

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, June 10, 2003
7:00 P.M. CITY COUNCIL CHAMBERS**

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners, Chris Coles, Mark Daily, Chris Hood,

STAFF: Laura Barron, Planning Administrator
Debbie Erler, Planning/Code Spec.

SIGNED-IN GUESTS: Joe Slack, HGE, 375 Park Avenue, Coos Bay

APPROVAL OF MINUTES

Approval of Planning Commission minutes of May 13, 2003.

MOTION: Commissioner Coles - Accept the Planning Commission minutes of May 13, 2003 as submitted.

SECOND: Commissioner Daily

VOTE: Unanimous

CCI/PUBLIC COMMENTS

Deanna Scott of the AFlags and Flowers@ beautification project discussed improvements to the 101 corridor for Coos Bay and North Bend.

Commissioner Coles stated the Coos Bay Downtown Association and the Red Lion are very much in support of the project.

Chairman Harlan thanked Deanna for her presentation.

Commissioner Hood asked if the project can extent to streets adjacent to the 101 corridor. Deanne stated she hopes the project will extend on to other streets.

PUBLIC HEARINGS

ITEM A: Site Plan and Architectural Review (ZON2003-00032): PacWest Group LLC, 1159 Mira Mar, Medford, OR 97504 (continued from May 13, 2003). The applicant has requested a continuance to the July 8, 2003 Planning Commission hearing.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had exparte contact or conflict of interest to report.

Chairman Harlan opened the public hearing and noted a request from the applicant for a continuance to the July 8, 2003 Planning Commission meeting. Chairman Harlan closed the public hearing.

MOTION: Commission Coles B Continue hearing on Site Plan and Architectural Review #ZON2003-00032 to the July 8, 2003 Planning Commission meeting as requested by the applicant.
SECOND: Commissioner Daily
VOTE: Unanimous

ITEM B: Plan Amendment and Zone Change (ZON2003-00042): Coos Bay School District 9, 1330 Teakwood, Coos Bay, OR. The applicant is requesting to change the plan designation from AQuasi-Public@ to AResidential High-density@ and the zone designation from APublic Educational Facilities (QP-3)@ to AResidential-Professional (R-4P)@ for property located at 1330 Teakwood.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had exparte contact or conflict of interest to report.

Chairman Harlan stated he has a conflict of interest due to his affiliation with H.G.E. and he stepped down from participating on this application.

Vice-Chairman Coles opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant=s request. She read into the record a letter from Lon Samuels regarding his objections to the proposed rezone (*Exhibit A*).

Joseph Slack of H.G.E. represented the Coos Bay School District. He stated they are not proposing any changes to the lot other then the rezone. He referred to an aerial photograph of the area indicating the uses and zones of the surrounding area (*Exhibit B*). He stated the School District Administrative offices will be relocating to Milner Crest School and they wish to sell the subject property. Mr. Slack stated the use of the building will not change; the building is currently being used for administrative offices for the School District. He stated the building is in good shape and has significant value as it stands.

Jeremy Lyon stated there are 30 to 38 adults entering the building on a daily basis. He stated they currently hold night meeting where up to 100 people attend and a significant number of attendees use the Thompson Road access. They are in the process of remodeling Milner Crest School to accommodate the administrative activities.

Ben Hammer, Maintenance Supervisor for the School District, stated they are really packed into the building and he does not see how any use could be more extensive.

Commissioner Daily asked about existing traffic patterns. Superintendent Lyon stated traffic comes and goes throughout the day.

Benton Flaxel, 1333 Teakwood Avenue, asked if there is a concrete proposal in the works. He thinks the City should get the interested party to sign on the dotted line as to their intended use.

The school district's business manager stated they have a party interested in using the building for administrative offices.

Godfrey Nemec, 2345 Koos Bay Blvd., stated there is already heavy traffic in the area. His lot is about a third of an acre and the back yard is buffered with trees. He suggested that if rezone is approved the 10-foot to 20-foot buffer be maintained.

Mr. Flaxel stated another use for the building could be a half-way house and he would find that use objectionable. He also suggested the free right turn at Teakwood and North 14th be removed.

Commissioner Hood asked if the proposed rezone to R-4P is based on the potential buyers needs. Superintendent Lyon stated it was not the interested party that started the process. The School Board had a subcommittee research possibilities in an effort to streamline school operations.

Joe Slack stated the R-4P zone designation is the most appropriate zone for the existing building and surrounding area.

Commissioner Daily asked if it is possible to create 21 parking spaces off Thompson Road and eliminate parking off Teakwood Avenue. Superintendent Lyon stated that would not be possible.

Commissioner Hood asked if the access off Thompson Road could be used as the main entrance. Joseph Slack stated the entrance off Teakwood is definitely the front of the building and most likely to be used by the public as the main entrance.

Commissioner Daily asked if the School District would agree with removal of the free right-hand turn at Teakwood and North 14th Street. Superintendent Lyon stated he would agree with removing the free right.

Vice-Chair Coles closed the public hearing.

Laura Barron stated the rezone could have a AQ@ designation if conditions are made. She outlined the possibility of restricting future uses by eliminating residential use types.

MOTION: Commissioner Hood B Recommend the City Council approved proposed rezone #ZON2003-00042 changing the Comprehensive Plan designation of the property located at 1330 Teakwood from AQuasi-Public@ to AResidential High-density@ and the zone designation from APublic Educational Facilities (QP-3)@ to AResidential-Professional (R-4P)@ AQ@ qualified, subject to the following conditions:

1. Residential use types are not permitted.
2. A vegetative buffer, a minimum of 10-feet in width, shall be maintained on the eastern property line.

SECOND: Commissioner Daily

VOTE: Unanimous (Commissioner's Cole, Daily and Hood)

ITEM C: Conditional Use (ZON2003-00047): Emmanuel Episcopal Preschool, 370 Market Street, Coos Bay. The applicant is requesting approval of a conditional use to establish a pre-school in the Emmanuel Episcopal Church, 400 Highland.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had ex parte contact or conflict of interest to report.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant's request.

Chairman Harlan asked about the plan for loading and unloading children. The applicant stated there are parking spaces, with time limitations, that allow for loading and unloading without affecting abutting property.

Commissioner Hood stated if the applicant is opposed to limiting the facility to the number of children outlined in the application. The applicant stated they are not opposed to limiting the number of children at the facility.

Commissioner Daily asked if the church off-street parking complies with the requirements of the LDO. Chairman Harlan stated that operation of the pre-school would not overlap with existing church activities, therefore; the Ashared parking@ provision of the LDO would apply.

Commissioner Daily stated he has concerns about increasing traffic to the area without compliance the off-street parking provisions.

Chairman Harlan closed the hearing.

- MOTION:** Commissioner Coles B Approve the Conditional Use application #ZON2003-00047 allowing a pre-school to be established on the subject property, subject to the following condition: The pre-school shall be limited to two session per day with a maximum of 20 children in each session.
- SECOND:** Commissioner Hood
- VOTE:** Unanimous

ADMINISTRATIVE

Laura Barron informed the Commission of an upcoming appeal to be heard by the City Council in July. She stated there will be TSP open houses on June 24-26 from 5:00 p.m. to 7:00 p.m. to discuss alternatives. She informed the Commission that Police Chief Chuck Knight is the interim City Manager.

COMMISSION COMMENTS

Commissioner Daily asked if something was being done in honor of Steve Clay. The Commission discussed possible options.

Chairman Harlan stated the Commission must be very careful with accesses on Newmark Avenue.

ADJOURNMENT 9:30 p.m.

Bruce Harlan, Chairman
Planning Commission
City of Coos Bay
Coos County, Oregon

ATTEST: _____
Debbie Erler, Planning/Code Specialist
City of Coos Bay

APPROVED AS SUBMITTED JULY 8, 2003

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