

CITY OF COOS BAY

**PLANNING COMMISSION MINUTES
Tuesday, December 13, 2016 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay**

ATTENDANCE

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

ABSENT: Chairman Phil Marler, elected to City Council
Commissioner John Peery

STAFF: Tom Dixon, Planner Administrator
Debbie Erler, Planner

SIGNED-IN GUESTS: Wendy A. Holland, 434 7th Avenue, Coos Bay, OR
Julian King, 835 D Street, Coos Bay OR

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of October 11, 2016.

MOTION: Commissioner Berg – Approve the Planning Commission minutes of October 11, 2016 as submitted.

SECOND: Commissioner Miller

VOTE: Unanimous

CCI/PUBLIC COMMENTS None

PUBLIC HEARING None

ADMINISTRATIVE / STAFF COMMENTS

Mr. Dixon discussed the retail sales of Marijuana. He said the recent vote of the people authorized the removal of the requirement that applicants must comply with Federal regulations. The City Council recommends that the City follow State regulations regarding the retail sale of Marijuana products within the City of Coos Bay. He added that growing and processing of Marijuana is still currently not allowed. He discussed different type of processing and the intensity of use. There will be proposed language coming before the Planning Commission in March for expanded uses within the City to possibly allow processing uses. The Planning Commission would make a recommendation to City Council.

Commissioner Marineau asked if staff will be signing off on the business license as a permitted use. Mr. Dixon stated that staff signs off on the LUCA form from the State and the business license for retail sales as a permitted use.

Commissioner Berg asked the difference between “Agricultural” use and “Horticulture” uses and why we would not want growth operations. He said if you can grow roses in a pot, you should be able to grow pot in a pot in the City limits.

Ms. Erler read the following definitions from the Coos Bay Municipal Code:

“Agricultural sales” means sale of feed, grain, fertilizers, pesticides, and similar goods from the premises. Typical uses include hay, feed, and grain stores.

“Agricultural uses” means the use of the land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture and wineries, apiaries, and animal and poultry husbandry, and the necessary accessory uses for storing produce; provided, however, that the operation of any such accessory use shall be incidental to that of normal agricultural activities; and provided further, that the above uses shall not include slaughterhouses and meat packing or commercial feeding of animals.

The Planning Commission discussed the merits of allowing (or not allowing) growth operations within the City of Coos Bay. Commissioner Marineau stated Douglas County recently made Marijuana growth and production prohibited uses. Commissioner Marineau stated Grants Pass has good regulations and they are way ahead of other communities on this issue.

Mr. Dixon discussed land use applications for 2016. He stated the Department has been busy, but fewer applications have been going to the Planning Commission. He discussed projects that were reviewed by staff that in the past would have went to the Planning Commission.

Commissioner Marineau asked what business is going in by Kozy Kitchen. Mr. Dixon stated the proposed development is a “Natural Grocer” and it will come before the Planning Commission in March.

Mr. Dixon stated the deadline for application submittal for the Planning Commission vacancy is December 23, 2016. He said the City officers will be closed that day and applications will be reviewed when the office reopens on December 27, 2016.

Ms. Erler stated the election of Chairman and Vice-Chairman will be done at the January 10, 2017 meeting.

COMMISSION COMMENTS

Commissioner Coles and Miller wished everyone happy holidays. Commissioner Flores asked about the development on LaClair. Commissioner Marineau explained the proposed use is an administrative office and mental health clinic.

ADJOURNMENT 6:35 p.m.

Jeff Marineau, Acting Chairman
Planning Commission
City of Coos Bay

ATTEST: _____
Debbie Erler, Planner
City of Coos Bay

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, January 10, 2017 at 6:00 P.M.
Coos Bay City Hall, 500 Central Avenue, Coos Bay

ATTENDANCE

COMMISSIONERS: Vice-Chairman, Jeff Marineau Commissioners, Jim Berg, Christine Coles, Chris Hood, Rex Miller and John Peery.

ABSENT: Commissioner Katherine, Flores

STAFF: Tom Dixon, Planning Administer
Debbie Erler, Planner

SIGNED-IN GUESTS: None

ADMINISTRATIVE

A. Election of Planning Commission Chairman and Vice-Chairman for 2017.

MOTION: Commissioner Coles – Nominated Commissioner Miller for Chairman of the Planning Commission for the year 2017.

SECOND: Commissioner Peery

VOTE: Unanimous

MOTION: Commissioner Coles – Nominated Commissioner Berg for Vice-Chairman of the Planning Commission for the year 2017.

SECOND: Commissioner Peery

VOTE: Unanimous

Newly appointed Chairman Rex Miller continued the appointments for 2017.

B. Appointment of a Planning Commissioner as representative to the Parks Commission.

MOTION: Chairman Marineau – Nominated Commissioner Coles as Planning Commission representative to the Parks Commission for the year 2017.

SECOND: Commissioner Berg

VOTE: Unanimous

C. Appointment of Planning Commissioner as representative to the Urban Renewal Advisory Committee for 2017.

Commissioner Berg asked about the role of the Urban Renewal Advisory Committee (URAC) in the coming year, because the Committee was not active in 2016. Mr. Dixon outline the areas under the Urban Renewal Agency's review including the Urban Renewal District for Downtown and Empire and the two design review areas (Front Street and Empire). He stated there are expected updates coming this spring. Commissioner Hood asked if the approved projects are loans/grants.

Commissioner Marineau stated that the urban renewal dollars are collected in a fund from tax revenue and then approved project are funded. The Planning Commission discussed that the Façade Improvement Grants are a small part of the approved projects for each district. The URAC meet when the URA wants input of proposed projects. Commissioner Berg said he would like to have more involvement in the urban renewal process. Staff stated that the City Council/Urban Renewal Agency will be having a goal setting session and project will result from those goals. The Planning Commission discuss possible Library project that may involve input from the URAC.

MOTION: Commissioner Marineau - Nominated Commissioner Berg as Planning Commission representative to the Urban Renewal Advisory Committee for the year 2017.

SECOND: Commissioner Hood

VOTE: Unanimous

APPROVAL OF MINUTES

Approval of the Planning Commission minutes of December 8, 2017 was postponed until the February 14, 2017 meeting.

CCI/PUBLIC COMMENTS None

ADMINISTRATIVE

Tom Dixon stated that in November voters approved an amendment to the Business License ordinance removing the requirement that proposed businesses must comply with Federal regulations. This amendment made possible the retail sales of marijuana. He said the City currently has signed off on six LUCA forms for retail sales within the city limits. The applicants must then get state approval before opening a retail business. The City is now considering an amendment to the Development Code that would allow the production of marijuana products in the City. Mr. Dixon explained the different methods of processing marijuana products. He said generally these are small operations, but processing campuses are also a possibility. Mr. Dixon stated that as discussed at previous meeting, we would probably want to isolate the use in the Industrial zone, because of the different methods of processing and unknown impacts of such development. He said staff is drafting a recommendation that would limit the use "Processing" to the "Industrial-Commercial (I-C)" zone. He said the issue of "growth" also came up at a previous Planning Commission meeting and the fact that the City doesn't currently allow "Agricultural Uses".

Commissioner Berg asked about the difference between "Agricultural" and "Horticultural" uses. He asked what the difference is between pots growing pot and pots growing roses. He asked if "Agricultural" is more like wheat in the field and "Horticultural" is more like pots within a building. Mr. Dixon stated he always thinks of "Agricultural" being consumptive in some manner and "Horticultural" is more decorative.

Commissioner Berg asked about the community garden, everything they grow is consumptive and it is right there next to a residential and commercial zone. He said we need to change the definition to identify the difference. It was discussed unless there is something in the City agreement with the community garden, what would stop someone from growing marijuana.

Commissioner Hood stated that you are talking about a community use with the community garden and a commercial use with growing marijuana. He stated the regulations would not restrict someone from growing what's allowed in their back yard, we are restricting growing commercially in the backyard. He is curious to know how other communities are handling growth and any related issues. Ms. Erler stated the State regulates how many plants an individual can have for personal use.

Mr. Dixon stated another issue with not limiting the location of processing uses would be theft and vandalism, and the effect on the current police force and surrounding property. He said he would be bringing the issue to the Planning Commission at the March meeting.

Commissioner Hood stated Coos County has an ordinance regarding growth and they did a lot of research and community involvement to address possible issues related to effects on abutting property, like setbacks. Mr. Dixon stated in the County you are usually talking about larger parcels than what we have in the City. Commissioner Marineau stated because the issues is so new to Oregon you may have a problem finding communities that have established regulations.

Mr. Dixon stated that is why we are limiting our review to processing and not looking at growth at this time.

COMMISSION COMMENTS

Commissioner Berg stated that in June the Boat Building Center is one of the sponsor's of a festival sail with eight tall ships coming from around the world. The event will last three or four days. A big part of the event will be held at the Mill Casino, but they are hoping that a couple ships will be in Coos Bay. It is the beginning of a tall ship race from here to Puget Sound. The event is a big deal and they anticipate a large amount of people coming for this event. He said just having two ships each year brings in a lot of visitors. The City may want to consider how they would accommodate the extra visitors. We need to look at things like lodging and maybe some temporary RV sites. If the event is successful and if it happens every two or three years it could put Coos Bay on the map.

Commissioner Marineau stated he had the pleasure of talking with the Mayor last night and he learned about a number of proposed projects including the removal of the McCauley Hospital and a new building for senior and medical student housing. He stated there is also an interested party in the Central Dock property. He added that the expected specialty food market north of the Best Western will redevelop the entire block and another developer that is looking for space with HWY 101 access. He concluded that the stop light at Pony Village Mall is moving forward and we should see a stop light in about six months.

Commissioner Coles stated that the Brown's Field Action Committee (as part of the EPA grant) is meeting tomorrow and American Building, Central Dock, McCauley Hospital and Englewood School are on the agenda, so she may have additional updates at the next meeting.

Commissioner Hood stated he thought the SPAR for the Empire wastewater treatment plant was done a number of years ago. Ms. Erler stated that the rezone and Conditional Use was approved a few years back and the Site Plan Review was completed in April of 2016.

Commissioner Marineau stated that the contractors for the project were recently telling him they just completed a 52 million dollar water treatment plant in Bend. He said they are excited to start the project. He said they talked about the surrounding neighbor's concerns about noise and odor and they intend to work with the neighbors to keep them happy.

STAFF COMMENTS

Tom Dixon stated that the Site Plan Review for Natural Grocer's will be at the February meeting.

The Planning Commission discussed the possibility of realignment of the rail fronting the Central Dock property and the possibility of a traffic signal being installed.

ADJOURNMENT 7:45 p.m.

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

ATTEST:

Debbie Erler, Planner
City of Coos Bay