

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, September 11, 2007
6:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

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

ABSENT: Commissioner Chris Coles

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

SIGNED-IN GUESTS: Bob Beckett, ORBS, Medford, OR
Nikki M Fairbanks, 1144 Anderson Ave., Coos Bay
Lucille Kindred, 1140 Anderson, Coos Bay
Russell Nunnally, 641 N 12th Street, Coos Bay
Joe Slack, HGE, Coos Bay

APPROVAL OF MINUTES

Approve Planning Commission minutes of Tuesday, August 14, 2007

MOTION: Commissioner Miller - Approve Planning Commission minutes of Tuesday, August 14, 2007, as submitted.

SECOND: Commissioner Berg

VOTE: Unanimous **ABSTAIN:** Commissioners Donovan, Hood & Marineau

CCI/PUBLIC COMMENTS

PUBLIC HEARINGS

ITEM A: Vacation (ZON2007-00066): Mr. and Mrs. Jack Gill Hoover, 783 Faymar Drive NE, Keizer, OR 97303. The applicants are requesting approval of the vacation of the east 175 feet of Edward Avenue located between Patrick Street and Lakeshore Drive.

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 summarized the applicant's request. She stated topographical features of the right of way prevent the street from ever being built to City standards. The Edward Street right-of-way rises quickly from Lakeshore Drive as you head west for about 175 feet, and then it levels off and serves two single-family dwellings that access off of Patrick Street. She said a sewer line runs about half way up Edward Avenue, in the portion proposed for vacation.

Therefore, if the vacation is approved, an easement must be granted to the city for the maintenance, repair and replacement of the sewer line. Mrs. Barron added that a memo to the Planning Commission dated September 4, 2007, included a memo from abutting landowner Howard Crombie. Mr. Crombie and his wife own abutting property. Mr. Crombie indicated he supports the proposed street vacation with the condition that he is granted a 20-ft-wide perpetual easement for access and utilities from Mr. and Mrs. Gillhoover along the property that would revert to their ownership if approved. A signed/notarized statement to this effect was attached to the September 4th memo.

The Planning Commission discussed the location of the existing sanitary sewer line, proposed easement and the current and possible future use of the right-of-way. Commissioner Marineau asked that proposed easement areas be identified on the maps provided by staff.

Jack Gillhoover, Coos Bay, stated his property could be accessed from Lakeshore, Edwards or Patrick. He stated he is accessing off Lakeshore instead of Patrick because of the distance and paving requirements. He said the sewer line ends about half way up the Edwards right-of-way.

Commissioner Hood stated the reason it is being vacated is because it can not be developed to City standards as a street. He asked if there are standards to regulate driveway development. Mrs. Barron stated there are no standards.

Chairman Harlan questioned why a street vacation is being considered to avoid street development standards. Mr. Gillhoover stated he could not afford to pave Edwards to street standards. He explained the issues with his lot regarding access (distance and elevations) and how the vacation of Edwards eliminates the problems. He stated Edwards would never be developed as a street.

Chris Hood asked what sets the paving standards for residential property. Mrs. Barron stated the Transportation Plan which was adopted in 2001 outlines paving requirements for the City of Coos Bay. She added that staff is working on a policy to allow reimbursement.

Commission Berg stated that vacating the right-of-way is the only cost effective answer for these owners. He added that paving regulations for residential property are a mess.

Howard Crombie, 500 Edwards Avenue, Coos Bay, stated that he has a couple lots east of his current dwelling and if in the future he wants to develop the lots access would need to come from Lakeshore Drive. He stated he and Mr. and Mrs. Gillhoover have discussed an access and utility easement.

Chairman Harlan asked Mr. Crombie how his property would be accessed. Mr. Crombie stated access would be from Lakeshore Drive on the south side of vacated Edwards. He stated development of the lots is limited because of the elevation difference and that it would be best suited for a basement level garage and living area above the garage. The structure would need to be built in the bank. Mr. Crombie stated he and the Gillhoovers would share a common driveway up to the north property line. He added that he would have options for utilities servicing a future structure.

Commissioner Donovan asked how Mr. Crombie would development on the vacant property when his current dwelling extends over onto lot 2. Mrs. Barron stated that Mr. Crombie could sell lot 3 and 4 and retain lot 2.

Tina Amatisto, 795 Patrick Street questioned what would happen to the rest of Edwards Avenue. She stated there is a lot of development around Edwards Avenue and she wants to make sure the right-of-way will not be needed in the future. She stated Mr. and Mrs. Gillhoover currently have a construction road off Patrick Avenue. If they are not required to eliminate that road, they could continue to access their property from Patrick Avenue without paving.

Commissioner Miller asked Ms. Amatisto if they use any portion of the Edwards Avenue right of way for access. Ms. Amatisto stated they do not use Edwards Avenue for access to their property. Mrs. Barron asked if the right-of-way is fenced upon vacation, would it allow them ample room to maneuver out of their driveway. Ms. Amatisto stated she believes they would be able to maneuver out of their driveway without a problem. Commissioner Miller stated upon vacation that portion of the Edwards Avenue right-of-way will become private property.

Commissioner Marineau stated there are other buildable sites in the area. He believes the intent is that some of the lots would gain access from Lakeshore Drive.

Mr. Crombie stated he would still support the easement if the distance or easement was changed.

Chairman Harlan closed the public hearing.

Chairman Harlan expressed his concern over vacating a street to avoid paving requirements. He stated maybe we should be discussing an amendment to the ordinance instead of vacating the right of way.

Commissioner Donovan stated it may have been more appropriate for the applicants to have applied for a variance to the street development standards.

MOTION: Commissioner Berg – Adopt the Statements of Facts, Findings, and Conclusions as submitted based on the findings, conclusions and applicants' submittal, attached hereto and incorporated herein by reference as Attachment A and recommend City Council approve Vacation application #ZON2007-00066, authorizing the east 175 feet of Edwards Avenue, located between Patrick Street and Lakeshore Drive to be vacated, subject to the following Condition: *A 15-foot-wide utility easement to the City, centered over the existing sanitary sewer, is required from the abutting landowners for the maintenance, repair and replacement of the sewer line located in vacated Edward Avenue.*

SECOND: Commissioner Marineau

DISCUSSION: Commissioner Donovan stated he would like the utility easement increased to 20-feet in width. Chairman Harlan stated he is opposed to a street vacation for the purpose of getting around street development standards. He stated he would prefer the ordinance be revised to accommodate this type of development.

AMENDED MOTION: Amend Condition to read: *A 20-foot-wide utility easement to the City, centered over the existing sanitary sewer, is required from the abutting landowners for the maintenance, repair and replacement of the sewer line located in vacated Edward Avenue.*

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

ITEM B: Site Plan and Architectural Review (ZON2007-00080): Coos Bay School District 9, PO Box 509, Coos Bay, OR 97420. The applicant, represented by Joseph Slack, HGE, Inc., is proposing a student shop/classroom building at the Marshfield High School campus located at 10th and Ingersol Street.

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

Chairman Harlan stated he has a conflict of interest. Chairman Harlan appointed Commission Marineau to chair the hearing. Acting Chairman Marineau opened the public hearing.

Laura Barron read the disclosure statement and summarized the applicant's request. She stated the School District is proposing a 3,600 sq ft, single-story wood-framed structure to be used as a shop/classroom building. Structure will be located west of the main building on the Marshfield HS Campus. She said that in order to blend with the residential neighborhood to the west, the ridge of the roof will be approximately 20 feet in height. The roof will be sloped with shingles. Horizontal siding is proposed along with wood trim for the doors and windows; Exterior lighting is proposed on the south, east and west elevations; There is an existing chain link fence which will remain along the north and west sides of the proposed building; sewer/storm drain and fire hydrants are on site; the building will displace about 14 parking spaces. The applicant states these spaces will be made up around the Harding building area of the campus. A drainage swale proposed near the southwest corner of the building and a plant list has been included.

Joseph, Slack of HGE, representing the Coos Bay School District stated the site is currently a paved parking area. He stated a pole building was originally considered, but they opted for stick frame construction. The building will be used as a shop/classroom for students that will building a single-family dwelling, somewhere in Coos Bay.

Laura Barron asked if there will be noise issues. Mr. Slack stated there will be a couple windows that will be for natural lighting, but they will not open. The students will often be working off-site. They will conduct classroom activities in the building and some work with tools. The construction will take place on the building site.

Commissioner Donovan asked if this building is part of the master plan. Slack stated the "Master Plan" has not been updated for many years and it did not include a shop building.

Commissioner Miller asked if the location of the building will change the pedestrian route.

Joel Smallwood, Maintenance Manager for the School District stated the current foot traffic is through the vacation right of way. The parking lot is currently fenced.

Commissioner Donovan asked if the 10-inch storm drain line is adequate to handle the increased storm water. Mr. Slack stated it will be tied to the existing storm drains and will be adequate.

Commissioner Miller stated he thinks it is great that they are adding shop classes again. In the 70's they had auto, metal and wood shop classes.

Commissioner Marineau Harlan closed the public hearing.

Commissioner Miller stated he is pleased with the landscape plan, but it may be excessive for a shop building.

- MOTION:** Commissioner Hood – Adopt the Statements of Facts, Findings, and Conclusions as submitted based on the findings, conclusions and applicant's submittal, attached hereto and incorporated herein by reference as Attachment A" for Site Plan and Architectural Review application #ZON2007-00080 and approve the proposed student shop/classroom building at the Marshfield High School campus located at 10th and Ingersol Street, subject to the Condition that the storm drain system be evaluated prior to construction to insure adequate capacity.
- SECOND:** Commissioner Berg
- VOTE:** Unanimous

ITEM C: Variance (ZON2007-00071): Richard Swenson, 1162 E Street, Coos Bay, OR 97420. The applicant is requesting approval of a variance to allow a manufactured home to be placed on a foundation that is greater than one (1) foot above grade as required by the Land Development Ordinance for manufactured homes. The home is located at 1162 E 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.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and summarized the applicant's request. She stated the owner could have met the siting standards with fill and a retaining wall. She added that the Department issued a letter to the landowner and contractor that outlines the specific siting requirements for manufactured homes. The letter was received and signed by the applicant. There does not appear to be a safety hazard posed by the high foundation, nor does it appear there will be a negative affect on abutting property or improvements in the district. The department received no comments.

Commissioner Berg asked if a stick built dwelling is subject to the same siting standards. Mrs. Barron stated that stick frame dwellings are not subject to the same siting standards as manufactured homes. Commissioner Berg stated he drove by the property and if it was a stick frame dwelling it would be allowed to be sited with a high foundation wall.

Commissioner Marineau stated that at the time the siting regulation were adopted in 1994 there were concern about the manufactured homes fitting into residential areas. There were concerns that single-wide mobile homes with flat roofs, metal siding and skirting would be placed next to stick frame dwellings. He added that the standards may not be necessary today.

Commissioner Hood asked if there should have more standard for stick frame construction. Commissioner Berg stated we are arguing personal taste. Chairman Harlan stated the application needs to be reviewed based on the current ordinance.

Commissioner Hood asked how the placement got to this point without approval. Laura Barron outlined the process leading up to the application. Including a "Stop Work" order that was placed on site and then removed by the Building Official.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Donovan – Adopt the Statements of Facts, Findings, And Conclusions as submitted for Variance application #ZON2007-00071 and Deny the variance request to site the manufactured home on a foundation that is 6 to 8 feet above grade on the west elevation and tapering off to the east on the north and south elevations.

SECOND: Chairman Harlan

DISCUSSION: Commissioner Marineau stated that if it will be the direction of the Planning Commission to pursue an ordinance amendment to remove the development restriction for manufactured home, it makes no sense to deny the application. Commissioner Hood stated we are being forced to make a decision because the structure has already been placed. Commissioner Berg stated that if the ordinance does not make sense it does not make sense to enforce it. He added there are extreme slopes in the Eastside area. He is opposed to denying the application. Commissioner Miller stated manufacture homes are intended to be placed on the ground. The Planning Commission discussed the issue further.

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

Jon Webster, Contractor for the applicant, stated the foundation is an engineered design

ITEM D: Site Plan and Architectural Review (ZON2007-00072): Ryan Fall, for Alder Acres, 1800 N 28th Court, Coos Bay, OR. The applicant is proposing the addition of a storage area for recreation vehicles at 1800 N 28th Court.

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 summarized the applicant's request. Mrs. Barron stated an e-mail was received from Ron Hoffine of the Coos Bay/North Bend Water Board dated September 10, 2007 (*Exhibit 1*) indicating he met with Ryan Fall of Alder Acres and that they agreed that Mr. Fall would enlarge the detention pond to front the entire southern portion of the development (increase its size by 1/3 to 1/2 or so) and eliminate any outfall or overflow pipe. The pond would then function entirely as a percolation pond. Mr. Hoffine indicated that this change would satisfy the Water Boards concerns. According to Mr. Hoffine, Mr. Fall indicated that maintenance would consist of excavating any spoils from the bottom of the pond as needed and he recommends interval of every year or every other year should be specified on the plans. Mr. Hoffine indicated that he would like to review the revised plan when ready.

Ryan Fall, 1800 N 28th Court, Coos Bay stated he has a revised plan that addresses the Water Board concerns (*Exhibit 2*). He stated the revised plan addresses the Water Boards recommended changes. Mr. Fall said the plan shows the expansion of the detention pond at the southern end of the property and addresses the removal of the plank discharge so that no overflow would be directed out of the pond. He included a schedule of maintenance for the detention pond which includes the catch basin to be inspected monthly for maintenance. Access will be provided for heavy machinery for removal of sediment (*Exhibit 3*).

Chairman Harlan asked if the entire lot will be a gravel surface. Mr. Fall confirmed that the fill that is in that area is not the type of fill that you would want to pave over. The area is subject to settling and they do not intend to pave.

Commissioner Donovan asked if there are activities in the area at this time. Mr. Fall stated JBS Construction will be working with LTM and intend to bring in approximately 50 truck loads (which has begun). He stated Patrick Myers, Tree Inc. has been bringing clippings and dropping them off in that area.

Commissioner Miller asked if the applicant intends to park recreational vehicles on the chips. Mr. Fall stated they are mixing the dirt and chips together. He stated they are aware that there will be settling and that is why they do not intend to pave. They never intended to build houses on the property and there is a demand for the storage use.

Commissioner Miller asked if they intend to provide an underlayment under the gravel like a geo type fabric. Mr. Fall stated they did not intend to add an underlayment.

Chairman Harlan closed the public hearing.

Commissioner Donovan stated he agrees that this would be a good use for the property, but without added protection for the watershed we may be adding a risk to water quality. He would like to see a hydraulic analysis to show how much connectivity there is from the site to the watershed.

Laura Barron stated there is a condition of approval that the Coos Bay/North Bend Water Board must approve the plan prior to issuance of any permits.

The Planning Commissioner discussed what type of evaluation they would like to see on the property. They discussed a possible condition of approval that would require additional testing.

Commissioner Miller stated according to the submitted plans the elevations on all sides is 110-feet. He said it would be just as easy to place the retention pond on the other side of the property and pipe it to the other side of the dam, to Pony Slough and out to the bay. He said that he has worked on a number of RV storage areas and people don't move the RV's before they do oil changes and antifreeze which get drained onto the ground. He added that we have one of the few watershed that own their land and we need to protect it.

Commissioner Donovan asked if the application could be tabled until the Water Board and Planning Commission can review a hydro geologic report to determine the impact to water shed.

MOTION: Commissioner Marineau – Continue the hearing on Site Plan and Architectural Review application #ZON2007-00072 to the October 9, 2007 Planning Commission hearing to allow the applicant additional time address drainage concerns.
SECOND: Commissioner Donovan
VOTE: Unanimous

ITEM E: Variance (ZON2007-00074): Ms. Catherine Gordon, 496 11th Avenue, Coos Bay, OR 97420. Ms. Gordon is requesting approval of an 8-foot variance to the 10-foot setback requirement from a street right of way in order to site a single-family dwelling. A variance is also requested to provide the two (2) required off-street parking spaces in the E Street right of way at 11th Avenue.

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 summarized the applicant's requests.

Catherine Gordon stated after talking with Laura Barron she found that the two required off-street spaces could be provided at separate locations on the property. She described the process that brought her to the Planning Commission. She stated there are things that make her property extraordinary (Decision Criteria 1) which included the views and the value of the property. She outlined her justification for the dwelling being replaced in the same footprint as the house that burned a short time ago.

The Planning Commission discussed the property elevations, access and abutting street.

Chairman Harlan stated the applicant needs to look into a house plan that would better fit the property. He stated there is a reason for setback requirements from property lines and the future development of the abutting streets is uncertain.

Chairman Harlan closed the public hearing.

Chairman Harlan stated there are options in the design of the house. He said he could not support an approval. Commissioner Marineau stated he agreed that there are design options that need to be explored.

MOTION: Commissioner Donovan – Adopt the Statements of Facts, Findings, and Conclusions as submitted based on the findings, conclusions and applicant’s submittal, attached hereto and incorporated herein by reference as “Attachment A”, for Variance application #ZON2007-00074 and deny the variance request for an 8-foot variance to the 10-foot setback requirement from a street right of way.

SECOND: Commissioner Marineau

DISCUSSION: Commissioner Berg stated he encourages the applicant to find a house plan that better fits the lot or pursue a street vacation. He stated he has mixed feeling about the motion because the house burned down.

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

Commissioner Miller stated he is concerned about off-street parking being provided in the right-of-way.

MOTION: Commissioner Donovan – Adopt the Statements of Facts, Findings, and Conclusions as submitted based on the findings, conclusions and applicant’s submittal, attached hereto and incorporated herein by reference as “Attachment A”, for Variance application #ZON2007-00074 and deny the variance request to provide the two (2) required off-street parking spaces in the E Street right of way at 11th Avenue.

SECOND: Commissioner Marineau

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

ITEM F: Variance (ZON2007-00083): Mr. and Mrs. Russell Nunnally, 641 N 12th Street, Coos Bay, OR 97420. The applicants are requesting approval of a 3-foot variance to the six-foot side yard setback required in order to rebuild a garage at 641 N 12th Street, which is attached to a two-story dwelling.

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 summarized the applicant’s request. A letter dated September 10, 2007 was received from Holly and Tim Rodenkirk of 611 N. 12th Street indicating their concern that if approved, the structure only be used as a garage and that no intensification of use occur such as a roof deck or second story that would effect their privacy (*Exhibit 1*).

The Planning Commission discussed building and fire code requirements regarding the setback. Laura Barron stated the proposed structure must meet current building and fire codes prior to construction.

Russ Nunnelly, 641 N 12th Street, Coos Bay stated according to building code, a building can have a 3-foot setback with a 1-foot overhang. He added that he would like to have a roof deck on top of the garage. He had planned to place a six foot fence around the roof deck.

Holly Rodenkirk stated they would like to insure the development can properly handle the storm water drainage from the property. She said she is also concerned that the garage not be converted to living space.

Chairman Harlan closed the public hearing.

Commissioner Hood asked if the applicants have adequate off-street parking. Mr. Nunnelly stated they do have adequate off-street parking.

The Planning Commission discussed the possibility of additional improvements and there effect on abutting property.

MOTION: Commissioner Marineau – Adopt the Statements of Facts, Findings, and Conclusions as submitted based on the findings, conclusions and applicant’s submittal, attached hereto and incorporated herein by reference as Attachment “A” and approve Variance application #ZON2007-00083 allowing a three-foot variance on the south side of the property for the construction of an attached garage three-feet from the property line at 641 North 12th Street, subject to the following Conditions: *Solid wall on south elevation no opening, limit roof deck to 10-feet south of the existing dwelling with 6-foot privacy fencing required.*

SECOND: Commissioner Berg

VOTE: Unanimous

ITEM G: Conditional Use (ZON2007-00082) Oregon Regional Behavioral Services, 1175 E. Main, Ste 1B, Medford, OR 97504. The applicant is proposing a single-family dwelling in the “Multiple Residential (R-3)” zoning district and a Group Residential Care Facility. Both uses are proposed at the south end of vacated 11th Street at Anderson, in close proximity to 1123 Anderson Avenue.

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 summarized the applicant’s request. She read into the record three letters received in opposition to the proposed development. The first letter received on September 8, 2007 from Lucille Kindred of 1140 Anderson Avenue, Coos Bay, Oregon 97420 indicating their opposition to the proposed development (*Exhibit 1*). The second letter dated September 10, 2007 from Nikki M. Fairbanks, 1144 Anderson Avenue, Coos Bay, Oregon outlining her concerns with the proposed uses and with the existing development (*Exhibit 2*). The third item received was a petition dated September 10, 2007 from residents in the area voicing their opposition to the proposed development (*Exhibit 3*).

Bob Beckett, Executive Director of the Oregon Regional Behavioral Services, stated he does not have anything to add to the staff report.

Commissioner Berg asked if Mr. Beckett had any response to the submitted letters and petition. Mr. Beckett stated that they are a non-profit organization that builds housing for mentally ill and handicapped citizens. He added that the facility was requested and contracted by Coos County Mental Health for the people they serve. They are licensed and inspected by the State of Oregon.

Commissioner Marineau asked Mr. Beckett to describe how the operation works. Mr. Beckett stated the intention is for short-term emergency foster care for one or two children at a time. They anticipate the usage to be less than 200 days a year for one person (even though there are two bedrooms). He said there could be two children at one time or there could be no children at the facility. There will be an on-site foster care family. They will be licensed and trained by the State and supervised by Coos County Mental Health. The purpose is to take an emotionally disturbed child between the age of 5 and 18 that is having difficulty in the home or school and provide emergency care for a few days until the situation is resolved.

Commissioner Berg asked Mr. Beckett to clarify the number of children that will be at the facility. Mr. Beckett stated the intention, as stated in the submitted application and letter, is to have the foster parents to live in one bedroom and the other two bedrooms would have one or two children. He added that they would be licensed with the State for less than 5 children. Mr. Beckett stated the children will not be taken to the facility in lieu of juvenile hall. These children have not committed a crime. He stated it is possible that one of the children could be 17 years old and could be in the neighborhood, as are other children in the neighborhood.

Commissioner Hood asked where the children would be coming from. Mr. Beckett stated the children would be coming from their home, school or the hospital. The children fall below the level of needing hospitalization.

Commissioner Berg asked what gap in the safety net would be filled by this facility. Mr. Beckett stated that according to Coos County Mental Health the children's facility in Roseburg closed. Children from this area are being sent to Portland and Salem for a few days and then coming back to Coos County, which is a large cost to the County and disruptive to the child. This facility would eliminate 70 to 80 percent of the trips to Portland and Salem. He stated that the contract is only with Coos County and they would not be receiving children from other counties. Mr. Beckett added that this would be the first facility for children that his business has developed.

Commissioner Donovan asked about the children that will be at the facility. Mr. Beckett stated these children could be the same children that live in the area and go to the schools in the area. This facility would just eliminate the need to take the children to Portland. When children come from other areas of the county, they will not be at the facility long enough to be required to register in school. If a child is required to be there longer than a few days they would be transported to school or provided with a tutor. He added that there is no evidence that mentally ill people commit any more crime or are any more dangerous than any of the rest of us.

Commissioner Donovan asked about a future sewer line. Mr. Beckett stated the City has an easement for a future sewer line and pump station, which restricts construction.

Nikki M Fairbanks, 1144 Anderson Ave., Coos Bay stated we already have this type of facility called "Center" which is separate from Belloni Ranch that is contracted with Coos County Mental Health. She stated that 54% of men in prison suffer ODD. She stated her grandson is tormented by other children on a daily basis and is in the mental health system. She stated a man in Unit "E" of the new facility has come into her place of employment multiple times. She added that you do not need children exposed to the residents of the facility at 1123 Anderson Avenue.

Lucille Kindred, 1140 Anderson, Coos Bay, stated it seems like we should wait and see how the existing facility adapts to the neighborhood before we add additional units.

David Ford, 62560 Crown Point Rd. Coos Bay, Oregon, 97420 who is on the Coos Bay School Board, stated he has received concern from parents of Blossom Gulch and from an individual that worked a CCRC which is also owned by ORBS and has the same type of residents that live at the new facility at 1123 Anderson Avenue. He stated that he is here on his own behalf. He outlined his concerns about the existing Anderson facility and CCRC. He stated he has questions about the children that will be housed at the facility.

Bob De La Vergne, Superintendent of Coos Bay School District, stated he was speaking on behalf of the teachers and parents that voiced their concerns about the proposed facility. He stated there is concern that children from out of the area will be housed at the facility and will require school resources that are already strained in this area.

He said parents have voiced concerns about the safety of their children due to the recently open residential facility at 1123 Anderson Avenue for adults with disabilities.

Commissioner Marineau asked Superintendent De La Vergne if he was opposed to the proposed facility. Mr. De La Vergne stated he believes children will be housed at the facility for more than a couple days. He added that he does not have enough information to make that decision.

Chairman Harlan closed the public hearing.

Commissioner Miller stated he would like to see a landscape buffer.

MOTION: Commissioner Marineau – Adopt the Statements of Facts, Findings, and Conclusions as submitted based on the findings, conclusions and applicant's submittal, attached hereto and incorporated herein by reference as "Attachment A" for Site Plan and Architectural Review application #ZON2007-00082 and approve the proposed establishment of a single-family dwelling on the subject property.

SECOND: Commissioner Berg

VOTE: Unanimous **ABSTAIN:** Donovan

MOTION: Commissioner Hood – Adopt the Statements of Facts, Findings, and Conclusions as submitted based on the findings, conclusions and applicant's submittal, attached hereto and incorporated herein by reference as "Attachment A" and approve the proposed "Group Residential Care Facility" for Site Plan and Architectural Review Application #ZON2007-00082, subject to the following Condition: *The facility is limited to emergency foster care services for children ages 5-18. A maximum of 5 children may be in foster care at any one time.*

SECOND: Commissioner Marineau
VOTE: Unanimous

ABSTAIN: Commissioner Donovan

ADMINISTRATIVE

Laura Barron stated that in the near future the Planning Commission will be looking at proposed ordinance amendments regarding manufactured home siting standards, reader board restrictions and a landscape ordinance. She added that as of October 1, 2007 Debbie Erler will be a Planner 1.

COMMISSION COMMENTS

Commissioner Donovan invited the Planning Commission to an open house on September 13, 2007 at 275 Market Avenue in Coos Bay.

ADJOURNMENT 9:30 p.m.

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

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

APPROVED AS SUBMITTED 11/13/07

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