

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, September 13, 2005
6:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners Mark Daily, Chris Hood, and Rex Miller

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

SIGNED-IN GUESTS: Leonard Deel, Coastline Signs, 63093 Barry, Coos Bay
Floyd Montiel, 2640 N. 15th Ct., Coos Bay

APPROVAL OF MINUTES

Approve Planning Commission minutes for August 9, 2005.

MOTION: Commissioner Hood - Approve Planning Commission minutes of August 9, 2005 as submitted revised.

SECOND: Commissioner Daily

VOTE: Unanimous

CCI/PUBLIC COMMENTS

PUBLIC HEARINGS

ITEM A: Architectural Design Review (ZON2005-00057): Jacques DePlois, PO Box 3159, Coos Bay. The applicant is requesting approval of signage at 650 Newmark Avenue. The property is located in the Empire Waterfront Settlement Design Review area.

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 updated the applicant's request.

Jacques DePlois, 1181 N 10th Street, Coos Bay stated he intends to make renovations to the exterior of the building in the future. He wants the sign to match a new exterior design.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Hood – Accept the Statements, Findings of Fact and Conclusions for Design Review Standards 1-3 and approve Architectural Design Review application #ZON2005-00057 as submitted to the Planning Commission.

SECOND: Commissioner Daily

VOTE: Unanimous

ITEM B: Architectural Design Review (ZON2005-00060): John Pundt, PO Box 1482, Coos Bay. The applicant is requesting approval of signage at 753 Newmark Avenue. The property is located in the Empire Waterfront Settlement Design Review area.

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.

John Pundt, 715 S. Main Street, Coos Bay stated he would like temporary approval for window signage.

Chairman Harlan stated the Commission could not approve temporary window signage because it was not part of the application and the required notice has not been sent.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Daily - Accept the Statements, Findings of Fact and Conclusions for Design Review Standards 1-3 and approve Architectural Design Review application #ZON2005-00060 as submitted to the Planning Commission.

SECOND: Commissioner Hood

VOTE: Unanimous

ITEM C: Architectural Design Review (ZON2005-00062): Leonard Deel, Coastline Signs, 63093 Barry, Coos Bay. The applicant, representing Mr. and Mrs. Cliff Plummer, is requesting approval of signage at 1195 Newmark Avenue. The property is located in the Empire Waterfront Settlement Design Review area.

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.

Leonard Deel, Coastline Signs, 63093 Barry, Coos Bay representing Mr. and Mrs. Cliff Plummer stated the report is sufficient.

Commissioner Daily asked that the font for the entrance sign be changed to a more appropriate font.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Daily – Accept the Statements, Findings of Fact and Conclusions for Design Review Standards 1-3 and approve Architectural Design Review application #ZON2005-00062 as submitted to the Planning Commission, subject to the following Condition: The font on the entrance sign be changed to “Times New Roman”.
SECOND: Commissioner Hood
VOTE: Unanimous

ITEM D: Variance (ZON2005-00063): Steven Jenkins, 1165 Highland Ave, Coos Bay. The applicant is requesting approval of a 13-foot variance to the 20-foot property line setback requirement from the alley abutting the east side of the dwelling at the above address.

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.

Steven Jenkins, 1165 Highland Ave, Coos Bay submitted four 8 ½ X 11 copies of photographs (*Exhibit 1*) of the area to illustrate the existing alley setbacks. He would like the 22-foot depth to allow for a work counter. The house to the north uses the north end of the alley for egress and ingress and the other residents use the south end of the alley.

The Commission discussed alley access and setback issues.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Hood - Accept the Statements, Findings of Fact and Conclusions for Decision Criteria 1-3 as submitted and approved Variance Application #ZON2005-00063 allowing a 13-foot variance to the 20-foot Setback requirement from the alley
SECOND: Commissioner Miller
VOTE: Yea – Chairman Harlan, Commissioners Hood and Miller
Nay – Commissioner Daily

ITEM E: Variance (ZON2005-00066): Floyd Montiel, 2640 N. 15th Ct., Coos Bay. The applicant, representing Coos Bay School District 9, is requesting approval of a 8-foot variance to the 10-foot property line setback requirement from Thompson Road in order to site a softball dugout. The applicant is also requesting a 3-foot variance to the 10-foot property line setback requirement from N. 15th Street for a second dugout. The project site is located on the northeast corner of Teakwood and N. 15th Street.

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 if there would be any change to the existing fence line.

Floyd Montiel, 2640 N. 15th Ct., Coos Bay stated there will not be any changes to the fence line.

Commissioner Hood asked about the zone of the surrounding area. Laura Barron stated the surrounding zone is residential.

Chairman Harlan closed the public hearing.

- MOTION:** Commissioner Daily - Accept the Statements, Findings of Fact and Conclusions for Decision Criteria 1-3 as submitted and approved Variance Application #ZON2005-00066 allowing a 8-foot variance to the 10-foot property line setback requirement from Thompson Road and a 3-foot variance to the 10-foot property line setback requirement from N. 15th Street in order to site softball dugouts.
- SECOND:** Commissioner Hood
- VOTE:** Unanimous

ADMINISTRATIVE

Request for one-year extension for Conditional Use #ZON2004-00066: Jimmie Roberts for daughter Frances Maguire Williams, 2255 Woodland Drive, Coos Bay, OR 97420. The agent for the applicant is requesting an extension to the above referenced land use approval for two (2) single-family dwellings in the "Multi-family Residential (R-3)" zoning district. On September 14, 2004 the Planning Commission approved the siting of two (2) single-family dwellings in the R-3 zoning district. The condition required verification that earthwork and construction would take place outside of the wetland area of the property prior to the issuance of building permits. On August 10, 2005, a request for a one-year extension was received from agent Jimmie Roberts.

- MOTION:** Commissioner Daily – Approve the one-year extension request for Conditional Use #ZON2004-00066 as requested to begin on September 14, 2005 and end on September 14, 2006.
- SECOND:** Commissioner Miller
- VOTE:** Unanimous

ADJOURNMENT 7:00 P.M

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

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

APPROVED AS SUBMITTED 10-11-05