

**CITY OF COOS BAY**  
**PLANNING COMMISSION MINUTES**

Tuesday, January 9, 2007  
6:00 P.M. CITY COUNCIL CHAMBERS

**ATTENDANCE**

**COMMISSIONERS:** Chairman Bruce Harlan, Commissioners Jim Berg, Chris Coles, Steve Donovan, Chris Hood, Jeff Marineau, Rex Miller

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

**SIGNED-IN GUESTS:** Father Steve Tyson, 370 Market St., Coos Bay

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**ELECTION OF OFFICERS AND OATH OF OFFICE:** Acting Deputy Recorder Jackie Mickelson administered the oath of office to Bruce Harlan, Chris Hood and newly appointed Commissioner Steve Donovan.

Commissioner Marineau nominated Bruce Harlan as Chairman and Chris Coles as Vice-Chair. Commissioner Berg seconded the motion. No other nominations were made. Chairman Harlan and Vice-Chair Coles accepted their re-appointments.

**APPROVAL OF MINUTES**

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

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

**SECOND:** Commissioner Miller

**VOTE:** Unanimous

**ABSTAIN:** Commissioner Donovan

**CCI/PUBLIC COMMENTS**

**PUBLIC HEARINGS**

**ITEM A: Variance (ZON2006-00102) Continued:** Ms. Debra Scott, 12735 SE Jubilee Street, Happy Valley, OR 97086, represented by Mr. Rick Tillet, 63272 Wildahl Lane, Coos Bay, OR 97420. The applicant is requesting approval of variances to the 10-foot front yard setback and to the maximum lot coverage requirement. This is a continuation from the December 12, 2006 hearing.

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 applicants' request which was continued from the December 12, 2006 Planning Commission hearing. Mrs. Barron stated that the City has not received any additional written information from the applicant regarding the lot coverage. She added staff has had a phone conversation with the contractor, who stated they are pursuing a property line adjustment with the abutting property owner.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Marineau - Accept the Statements of Fact, Findings, Conclusions of Decision Criteria 1-3 as submitted and approve the setback portion of Variance application #ZON2006-00102 with the following Condition: *The stairs on the south side of the porch must be removed and the covered porch altered to meet building code requirements.*

**SECOND:** Commissioner Berg

**DISCUSSION:** Commissioner Donovan – Questioned the approval of a portion of the application when the criteria had not been met. Commissioner Hood agreed that the criteria had not been met. Commissioner Marineau stated each applicant is reviewed on its own merits. The size of the project and to what extent it effects abutting properties and uses must be considered.

**VOTE:** Yea – Chairman Harlan, Commissioners Berg, Marineau, Miller and Coles  
Nay – Commissioner Hood

**ABSTAIN:** Commissioner Donovan

**MOTION:** Commissioner Coles - Accept the Statements of Fact, Findings, Conclusions of Decision Criteria 1-3 as submitted and deny the lot coverage portion of Variance application #ZON2006-00102 and direct staff to file a "Notice of Non-Compliance".

**SECOND:** Commissioner Hood

**VOTE:** Unanimous

**ABSTAIN:** Commissioner Donovan

**ITEM B: Variance (ZON2006-00104) Continued:** Emmanuel Episcopal Church, 400 Highland Avenue, Coos Bay, OR 97420. The applicant is requesting approval to the off-street parking requirements for the use, "religious assembly," located at 420 Highland Avenue. This is a continuation from December 12, 2006 hearing.

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 and Commissioners Berg and Marineau declared a conflict of interest. Chairman Harlan turned the hearing over to Vic-Chair Coles.

Vice-Chair Coles opened the public hearing.

Laura Barron read the disclosure statement and informed the Planning Commission that staff received a request from the Emmanuel Episcopal Church for an continuance to the February 13, 2007 Planning Commission hearing to allow additional time to secure off-street parking agreements.

Father Steve Tyson asked that the hearing be continued. He stated they have talked to over half the businesses in the area and they do not seem to be opposed to the use of their parking lots after hours and on weekends.

Vice-Chair Coles closed the public hearing.

**MOTION:** Commissioner Hood - Approved the request for a continuance for Variance application #ZON2006-00104 to the February 13, 2007 Planning Commission hearing to allow the applicant additional time to secure off-street parking agreements.

**SECOND:** Commissioner Miller

**VOTE:** Unanimous

**ITEM C: Comprehensive Plan Amendment and Exception to Statewide Planning Goal 16 (ZON2006-00101):** Coos County Airport District, Southwest Oregon Regional Airport, 2348 Colorado Avenue, North Bend, OR 97459. The applicant is requesting amendments to Comprehensive Plan Volume III, Coos Bay Estuary Management Plan, unit 52-Natural Aquatic to allow fill of a specific area for the purpose of shifting Taxiway C 75 feet to the south of its current location.

Also, an Exception is proposed to allow the fill to occur specifically for the relocation of Taxiway C to meet FAA separation safety requirements between the taxiway and Runway 4-22.

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 to amend Comprehensive Plan Volume III, Coos Bay Estuary Management Plan, unit 52-Natural Aquatic to allow fill of a specific area for the purpose of shifting Taxiway C 75 feet to the south of its current location. The request includes an Exception to allow the fill to occur specifically for the relocation of Taxiway C to meet FAA separation safety requirements between the taxiway and Runway 4-22.

Commissioner Miller asked about the detail on the seawall construction. Mrs. Baron stated that at it method of construction has not been determined and they will need to come back with additional information on the seawall.

Commissioner Miller asked about the mitigation site. Mrs. Barron stated that mitigation will take place in the County.

Laura Jackson, Corvid Consultant, working with W & H Pacific stated they are not looking at changing the type of aircraft at the airport. The FAA has expanded the separation requirements for class 3 aircraft to increase safety. The FAA requires that the expansion be made to retain current levels of service. The FAA will provid 80% funding to make the change. They looked at a number of options for making the updates and found that the proposed is the least extensive. Mrs. Jackson explained the reviews they have gone through up to this point (DLCD, DSL, FAA). They will be doing mitigation in the County which will include removing a dike and fresh water Hansen Slough.

The Planning Commission discussed erosion issues.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Coles - Accept the Statements of Fact, Findings, Conclusions of Decision Criteria 1-4 as submitted and recommend City Council approve application #ZON2006-00101 allowing the requested Comprehensive Plan Amendment to fill in a specific area of Unit 52-Natural Aquatic of the Comprehensive Plan Volume III, Coos Bay Estuary Management Plan for the purpose of shifting Taxiway "C" 75 feet to the south of its current location, subject to the following Condition: *An exception to Goal 16 must be adopted in order to allow fill in unit 52-NA to enable Taxiway C to be shifted 75 feet to the south of its current location.*

**SECOND:** Commissioner Berg  
**VOTE:** Unanimous

**MOTION:** Commissioner Coles approve the requested Exception #27 to Statewide Planning Goal 16 Estuarine Resources to allow fill to occur specifically for the relocation of Taxiway C to meet FAA separation safety requirements between the taxiway and Runway 4-22.

**SECOND:** Commissioner Hood  
**VOTE:** Unanimous

### **ADMINISTRATIVE**

#### **ITEM 1: Crystal Shoji, Shoji Planning and Development made a presentation on affordable housing using power point.**

A copy of the power point presentation is attached, including County demographics.

Robert Vanderveldon, representing the Home Builders Association, stated that lots in the Single Family Residential (R-1) are only allowed 35% lot coverage. The cost of development has increased and developers can not afford to build affordable housing. The market is for larger single family dwellings. Setting aside a lot in a new subdivision for an affordable house is not cost effective for the developer. He asked who is going to pay for affordable housing. He said the new home owner ends up paying the cost of development. Placement of a Manufactured Home on a lot now costs between \$100,000 and \$125,000. He discussed the cost of development with permits cost, system development charges and a profit margin. He said that the City of Coos Bay could defer property taxes for the first three years to allow people to save for the down payment.

Commissioner Harlan stated we have a number of lots in Eastside that are zoned for Multiple Residential (R-3), but they are only suitable for single family dwellings.

#### **ITEM 2: Façade Improvement Program discussion.**

Laura Barron summarized the program. She stated that the program promotes façade improvements to buildings in the Empire and Downtown Coos Bay Urban Renewal Districts. The Urban Renewal District will administer the program.

**ITEM 3: Planning Commission interpretation of “attached garage” for manufactured homes placed on an individual lot.**

The Planning Commission discussed the issue of the cost difference between a carport and a garage and the cost difference between an attached garage and a detached garage. The Commissioner agreed that they would not consider sample provided (an open breezeway between garage and manufactured home) as “Attached”.

**COMMISSION COMMENTS**

Chairman Harlan welcomed Commissioner Donovan to the Planning Commission.

Commissioner Coles stated she will be attending a Farmer’s Market annual conference for the downtown business association.

Commissioner Hood stated he hopes serious thought and work goes into options for affordable housing because we have a number of housing markets (retirement, established, new families). We need to support the cast of our community.

Commissioner Donavan stated he welcomes the opportunity to contribute to the community.

Commissioner Miller stated he has concerned about the issue of mitigated salt marsh into area that have been converted to fresh water sites. He stated that the water shed’s new dam site was well done and is environmentally friendly. We need to ask about the merit of the salt water marshes. He stated if you need to build a mud flat, call it a mud flat not a salt marsh. Commissioner Hood stated the State allows both active and inactive restoration. Commissioner Miller stated salt water has a very high toxicity level. Commissioner Marineau stated the areas converted to fresh water marshes would probably revert back to a salt marsh over time. The Commissioners discussed the merits of estuary salt water and fresh water.

Commissioner Marineau welcomed Commissioner Donovan.

**ADJOURNMENT** 8:00 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 REVISED FEBRUARY 13, 2007**