

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, February 8, 2005
7:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners Jim Berg, Chris Coles, Mark Daily, Jeff Marineau and Rex Miller

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

SIGNED-IN GUESTS: Ellen & Bob Riley, 611 13th Avenue, Coos Bay

APPROVAL OF MINUTES

Approval of Planning Commission minutes of January 11, 2005 and January 18, 2005.

MOTION: Commissioner Coles - Approve Planning Commission minutes of January 11, 2005 and January 18, 2005 as submitted.

SECOND: Commissioner Daily

VOTE: Unanimous

CCI/PUBLIC COMMENTS None

PUBLIC HEARINGS

ITEM A: Variance (ZON2005-00002): Steve Richardson and Donna Rabin, 636 13th Avenue, Coos Bay. The applicants are requesting an 8-foot variance to the 10-foot property line setback along road frontage in order to site an accessory structure.

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.

Commissioner Miller stated he has worked with applicant in the past on projects, but feels that would not interfere with making an unbiased decision on the application.

Commissioner Daily stated the applicant's daughter works for his business, but feels that would not interfere with making an unbiased decision on the application.

Chairman Harlan opened the public hearing.

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

Dr. Steve Richardson, 636 13th Avenue, stated the road would not be further developed due to use and elevation changes. He added that the shop structure would be constructed so that it could be converted to a single family dwelling in the future.

Chairman Harlan asked what kind of shop would be operated in the structure. Dr. Richardson stated he does extensive wood work for personal use.

Laura Baron asked what would be the total square footage of the proposed structure. Dr. Richardson stated the structure will be 1,800 square feet.

Bob and Ellen Riley, 611 13th Avenue, Coos Bay, stated they are in favor of the project and are looking forward to the site improvement.

Chairman Harlan closed the public hearing.

Chairman Harlan stated he has concerns about setbacks that are not met when the space is available. He stated the setback from a platted street is also intended to provide an open space to allow better visibility and visual appearance.

Commissioner Daily stated he had the same concern, but on site he noticed how far back the structure would be from the current street development.

Commissioner Miller stated he is concerned about the water pressure in the area.

MOTION: Commissioner Coles – Accept the Statements a Findings of Fact and Conclusions as submitted and approve Variance #ZON2005-0002, allowing an 8-foot variance to the 10-foot property line setback along 13th Avenue in order to site an accessory structure. Subject to the following Conditions:

1. The proposed accessory structure, the woodworking shop, must be incidental and subordinate to the main residential use of the property; commercial use of the structure is not permitted; and
2. A deed restriction must be signed by the applicants and recorded with the County Clerk, stating that the property with the accessory structure cannot be sold or otherwise transferred separate from the property containing the dwelling unit.

SECOND: Commissioner Berg
VOTE: Yea – Commissioner’s Berg, Daily, Coles, Miller and Marineau
Nay – Chairman Harlan

ADMINISTRATIVE

Laura Barron informed the Commission of upcoming applications.

COMMISSION COMMENTS

Commissioner Coles asked if the City has seen the plans circulating for the Historic Art Museum and if the HDRC has reviewed the plans. Laura Barron stated the plans have not been submitted to the City for review.

Commissioner Marineau asked if the City has received any Measure 37 claims. Laura Baron said none have been submitted.

The Planning Commission discussed claims filed with the County and surrounding areas.

Chairman Harlan stated that it disturbs him when someone comes to the Planning Commission with a design that has made no attempt to comply with the standards.

The Planning Commission discussed platted right of way width.

STAFF COMMENTS

ADJOURNMENT 8:00 p.m.

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

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

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