

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, August 8, 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, Katherine Flores, Chris Hood, Jeff Marineau, and John Peery.

ABSENT: None

STAFF: Tom Dixon, Planning Administer
Debbie Erler, Planner

SIGNED-IN GUESTS: None

CCI/PUBLIC COMMENTS None

PUBLIC HEARING

ITEM A: Architectural Design Review - Façade Improvements #187-ZON17-050 737 North Front Street (T.25, R.13, S.26CA, Tax Lot 2500). The applicant has submitted façade improvement information for the above described structure. The property is located in the Waterfront Heritage Zoning District; therefore, approval of an “Architectural Design Review” is required.

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, Planner 1, read the disclosure statement and outlined the applicant’s request.

Heidi Sause, 68403 North Bay Road, North Bend, Oregon, stated she purchased property and the building about a year ago and it has good bones. The inside is constructed with heavy post and beam with old world turquoise color. She said it is a wonderful building and the previous owner used the building as a shop and storage. The building is visible from Hwy 101 North bound and it should look better for the citizens and guest to our community. She intends to purchase material locally (BJ Metal) and she would like to use twelve European lights from the 20’s that they purchased previously. She further outlined the project. Mrs. Sause showed the Planning Commission a framed photo of John F. Kennedy (JFK) on a Kuntson Tug from the 60’s when he visited the area campaigning for President.

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 Architectural Design Review #187-ZON17-050 for façade improvement at 737 North Front Street (approve the proposed exterior improvements at 737 North Front Street Bayshore Drive, subject to the following Conditions:

1. Compliance with the Flood Damage Prevention Standards as outlined in Coos Bay Municipal Code Chapter 17.245 is required.
2. Owner must secure all required structural and work in the right of way permits prior to beginning work.
3. All outdoor trash and storage areas must be enclosed and screened from public view.

SECOND: Commissioner Peery
VOTE: Unanimous

Commissioner Marineau stated he has received a number of calls from property owner in the floodplain about reappraising their property so they can meet the requirements to be under the 50 percent "Substantial Improvement" valuation. He knows the city has limited control over the regulations because they must continue to comply with the FEMA regulations.

ITEM C: Legislative Text Amendment to the Development Code #187-ZON17-051

The purpose being to amend the definition of "Substantial Improvement" so that it is consistent with the current floodplain management standards put forward by the Federal Emergency Management Agency (FEMA).

Chairman Miller opened the public hearing.

Planning Administrator Tom Dixon read disclosure statement and summarized the applicants request through a Power Point Presentation.

Commissioner Marineau asked if the amendment has anything to do with the revised maps from a couple years ago. Staff indicated that this proposed change is not related to the past map change.

Ms. Erler stated the change is be initiated to better match FEMA's definition of "Substantial Improvement". In the past, because there was no time frame referenced a property owner could go from one improvement project to another as long as each project did not exceed 50% of the structure value.

Mr. Dixon stated the City would risk their participation in the FEMA program (reduced insurance rate) for the citizens if they don't comply with FEMA's definition. The Planning Commission discussed different scenarios regarding construction and lot improvements and how they relate to the floodplain regulations.

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, recommend the City Council approve the Legislative Text Amendment to the Development Code application #187-ZON17-051 and update the definition of "Substantial Improvement" as proposed.

SECOND: Commissioner Marineau
VOTE: Unanimous

ITEM B: Subdivision – Marple Street #187-ZON17-045

The applicant is requesting approval for the Marple Street Subdivision that would allow four lots on a 1.72-acre parcel and a Variance to allow average lot sizes of approximately 18,733 square feet in the LDR-6 zoning district where the maximum average lot size is 7,500 square feet. 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.

Planning Administrator Tom Dixon read disclosure statement and summarized the applicants request through a Power Point Presentation.

Chairman Miller closed the public hearing.

MOTION: Commissioner Peery – Continue hearing on Subdivision application #187-ZON17-045 to the September 13, 2017 Planning Commission to allow the applicants to attend the hearing.
SECOND: Commissioner Hood
VOTE: Unanimous

Commissioner Marineau stated our prior land development ordinance did not restrict maximum lot size. His concern is that there are a lot of lots that are platted larger than the new standard and then a lot of the undeveloped lot that have issues with topography. He doesn't understand why a variance would be required in those situations. He said the market is going to determine the number of structure and we need to get rid of the restriction. The Planning Commission discussed the issue.

COMMISSION COMMENTS

Commissioner Coles stated she will have a Parks Commission report at the October meeting.

ADJOURNMENT 7:25 p.m.



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

ATTEST: 

Debbie Erler, Planner

APPROVED AS SUBMITTED NOVEMBER 14, 2017