

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES**

Tuesday, November 8, 2005  
6:00 P.M. CITY COUNCIL CHAMBERS

**ATTENDANCE**

**COMMISSIONERS:** Chairman Bruce Harlan, Commissioners Jim Berg, Mark Daily,  
Jeff Marineau and Rex Miller

**STAFF:** Laura Barron, Planning Administrator  
Debbie Erler, Planning/Code Spec.

**SIGNED-IN GUESTS:** None

---

**APPROVAL OF MINUTES**

Approve Planning Commission minutes for October 11, 2005.

**MOTION:** Commissioner Daily - Approve Planning Commission minutes of  
October 11, 2005, as submitted.

**SECOND:** Commissioner Berg

**VOTE:** Unanimous

**ABSTAIN:** Commissioner Marineau

**CCI/PUBLIC COMMENTS**

**PUBLIC HEARINGS**

**ITEM A: Amend Condition of Subdivision (ZON2005-00081):** Mr. and Mrs. David Hoover, 1450 Holloway Mews. The applicants are requesting the amendment of a condition to the existing Holloway Mews Subdivision regarding access onto Seagate Avenue for Lot 8 of the subdivision which lies south of 1450 Holloway Mews.

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 applicants' request. She summarized the past land use decision for the Holloway Mews subdivision.

Chairman Harlan closed the public hearing

Chairman Harlan stated that there was a lot of effort made during the subdivision process to restrict access from the unimproved right of ways (Seagate and Virginia). He stated that without requiring access from a fully improved street, he could not support the request.

Commissioner Marineau stated that staff has recommended a condition of approval, that street improvements be required.

The Commission discussed access options for the subject property (Lot 8) from Holloway Mews. It was determined that with the placement of the existing dwelling (1450 Holloway Mews) there was not enough width to provide adequate access from Holloway Mews.

Laura Barron asked about access for the remaining undeveloped lots along Seagate. The Planning Commission discussed future development of the remaining lots along Seagate. It was determined that adequate access to the remaining lots is provided from Holloway Mews. It would not make financial sense to incur the cost of developing Virginia and/or Seagate when there is developed access provided. They stated that if, at a future date, someone wants to gain access from Seagate they would need to follow the same land use process.

**MOTION:** Commissioner Daily –Recommend City Council accept the Statements of Fact, Findings and the Condition of Decision Criteria 1-3 as submitted and approve application #ZON2005-00081 to amend a Condition of approval for the Holloway Mews Subdivision, which will allow Lot 8 to gain access from Seagate Avenue.

**SECOND:** Commissioner Marineau

**DISUCSSION:** Chairman Harlan stated he is concerned about the wording on the Condition not being specific enough. He recommended removing the last sentence of the Condition.

**AMEND MOTION:** Commissioner Daily – Amend the Condition to read *“Development on Lot 8 must provide a fully improved public street, which meets City specifications, to an existing fully improved public street.”*

**SECOND:** Commissioner Marineau

**VOTE (AMENDMENT):** Unanimous

**VOTE:** Unanimous

### **ADMINISTRATIVE**

Laura Barron stated Mr. McPeck has appealed the Planning Commission decision and the City Council will hear the appeal on November 15, 2005.

### **COMMISSION COMMENTS**

Commissioner Daily stated that it seems the City is getting on their feet a little more (financially). He said he would like to see some of the unimproved (gravel) streets developed. He stated he has a problem with the dog grooming business on 7<sup>th</sup> Street opening a retail business in the abutting dwelling. He requested staff look into the new business and the originally approved conditional use permit to see if the retail sales portion of the business has exceeded the amount previously approved.

**ADJOURNMENT**

7:00 P.M

---

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

ATTEST:

\_\_\_\_\_  
Debbie Erler, Planning/Code Specialist  
City of Coos Bay

Attachment: Item A - Exhibit 1 overlay of subdivision  
Item A - Exhibit 2 overlay of plot plan for 1450 Holloway Mews

**APPROVED AS SUBMITTED 12/13/05**

G:\DCS\PLANNING\MINUTES PC\2005\M11-08-05a.doc