

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, February 10, 2004
7:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners, Chris Hood and Rex Miller, Chris Coles, Jeff Marineau

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

SIGNED-IN GUESTS:

APPROVAL OF MINUTES

Approval of Planning Commission minutes of January 13, 2004.

MOTION: Commissioner Coles - Accept the Planning Commission minutes of January 13, 2004.

SECOND: Commissioner Hood

VOTE: Unanimous **ABSTAIN:** Commissioner Marineau

CCI/PUBLIC COMMENTS None

PUBLIC HEARINGS

ITEM A: Vacation (ZON2003-00106): Peregrine Group, Inc. 375 Park Avenue, and Jean Wilson, 491 N 2nd Street, Coos Bay. The applicants are requesting the vacation of North Third Street lying between Park Avenue and Highland Avenue.

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 and turned the hearing over to Vice-Chairman Coles.

Vice-Chairman Coles opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicants' request.

Commissioner Hood asked if requiring the utility easement is standard. Mrs. Barron stated any time a utility line is in the area proposed to be vacated a utility easement is required to allow maintenance, repair and replacement of the lines.

Jean Wilson, 491 N 2nd Street, stated they want to repair an existing garage that was constructed in the North 3rd Street right of way.

Vice-Chairman Coles closed the public hearing.

- MOTION:** Commissioner Marineau – Accept the Statement of Facts, Findings and Conclusions for Decision Criteria 1-3 and recommend City Council approve Vacation #ZON2003-00106; Allowing the vacation of North Third Street, between Park Avenue and Highland Avenue, with the following condition: *A 15-foot wide utility easement is required for the maintenance repair, and replacement of the existing sewer line.*
- SECOND:** Commissioner Hood
- VOTE:** Unanimous

ITEM B: Site Plan and Architectural Review (ZON2004-00002): Richard Turi, PO Box 1107, North Bend, for Southwestern Oregon Community College, 1988 Newmark Avenue, Coos Bay. The applicant is requesting approval of a site plan to construct the Oregon Coast Culinary Institute on the campus.

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.

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

Richard Turi stated they can submit landscape drawings at the time building plans are submitted and can provide landscaping to screen the view of the green house.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Coles - Accept the Findings and Conclusions for Decision Criteria 1-8 with the following changes:

- a) Amend Decision Criteria 1C to read *“The proposed structure is one-story, consistent with most of the other buildings on campus. The west portion of the structure will have a sloping roof and wood lap siding, similar to the student housing buildings to the west. The eastern half of the structure will have a “flat top” look, parapet walls and a low slope roof, along with stucco exterior finish. This reflects other elements of buildings on campus. There will also be some pre-painted metal roofing/siding material used, which is consistent with materials used at Stensland Hall, the Performing Arts Center, the Newmark Center, and other structures on campus.”*
- b) Amend the Conclusion to Decision Criteria 1: *“The appearance of the proposed one-story structure will include elements found in most of the buildings on campus. The decision criterion has been adequately addressed and approval of the proposal can be supported.”*

Approve Site Plan & Architectural Review Application ZON2004-00002, allowing the development of the Oregon Coast Culinary Institute, with the following Conditions:

- 1) Bicycle parking must be located in lighted, secure locations within 50 feet of the main entrance to a building, but not further from the entrance than the closest general purpose automobile parking space. Where a building has multiple entrances, required bicycle parking shall be no farther than 50 feet from an entrance. Bicycle parking shall be located and designed so as not to impede or create a hazard to pedestrians (at least 36 inches between bicycles and other obstructions or buildings).
- 2) Bicycle parking space may be located within garage, storage shed, basement, utility room or similar area.
- 3) One bicycle parking space is required per 10 students.

SECOND: Commissioner Marineau
VOTE: Unanimous

ADMINISTRATIVE

Laura Barron discussed with the Planning Commission the increased interest in amending the landscaping provisions of the ordinance.

Rex Miller discussed the need to beautify our corridor areas and to insure proper maintenance of landscaping.

The Planning Commission discussed commercial landscaping in the Coos Bay area and the need to buffer the view of parking lots and increase the amount of required landscaping.

The Planning Commission set a work session on landscaping for March 9, 2004 at 6:00 p.m. in the Manager’s Conference Room at City Hall.

COMMISSION COMMENTS

Chris Hood stated the cost associated with beautification of commercial areas pays off with increase interest in the area.

Chairman Harlan stated he will speak on behalf of the Planning Commission at the Coos Bay Board Walk dedication in honor of Steve Clay.

ADJOURNMENT 8:20 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 4-13-04

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