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Hood - Remove the last sentence from Finding "3a", then based on the statements of facts and conclusions for Decisions Criteria 1-4, recommend approval of Vacation #ZON2002-00073 to the City Council subject to the following Condition: Remove the vacation of 10<sup>th</sup> Avenue from the request.

**SECOND:** Commissioner Coles

**VOTE:** Unanimous

**ITEM A: Conditional Use #ZON2002-00060:** (Continued from January 14, 2003 hearing) Mr. David Scanlon, Bay Area Foursquare Church, 371 S. 5<sup>th</sup> Street, Coos Bay. The applicant is requesting approval of a conditional use to expand the existing church facilities by building a 2-story classroom structure.

**MOTION:** Commissioner Spargo – Reopen the public hearing.

**SECOND:** Commissioner Coles

**VOTE:** Unanimous

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had ex parte contact or conflict of interest to report.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the request history and information submitted to the City just before 5:00 p.m. The information included a revised parking agreement, new north and west elevations and a new plot plan (*Exhibit A*).

Laura Barron and the Planning Commission discussed that the parking requirement be tied to the church use not the proposed conditional use permit.

Commissioner Hood stated that it is very difficult to receive this type of information at the last minute. There is a lot of new information to review and it cannot easily be done at a meeting. He stated that he is encouraged by the newly submitted information.

Dave Scanlon, 370 S 5<sup>th</sup> Street, Coos Bay, Oregon stated he is working with multiple people, including three attorneys and the turn-a-round time is weeks. He said that the agreement provided is not signed, because the Commission wanted to review the wording. He added that if the agreement was revoked they would cut back their seating or find new off-street parking.

The Planning Commission discussed the responsibility of notifying the City in the event the agreement is revoked. Commissioner Hood suggested that the Lessor must notify the Lessee and the City of any intent to revoke the agreement.

The Commission discussed the proposed parking agreement. Laura Barron stated she is concerned that the agreement is tied to the classrooms; she believes it should be tied the main church use.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Clay - Continue the hearing on Conditional Use #ZON2002-00060 to the March 11, 2003 hearing, with the stipulation that the item appear on the March agenda only if all information necessary for a complete review is mailed in the agenda packets (one week before the hearing), allowing the Planning Commission ample time to review all submitted information.

**SECOND:** Commissioner Coles  
**DISCUSSION:** Commissioner Daily stated he thinks they are moving in the right directions and hoped to give the applicant the Commission's impression of the new plans. He suggested the applicant submit additional options. Commissioners Hood, Clay and Daily discussed that a complete packet is needed at the March meeting to eliminate the need for an additional continuance.

**VOTE:** Unanimous

### **ADMINISTRATIVE**

Laura Barron handed out updated LDO to the Planning Commission.

### **COMMISSION COMMENTS**

Commissioner Clay announced that on March 16, 2003 he will be married.

### **STAFF COMMENTS**

Laura Barron introduced Administrative Assistant Susanne Baker and Code/Planning Specialist Julie LaPraim, who will now be sharing the duties of the Planning Commission with Debbie Erler.

**ADJOURNMENT** 9: 10 p.m.

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Bruce Harlan, Chairman  
Planning Commission  
City of Coos Bay  
Coos County, Oregon

ATTEST: \_\_\_\_\_  
Debbie Erler, Code/Planning Specialist  
City of Coos Bay  
Coos County, Oregon

**APPROVED AS SUBMITTED 3/11/03**