

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, June 13, 2017 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

ATTENDANCE

COMMISSIONERS: Vice-Chairman Jim Berg, Commissioners, Christine Coles, Katherine Flores, Chris Hood, Jeff Marineau, and John Perry.

ABSENT: Chairman Rex Miller

STAFF: Tom Dixon, Planning Administer
Debbie Erler, Planner

SIGNED-IN GUESTS: None

CCI/PUBLIC COMMENTS None

PUBLIC HEARING

ITEM A: ITEM A: #187-ZON17-031 Site Plan Review for 3505 Ocean Boulevard.

A new, two-story addition as a support structure to an existing ambulance service operation. The proposed addition will provide 9,400 square feet for office, light storage, and indoor parking garage uses.

Vice-Chairman Berg 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.

Vice-Chairman Berg opened the public hearing.

Tom Dixon read the disclosure statement and outlined the applicant's request.

Commissioner Hood declared a work conflict of interest and excused himself from the hearing.

Planning Administrator Tom Dixon read disclosure statement and summarized the applicants request through a Power Point Presentation, including the Fire Department condition of approval.

Ralph Dunham, Stuntzner Engineering, PO 118, Coos Bay, Oregon, Consultant for Bay City Ambulance. Mr. Dunham stated they have comments on conditions 5-6-7, the rest of the conditions are very straight forward and acceptable. He said he would like to amend condition #7 to read "for all new landscaping" as there is existing landscaping on the site (three or four parcels). Regarding Condition #5, they have no problem with providing detention. He explained the hydrology of rain and its relation to the subject property. Mr. Dunham further explained why he recommended detention not be done on the project, but they have no issue with staff's recommendation. He said Condition #6 indicates that the site development flow will meet the 25-year and they have no problem with that.

Commissioner Marineau verified that it is the intent to amend Engineering's Conditions to include "unless otherwise approved by Engineering Department".

Commissioner Peery asked what would be the peak increase for the 25-year. Mr. Dunham stated that .13 cfs or around 30 gallons a minute.

Mr. Dunham ask that Condition #3 be reworded to read "Unless otherwise approved by the City of Coos Bay Fire Chief."

Commissioner Flores ask if there is a restroom in the second building. Mr. Dunham stated that the upper floor will be required to have a restroom.

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 the two requested Site Plan Review application #187-ZON17-031 as proposed with the revised Conditions of approval.

SECOND: Commissioner Peery

VOTE: Unanimous

Vice-Chairman Berg closed the public hearing.

ADMISTRATIVE

Mr. Dixon provided the Draft Front Street Action Plan from the Brownfield Grant. He thanked Committee members Berg and Coles for their work on the committee. He stated that the recent open house was well received by the public. The consultants took into consideration the input from the first open house in creating the action plan. He said in the last six months two of the larger properties have been purchased and two other sites have sold and the new owners are in the process of making façade improvements.

The Planning Commission discussed access to Front Street waterfront. Commissioner Marineau stated the City invested a lot of time to get more access to the waterfront.

Vice-Chairman Berg asked staff what's the next step? Mr. Dixon stated that they will take comments on the draft document and put together the final draft. It will be brought back to the Planning Commission for review and then go to the City Council for final review.

COMMISSION COMMENTS

Commissioner Marineau stated Sause Bros went through an expensive cleanup.

Vice-Chairman Berg stated the wave energy project dismantling.

Commissioner Hood apologized for missing three meeting in a row. He said he appreciates what we do here. He said he was in another jurisdiction and it took three, four-hour hearings to complete a hearing on an application. He thanked Coos Bay staff for the work they do.

Commissioner Flores thanked staff for their written reports.

Commissioner Coles thanked every committee member the City has, they volunteer a lot of their time and effort into doing the best for the city.

ADJOURNMENT 7:05 p.m.



Jim Berg, Vice-Chairman
Planning Commission
City of Coos Bay
Coos County, Oregon

ATTEST:



Debbie Erler, Planner