

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES**

Tuesday, October 10, 2006  
6:00 P.M. CITY COUNCIL CHAMBERS

**ATTENDANCE**

**COMMISSIONERS:** Chairman Bruce Harlan, Commissioners Jim Berg, Mark Daily, Chris Coles, Chris Hood, and Rex Miller

**ABSENT:** Jeff Marineau

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

**SIGNED-IN GUESTS:** None

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**APPROVAL OF MINUTES**

Approve Planning Commission minutes of Tuesday, September 12, 2006.

**MOTION:** Commissioner Hood - Approve Planning Commission minutes of September 12, 2006 as submitted.

**SECOND:** Commissioner Berg

**VOTE:** Unanimous

**ABSTAIN:** Commissioner Coles

**CCI/PUBLIC COMMENTS**

**PUBLIC HEARINGS**

**ITEM A: Conditional Use (ZON2006-00088):** Mr. and Mrs. Greg Bess, 64368 Welch Road, Coos Bay, 97420. The applicants are requesting approval to site a single-family dwelling at 352 4<sup>th</sup> Avenue. The property lies in the "Multiple Residential (R-3)" zoning district.

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.

Commissioner Hood asked where staff is in the process to make an ordinance change to allow the replacement of single family dwellings in the R-3 zone as a permitted use. Laura Barron stated a draft document has been created.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Coles – Accept the Statements of Fact, Findings, Conclusions of Decision Criteria 1-4 as submitted and approve Conditional Use application #ZON2006-00088 allowing the placement of a single-family dwelling in the Multiple Residential (R-3) zoning district at 352 4<sup>th</sup> Avenue.

**SECOND:** Commissioner Daily

**VOTE:** Unanimous

**ITEM B: Plan Amendment and Rezone (ZON2006-00081):** Powder River Corporation, 3140 Juanipero Way, Suite 201, Medford, OR 97504. The applicant is proposing to redesignate the 30-acre parcel at T. 25, R. 13, S. 21C, Tax Lot 900, located on Lindy Lane, from “Residential Certified Factory-built Home Park (R-5)” to “Multiple Residential (R-3)” zone designation. In conjunction with the rezone request, is a request to change the plan designation from “Residential Low-density (R-L)” to “Residential High-density (R-H).”

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 declared a conflict of interest and stepped down from the hearing.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant’s request and proposed amendments. She summarized letters submitted in opposition to the development that was included in the Planning Commission packet.

The Commission discussed the difference between uses in the R-3 and R-5 zone. Commissioner Berg stated a manufactured home park has spaces to rent as opposed to purchasing a manufactured home and property.

Susanna Noordhoff, Stuntzner Engineering, outlined the surrounding zones, property uses and road systems. She stated that 1.5 acres of the property is wetlands. The property has remained undeveloped as R-5 over 20 years. The property is near commercial property and uses and is better suited as Multiple Residential (R-3). She mentioned an alternative road system that is being negotiated to help lessen the impact on Lindy Lane at Ocean Boulevard. She stated that street improvements for Lindy Lane would be paid by the developer and the wetlands in the area would be protected. She added they do not intent to exceed the traffic impact of the existing R-5 zone.

Chairman Harlan asked at what point would the street improvements be made and utilities installed. Maurice Torano, representing the applicant, stated the first phase of development will include street and utility improvements; with a mixture of single family dwellings and multiple-residential dwelling units.

Chairman Harlan asked the applicant if they have a problem with being required to provide a second access. Maurice Torano stated they anticipate a second access being required for the development.

Commissioner Daily asked about the difference in traffic impact between the R-5 and the R-3 zone designations. Maurice Torano stated the R-5 zone has a lower traffic impact then R-3 zone and they agree to not exceed the original limit of the R-5 zone.

Chairman Harlan closed the public hearing.

Commercial Daily stated that he is excited that they there may actually be a multiple-resident development on the property.

Commercial Miller stated that Lindy Lane will need major improvements to provide a safe entrance onto Ocean Boulevard.

Chairman Harlan stated for clarification that it is his understanding that requiring a traffic study and SPAR approval "*prior to development of the subject property*" means prior to the issuance of any permits for any infrastructure (utilities/road) or structures.

**MOTION:** Commissioner Coles - Accept the Statements of Fact, Findings, Conclusions of Decision Criteria 1-5 as submitted and recommend the City Council approved the Zone Change portion of application #ZON2006-00081 to redesignate the subject property from "Residential Certified Factory-built Home Park (R-5)" to "Qualified (Q) Multiple Residential (R-3)" Zone designation, Subject to the following Condition: *A traffic impact study must be completed and approved by the city prior to development of the subject property; a SPAR must be completed prior to development of the subject property; and the Comprehensive Plan Map Amendment portion of the application must be approved.*

**SECOND:** Commissioner Daily

**VOTE:** Unanimous

**MOTION:** Commissioner Coles - Accept the Statements of Fact, Findings, Conclusions of Decision Criteria A-D as submitted and recommend the City Council approved the Comprehensive Plan Map Amendment portion of application #ZON2006-00081 to change the plan designation from "Residential Low-density (R-L)" to "Residential High-density(R-H)."

**SECOND:** Commissioner Daily

**VOTE:** Unanimous

### **ADMINISTRATIVE**

Updates to the Land Development ordinance were provided to the Planning Commission. The updates include a new Table of Contents (page 3 & 4); the new Section for Chapter 5.8 Alternatives For The Reconfiguration Of Property which was approved by City Council on October 3, 2006; and the renumbered pages proceeding Chapter 5.8.

### **COMMISSION COMMENTS**

Commissioner Coles stated the Blackberry Arts Festival was a success. She stated there were fewer vendors due to requiring insurance bonds for each vendor. She added that they are now setup to accept food stamps, which is a great benefit for local low income residents.

**ADJOURNMENT** 6:50 p.m.

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

ATTEST: \_\_\_\_\_  
Debbie Erler, Codes/Planning Tech  
City of Coos Bay

**APPROVED AS SUBMITTED NOV. 14, 2006**