

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, September 20, 2017 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

ATTENDANCE

COMMISSIONERS: Chairman Rex Miller, Commissioners Christine Coles, Katherine Flores, Chris Hood, and Jeff Marineau

ABSENT: Jim Berg and John Peery

STAFF: Tom Dixon, Planning Administer
Debbie Erler, Planner

SIGNED-IN GUESTS: Beverly Segner, 1000 Ingersoll Ave., Coos Bay, OR

CCI/PUBLIC COMMENTS None

PUBLIC HEARING

ITEM A: SITE PLAN REVIEW (SPR) #187-ZON17-055 - CONTINUED

Improvements to the south side bleacher area of Marshfield High School's Susick Stadium including: the installation of permanent seating, a roof cover over the spectator and bleachers area, a new press box, restrooms, a memorial plaza, and enhanced access for ADA mobility in the Urban Public district.

Chairman Miller opened the public hearing.

Debbie Erler read into the record an email dated September 18, 2017 received from the applicant's representative, Joe Slack, indicating there are some details and specifics that still need to be worked out and they would like the Planning Commission to continue the hearing to the regular Planning Commission hearing of October 10, 2017. This would give them time to work thru the details, agreements and additional piping investigation. They appreciated the willingness for the Commissioners to adjust their schedules and be willing to meet this week, but in reviewing with Coos Bay School District, Susick Stadium Committee, and the Coos Bay Public Works this extra time will give them all time to be confident in moving forward.

Commissioner Hood asked if the City has an ordinance in place that requires the storm line to be replaced if a sidewalk is built over the top of the line? He clarified, is there a requirement that if a sidewalk is built over a public utility the line has to be replaced. He said the reason he is asking the questions is that at the last meeting he ask if this is even something that the Planning Commission should be regulating and everyone said yes, because of the decision criteria for a site plan review.

He stated that if there is a provision in a city ordinance that requires them to remove it, it should not have been a condition of approval and the Planning Commission should not have even been dealing with the issue. If it is a condition of approval and there isn't an ordinance that regulates the removal then it's just a wish list for the City of Coos Bay and the City is begging someone to do something or trying to exact something from someone in conjunction with a development with no right to do that. So, if that is the case we could have eliminated that condition and approved the application at the September 13, 2017 meeting.

Commissioner Hood stated it appears that the issue is being worked out, but he still wants the question answered. Whether the City has the authority to require the school district or the developer or anyone in this particular application replace the line.

Ms. Erler stated she will relay the questions to the Engineering Department. She said she believes there is an engineering standard that they were basing the requirement on and staff will provide the answer at the next meeting.

Commissioner Marineau stated it was his understanding that what triggered the City's requirement was the fact that there was going to be a structure placed over the top of the line, and it was determined that the sidewalk was a structure.

Commissioner Hood stated that is another question, because we build sidewalks over City utilities all the time. Everything behind the meter is basically a sidewalk going over every public utility line in the City of Coos Bay. He asked if that means everyone is required to replace, repair, relocate utility lines every time a sidewalk is installed, repaired or replaced. He said that is where the original questions are coming from. If something is required by a City ordinance/code, should never be a condition of approval. A condition of approval should address issues of compatibility with surrounding uses. A condition is something that is subjective and not code. One the Planning Commission can add or remove (compatibility) and the other one (code/regulation) they can't.

Joe Slack, Applicants' representative, stated the issue is the determination that the sidewalk is a permanent structure and he has been trying to get a definition for a while. He asked if that can also be provided at the next meeting. He said he thinks they will get something worked out.

Ms. Erler stated she will pass along the questions and staff will bring the answers back to the October 10, 2017 meeting.

Chairman Miller stated that he read the report but was not aware until the end of the previous meeting that the project was being funded by private money and not school district or public money. He said while funding should not affect how he views a project, it did, and if someone is going to step up and put their own money on the line to build a better community, he is all for that.

Beverly Segner of 1000 Ingersoll Avenue, Coos Bay, stated she is not opposed to the project, she is concerned and has questions. She said she was totally aware that the project is being privately funded, but the point she made at the last meeting was just because someone comes to you and offers you private money doesn't mean you have to use it. She said the project is still taking public funds through staff time to support this project, so it's naive to think that community resources are not being used by the School District or City. She said the City indicated that this sewer line is not on the current list of projects for the City, so if they change their list to accommodate this project, again it is taking community resources from another project. She asked if a football stadium improvement a priority when there is so much other stuff going on in our community.

Chairman Miller closed the public hearing.

MOTION: Commissioner Coles – Continue the public hearing on Site Plan Review
SPR #187-ZON17-055 to the October 10, 2017 public hearing before the
Planning Commission.

SECOND: Commissioner Marineau

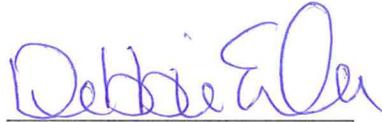
VOTE: Unanimous

ADJOURNMENT 6:15 p.m.



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

ATTEST:



Debbie Erler, Planner

APPROVED AS SUBMITTED OCTOBER 10, 2017