

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, April 11, 2017 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay**

ATTENDANCE

COMMISSIONERS: Chairman Rex Miller, Commissioners Jim Berg, Christine Coles, Jeff Marineau, Katherine Flores and John Perry.

ABSENT: Commissioner Chris Hood

STAFF: Tom Dixon, Planning Administer
Debbie Erler, Planner

SIGNED-IN GUESTS: None

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of February 14, 2017 and March 14, 2017 Planning Commission hearings.

MOTION: Commissioner Coles – Approve the Planning Commission’s minutes of February 14, 2017 and March 14, 2017 as submitted.

SECOND: Commissioner Berg

VOTE: Unanimous

CCI/PUBLIC COMMENTS None

PUBLIC HEARING

ITEM B: Conditional Use #187-ZON17-022 - 2650/2668 Koos Bay Blvd, Coos Bay. Change of use of the Single-Family Dwelling 2668 Koos Bay Blvd. to a Group Residential Care and Treatment Facility in the Medium Density Residential (MDR) zoning district. The applicant is requesting approval to convert an existing single-family dwelling to an administrative/counseling office for a Group Residential Care and Treatment Facility on the subject property.

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

Chairman Miller opened the public hearing.

Debbie Erler read the disclosure statement and outlined the applicant’s request.

Jerry O’Sullivan, 620 Hamlin Dr., Canyonville Oregon. Mr. O’Sullivan stated he is the Director of Operations for ADAP. They provide treatment for several hundred people at any time. They received a grant to establish a program on the subject property. They intend to convert the single-family dwelling to an office for the program.

He stated the participants in the program will live on site and receive drug and alcohol counseling and other assistance like finding employment. He explained the different program offer by ADAPT locally and in other areas.

Commissioner Peery asked about how they deal with physical and/or mental illness. Mr. O'Sullivan said they work with mental health agencies and home health workers. The participants have to qualify for the program, meaning they have to be ready for this type of treatment.

Commissioner Berg asked if the program works. Mr. O'Sullivan stated they are adding the service of housing, it is new to their program, but all the other services have been working for a long time.

Mr. Dwight Williams, 2550 Coos Bay Blvd., Coos Bay stated that he is a retired social worker licensed for State of Alaska for 25 years. He said they just moved here last year, they lived in Bandon for three years and there were drug traffic and mental health issues constantly. He said that is a terrible thing to live under. He was in military combat for 22 years and there was no difference. He had to go in his house at night with his weapons, to protect his property from people trying to steal his property or do damage to his property. He said the average time a person had to be in treatment for to see any change was 13 to 15 times. He doesn't see any resolution for his neighborhood to have any resolution. He lives right down the road. What is Coos Bay going to do to fix the problem? He had a nice place in Bandon but he had to leave or they were going to him or he was going to have to hurt them. He would like to hear what the Council has to say about how they are going to protect the neighborhood from what he knows is going to happen.

Commissioner Peery stated he does not think this pro is going to be a magnet for problems. The participants are kept in a state of sobriety to stay in the program and you are almost better off than renting to the general public.

Mr. Williams stated he has 40 some years of social work experience and he totally disagrees. The people in the treatment will associate with people not in the program.

Commissioner Coles stated from what she has seen and heard about the ADAPT is a very responsible program.

Chairman Miller asked Mr. Williams what he would do, if everyone says "Not in my neighborhood".

Mr. Williams stated that he did not say "Not in my neighborhood" he said it needs to be a confined situation and restricted at the upmost. He said with no disrespect to the people with the issue, but when you have someone that has such a minimum ability to succeed that it will take them 13 to 15 times in treatment, it is not a good success rate and they should be restricted.

Chairman Miller stated that what has been presented for the change of use is not going to resolve the drug problem in Coos Bay.

Mr. Williams stated that is a con, to apply for one thing and getting something else. It is not just one thing it is housing, office and administrative. There is going to be all the associated issues like that.

Debbie Erler stated the change of use is for the single-family dwelling, but it is in conjunction with a treatments facility. The use of the multiple residential units is not changing, but it is part of the program.

Mr. Williams stated that when the situation goes south it will be the Planning Commission's responsibility.

Mr. O'Sullivan stated he disagrees with the statistics that it takes 13 times in treatment to be successful. He said relapse is part of the process. The facility will be designated a drug and alcohol free, which allows them to go into the homes more often and with less notice. There will be staff on site during working hours and on-call staff. He said they a similar property in Douglas County and they have completely turn the property around and the County is very satisfied with our program. He further discussed the ADAPT programs with the Planning Commission.

Mr. Tom Dixon asked about how the participants are transitioned out of the program (housing) with such a shortage of housing in the area. Mr. O'Sullivan stated success in the program to move the participants to permanent housing. He explained that they work with local realtors and other agencies and they have been successful in timely relocations. They just relocated the nine families that were occupying the existing living units. They work to make them self - supported. They have a number of past participants coming back to help others.

Jeff Marineau stated the Planning Commission has made some important decisions about land use, for example The Gospel Mission. He asked if staff has knowledge of problem with that facility. Ms. Erler stated our office would not necessarily be the department someone would complain to. The Mission has not violated their land use approval.

Mr. Dixon stated there was recently a move to clean up homeless camps in the area. Many of the homeless resist entering problem/treatment.

Commissioner Marineau stated that would be the difference with the type of person in our program. The Mission deals with more immediate needs (food/shelter).

Carol Williams stated she got notice just two hours before the meeting. Ms. Erler stated notice is mailed to everyone within 300 feet. She suggests a facility out of town would be a better option, somewhere that is not residential. She is concerned about the lack of transportation for the residents. She said we don't have a lot of police coverage, she has seen one policeman on the road since Thanksgiving. She said there is a lot of problems in the area and a lot of people walking the street that you don't want looking in your mail boxes.

Commissioner Coles said we all have our own fears. She said she lives by Mingus Park and she is worried about the homeless sleeping in the Mingus Park and she would rather have a similar facility next to her then the homeless.

Ms. Erler explained the zoning of the area and the Conditional Use process.

Chairman Miller closed the public hearing.

MOTION: Commissioner Coles - Based on the Findings and Conclusions, and the applicant's submittal, attached hereto and incorporated herein by reference as Attachments "A", approve Conditional application #187-ZON17-0022 to change the use of the structure at 2668 Koos Bay Blvd from Single-Family Dwelling to Administrative Office for the proposed Group Residential Care and Treatment Facility at 2650 Koos Bay Blvd, Coos Bay.

SECOND: Commissioner Marineau

VOTE: Unanimous

ITEM A: Street Vacation – Portion of Division Avenue #187-ZON17-0012 – The applicants are proposed to vacate the portion of Division Avenue, located between N. Empire Blvd and N. Marple Street.

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

Chairman Miller opened the public hearing.

Debbie Erler read the disclosure statement and outlined the applicant's request. She said the applicants are interested in purchasing the City's surplus property on the south of the proposed vacation area. She said there are major elevation changes that would make development unlikely. There are not utilities in the area and according to input from the agencies they have no plans to install utilities. She indicated that the applicant is not in attendance and there must have been some confusion on the meeting date. They are not required to attend, it's helpful in case there are any problems.

Chairman Miller asked what the proposed use is on the property to the south. Ms. Erler stated the last time we talked with the applicant they would be proposing upper scale single-family dwellings.

Chairman Miller closed the public hearing.

MOTION: Commissioner Berg - Based on the Findings and Conclusions, and the applicant's submittal, attached hereto and incorporated herein by reference as Attachments A, recommend City Council approve right-of-way vacation application #187-ZON17-0012 for a portion of Division Avenue between N. Empire Blvd. and N. Marple Street as proposed.

SECOND: Commissioner Coles


VOTE: Unanimous

COMMISSION COMMENTS


Commissioner Berg stated that in front of his office (one hundred block of Central) there is a dirty water fountain that doesn't work and is unsightly. He would like to request it be removed.

Commissioner Marineau stated the stop light at the Pony Village Mall is 80 percent complete. They are in the process now of moving communication lines out of the way of the signal.

ADJOURNMENT 7:05 p.m.



Rex Miller, Chairman
Planning Commission
City of Coos Bay
Coos County, Oregon

ATTEST: 

Debbie Erler, Planner
City of Coos Bay

APPROVED AS SUBMITTED MAY 9, 2017