

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES**

Tuesday, May 26, 2005  
12:00 P.M. CITY COUNCIL CHAMBERS

**ATTENDANCE**

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

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

**SIGNED-IN GUESTS:** Mark S Morris, 3623 Marshall Ave., Eugene, OR 97402

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**PUBLIC HEARINGS**

**Conditional Use (ZON2005-00039):** Mr. Burton Morris, 369 10<sup>th</sup> Avenue, Coos Bay, and Mr. Mark Morris are requesting approval of a single-family dwelling in the R-3 zoning district approximately 75 feet north of the northwest corner of the intersection of "D" Street and 10<sup>th</sup> 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 opened the public hearing.

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

Chariman Harlan questioned the setback for the garage from the street frontage. Laura Barron stated the minimum requirement for a garage setback is determined by the opening to the garage being parallel (20-feet) or perpendicular (10-feet) to the street frontage.

Mark S. Morris, son of Burton Morris, 3623 Marshall Avenue, Eugene, stated the garage will be placed towards the back of the lot, well over the 20-foot minimum requirement.

Alice Jones, 973 "D" Street, Coos Bay, stated she does not want a multiple family unit on the property. She said "D" Street is not suited for a use that would increase the traffic and she is in favor of approving the single family dwelling.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Coles – Accept the Findings of Fact, Conclusions of Decision Criteria 1-4 as submitted and approved Conditional Use application #ZON2005-00039, allowing the placement a single-family dwelling in the Multiple Residential (R-3) zoning district.

**SECOND:** Commissioner Marineau

**VOTE:** Unanimous

**ADJOURNMENT** 12:20 p.m.

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

ATTEST: \_\_\_\_\_  
Debbie Erler, Code Specialist  
City of Coos Bay

**APPROVED AS SUBMITTED 7-12-2005**

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