

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, February 12, 2013 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay**

ATTENDANCE

COMMISSIONERS: Chairman Christine Coles Commissioners Bruce Harlan,
Chris Hood, Phil Marler, Jeff Marineau and Danny Stoddard

ABSENT: Commissioner Jim Berg

STAFF: Laura Barron, Planning Administrator
Debbie Erler, Planner 1

SIGNED-IN GUESTS: None

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of December 11, 2013.

Chairman Coles noted a correction on page replace "venter" with "vendor".

MOTION: Chairman Coles – Approve the Planning Commission minutes of
December 11, 2012 as revised.

SECOND: Commissioner Hood

VOTE: Unanimous

ABSTAIN: Commissioner Marineau

CCI/PUBLIC COMMENTS None

PUBLIC HEARING

ITEM A: Variance #187-ZON13-003: The applicant is requesting two variances. The first request is for a 5-foot variance to the 10-foot setback requirement to construct a 10-foot wide cover over an existing deck on the south side of the single-family dwelling abutting Greenwood Avenue. The second request is for a 9-foot variance to the 10-foot setback requirement to construct a carport with access that is perpendicular to the Greenwood Avenue right of way.

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

Chairman Coles opened the public hearing.

Debbie Erler read the disclosure statement and outlined that applicant's request. The applicant, Gary Goodson, is requesting approval of two variances. He submitted an email on February 5, 2013 indicating that upon further review he determined they need a six-foot variance to the ten-foot setback requirement to construct an eleven-foot wide cover over an existing deck on the south side of the existing single-family dwelling abutting Greenwood Avenue. Approval of the variance would result in a four-foot setback from Greenwood Avenue. There second request is for a nine-foot variance to the ten-foot setback requirement to construct a carport with access that is perpendicular to the Greenwood Avenue right of way.

The dwelling is approximately 16-feet from the south property line (facing Greenwood Avenue) and the existing deck is located approximately six-feet from the south property line. There is approximately 10-foot between the property line and the beginning of the 12-foot wide gravel roadway of Greenwood Avenue.

The required setback from property lines with street frontage is 10 feet to the dwelling and 10-feet to a carport/garage if the access is perpendicular to the street frontage and all of the required parking can be accommodated on private property.

Greenwood Avenue and North 7th Court are platted to be 60-feet in width and are currently graveled to approximately 12-feet in width. Further development of Greenwood Avenue and North 7th Court (surrounding the subject property) is limited do to topography.

The multiple-Residential (R-3) zone allows single-family dwellings to have 44% lot coverage. The lot coverage would be 30-percent if Variance request #1 & #2 are approved.

MOTON: Commissioner Marler - Edit Finding "3^r" to indicate the proposed covered deck would be four feet from the south property line. Edit "Recommended Final Decision" to indicate approval would allow a six-foot variance to the ten-foot setback requirement.

SECOND: Commissioner Stoddard

VOTE: Unanimous

MOTION: Chairman Coles – Based on the applicant's submittal, and the Statement of Facts, Findings, Conclusions attached hereto and incorporated herein by reference as "Attachment A", approve Variance #187-ZON13-003 allowing a six-foot variance to the ten-foot setback requirement to cover an existing deck; and a nine-foot variance to the 10-foot setback requirement to construct the proposed carport with access that is perpendicular to the Greenwood Avenue right of way.

SECOND: Commissioner Marineau

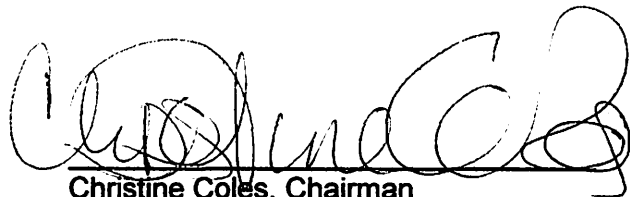
VOTE: Yea - Chairman Coles, Commissioners Hood, Marler, Marineau and Stoddard

Nay - Commissioner Harlan

COMMISSION COMMENTS None

STAFF COMMENTS None

ADJOURNMENT 6:30 p.m.



Christine Coles, Chairman
City of Coos Bay
Coos County, Oregon

ATTEST:


Debbie Erler, Planner 1, City of Coos Bay

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APPROVED AS REVISED 06-11-2013