

CITY OF COOS BAY PLANNING COMMISSION MINUTES
June 9, 2020

Call to Order: The Planning Commission Tuesday, June 9, 2020 meeting, held Via Virtual Microsoft Teams platform and was called to order at 6:00 PM.

Attendance: Chairman Jim Berg, Commissioners Amy Aguirre, Bill Davis, Jeff Marineau Rex Miller, Ryan Wortman. Staff members: Jim Hossley, Carolyn Johnson, Debbie Erler, Jennifer Wirsing, Greg Hamblet. Others: Kim Pardiucci (Traffic Engineer), Heidi Sause (Applicant), Triena Mueller (Applicant's Representative); Brad Woodruff (Applicant); Jim Pex (Engineer); Kelli Sandow (Traffic Engineer)

Absent: Commissioner Chris Hood

Signed-in Guest: None

Adoption of Planning Commission Minutes: March 12, 2019, April 9, 2019 and March 10, 2020.

Commissioner Marineau moved to adopt the minutes of March 12, 2019 as submitted; Commission Miller seconded; Commissioner Marineau and Wortman abstained; the motion passed unanimously.

Commissioner Miller moved to adopt the minutes of April 9, 2019 as submitted; Commission Aguirre seconded; Commissioner Wortman abstained; the motion passed unanimously.

Commissioner Miller moved to adopt the minutes of March 10, 2020 as submitted; Commission Aguirre seconded; the motion passed unanimously.

Architectural Design Review #187-20-000030-PLNG
999 North Front Street – Exterior Alterations in Waterfront Heritage District.

Chairman Berg opened the public hearing. Ms. Erler read the public disclosure statement and summarized the applicant's request. The property owner, Heidi Sause provided additional details on the project and her preference to Option B to make the west elevation more pedestrian friendly. Chairman Berg closed the public hearing. The Planning Commission discussed the request. Commissioner Miller moved to accept the statement of fact, findings and conclusions; and approve Architectural Design Review application #187-20-000030-PLNG with Conditions as noted in the Staff Report; Commissioner Wortman seconded the motion; the motion passed unanimously.

Architectural Design Review #187-20-000024-PLNG
1270 North Bayshore Drive – Proposed signage in the Waterfront Heritage District.

Chairman Berg opened the public hearing. Ms. Erler read the public disclosure statement and summarized the applicant's request. The property owner's representative Triena of Art Signs, further described the project. Chairman Berg closed the public hearing. The Planning Commission discussed the request. Commissioner Marineau moved to accept the statement of fact, findings and conclusions; and approve Architectural Design Review application #187-20-000024-PLNG, as revised, with Conditions as noted in the Staff Report; Commissioner Aguirre seconded the motion; the motion passed unanimously.

Conditional Use/Site Plan Review #187-20-000015-PLNG
800 Lindy Lane – Establishment of Manufactured Home Park

Chairman Berg opened the public hearing. Mrs. Johnson read the public disclosure statement and summarized the applicant's request. Brad Woodruff (property owner) provided additional information on the project and similar project they have completed in other parts of Oregon through a prepared/provided video. Mr. Woodruff stated that affordability is key and the MFH (minimum 1,400 square feet) will be priced about \$100,000 and the rent on the space will be about \$500 per month, which includes water and access to the club house, playgrounds, pathways and a dog walking park area. They have removed proposed spaces 1-6 due to development issues and that space will be included in the open spaces. Mr. Woodruff stated the size of the development only requires one public access and they have provided an emergency access (gated/locked) and an utility easement to the west that will tie into Fulton Avenue.

Commissioner Marineau asked for details of access improvement off Lindy Lane onto Ocean Blvd. Kelli Sandow, Sandow Engineering, stated the intersection (with the proposed development) does not meet the criteria for a traffic signal. She stated the road diet will change to provide one lane in each direction and a turn pocket in each direction to provide a refuge lane. Vegetation will also be removed to improve visibility. She said a sidewalk (Multi use path) on the east side of Lindy Lane (which is platted 50' right of way in width) will be added to Ocean Blvd and existing sidewalks/curb at the intersection will be updated to current ADA standards, otherwise there are no structural changes.

Commissioner Marineau stated the improvement are similar to the Westgate subdivision access and that access seems to work well.

Ms. Erler stated there is a public comment asking when the project will begin and when is it expected to be completed. Mr. Woodruff stated that he expects a build out about a year after permits are issued, weather permitting.

The Planning Commission expressed excitement for the project. They indicated the affordability is needed in the area. Commissioner Miller expressed concerns about sanitary sewer and traffic at Ocean Blvd during peak hours.

Jennifer Wirsing, Engineering Department, stated the project study was for 400 units and Plant 2 has capacity for that number of units. If the applicant/owner wished to exceed that number a new study will need to be conducted to determine additional capacity. She doesn't think it will be an issue, but that is the process. She stated the City worked very closely with the applicant, Kelli Sandow and Kim Parducci and they all agreed that a signal was not warranted for the proposed development. Ms. Parducci explained the operation of Lindy Lane which has a operation service level of "D" in the evening hours and "C" morning hours. The proposed development would bring the operation to a level "C", so there will capacity left even with the proposed development. The proposed development does require changes to the road diet, which the applicant provided.

Chairman Berg closed the public hearing. Commissioner Miller moved accept the statement of fact, findings and conclusions and approve Conditional Use/Site Plan Review #187-20-000015-PLNG, with Conditions as noted in the Staff Report; Commissioner Marineau seconded the motion; the motion passed unanimously.

Election of a Chairman and Vice-Chairman. Commissioner Marineau moved to elect Commissioner Miller as Chairman and Commissioner Hood as Vice-Chairman for the remainder of 2020. Commissioner Davis seconded the motion. The motion passed unanimously.

Commissioner and Administrative Comments: Commissioner Marineau stated the Commissions first electronic hearing went very well. Ms. Johnson reminded the Planning Commission about upcoming meetings (July 14, 2020 and July 21, 2020).

Adjournment: 7:16 PM



Jim Berg, Planning Commission Chairmen
City of Coos Bay, Oregon

ATTEST:



Debbie Erler, Planner 1

Date: July 7, 2020

APPROVED AS SUBMITTED: July 14, 2020