

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, September 15, 2014 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

DRAFT

ATTENDANCE

COMMISSIONERS: Commissioners Jim Berg, Phil Marler, Bruce Harlan, and Rex Miller

ABSENT: Chairman Chris Hood, Vice-Chairman Jeff Marineau, Commissioner Christine Coles

STAFF: Eric Day, Director of Community Development
Debbie Erler, Planner
Kim Trimpert, Planner

SIGNED-IN GUESTS: None

CCI/PUBLIC COMMENTS None

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of July 8, 2014.

MOTION: Commissioner Berg- Approve the Planning Commission minutes of July 8, 2014 as submitted.

SECOND: Commissioner Miller

VOTE: Unanimous **ABSTAIN:** Commissioner Marler

DEVELOPMENT CODE (CBMC, Title 17) REWRITE

Director Day introduced the new Planner 1, Kim Trimpert. Kim moved to Coos Bay in June. She has an MPA in Planning and Coastal Zone Studies from the University of West Florida, and has worked for the City of Seaside, Clatsop County, and the Columbia River Estuary Study Taskforce (CREST). She has two children and has been moving around the country with her Coast Guard husband the last two decades.

Director Day summarized the proposed revisions for "Section 3". He provided a memorandum (*Exhibit 1*) summarizing the proposed revisions. Proposed revisions include: the process for "Partitions" which currently allows up to three parcels to be created (without a public street) and the revised code would allow up to four parcels to be created from the original parcel, at a staff level review, with appeals heard by the Planning Commission.

Commissioner Marler stated some property owners in the County are doing partitions every year or two to avoid the subdivision process and the requirement of a public street.

Director Day said Subdivisions/PUD's would be heard by the Planning Commission for final approval and be appealed to the City Council. He said staff would review SPAR's for small projects that would result in 4,000 square feet of building and/or the addition of 20 parking spaces, while projects larger than that would require the Planning Commission review and approval.

Director Day stated the review of variances would be completed by staff if the request is for a deviation of 10 percent or less and by the Planning Commission for request above 10 percent. He said temporary use permits would be reviewed based on the length of time the use is requested.

Director Day stated the Planning Commission will be reviewing 18 chapters at the November meeting.

Commissioner Harlan asked Director Day if the proposed document will be more or less complicated than other communities in this area. Director Day stated he is not familiar with other communities' development code, but this is much simpler than what we currently have.

The Planning Commission discussed "Flag Lots" and "Pan Handle Lots".

Commissioner Harlan expressed concern about reference to "Type I" process. He said he spent 15 minutes trying to find out where is explained what the process included. Director Day stated the references will be added during the professional review of the document.

COMMISSION COMMENTS

Commissioner Berg stated for the first time he has had positive input from the developing public and he was pleased. He also welcomed Kim Trimpert to the City. He asked Mrs. Trimpert what she thought about the proposed process. She stated it appears to be streamlining the process.

Commissioner Marler stated he likes what he has seen so far. He wants the process to be simple for the general public.

Commissioner Harlan stated the Planning Commission usually reviews the development code as it pertains to a proposed project. He said the document as a whole is not an easy read.

ADMINISTRATIVE None

ADJOURNMENT 6:35 p.m.

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

ATTEST: _____
Debbie Erler, Planner
City of Coos Bay