

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES**

Tuesday, July 11, 2006  
6:00 P.M. CITY COUNCIL CHAMBERS

**ATTENDANCE**

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

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

**SIGNED-IN GUESTS:** None

---

**APPROVAL OF MINUTES**

Approval of Planning Commission minutes of June 13, 2006.

Commissioner Daily stated he was not present at the June 13, 2006 meeting.

**MOTION:** Commissioner Hood - Approve Planning Commission minutes of June 13, 2006 as revised.

**SECOND:** Commissioner Miller

**VOTE:** Unanimous

**ABSTAINED:** Commissioners Daily and Marineau

**CCI/PUBLIC COMMENTS**

**PUBLIC HEARINGS**

**ITEM A: Architectural Design Review (ZON2006-00053):** Ms. Edna Ryzebol, 63860 Fossil Point Lane, Coos Bay. The applicant is proposing a wall sign at 525 Newmark Avenue, which is located in the Empire Waterfront Settlement Design Review area and subject to design review.

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.

Commissioner Berg declared a conflict of interest and stepped down from the hearing.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant's request. She reviewed the Historic Design Review Committee's recommendation of approval.

The Planning Commission discussed the design and font style. They determined the proposed sign does comply with the design standards.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Hood - Accept the HDRC recommendation, Statements of Fact, Findings and Conclusions of Design Review Goals and Standards 1-3 as submitted and approve Architectural Design Review application #ZON2006-00053 allowing the placement of the wall mounted sign as proposed at 525 Newmark Avenue.

**SECOND:** Commissioner Marineau

**VOTE:** Unanimous

**ITEM B: Vacation (ZON2006-00047):** Ms. Norma Frost, 333 Ocean Boulevard, Coos Bay. The applicant is requesting approval to vacate Highland Avenue, west of Ocean Boulevard, to its western terminus, and N. 15<sup>th</sup> Street south of Highland Avenue for a distance of about 150 feet.

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. She stated that the City received an e-mail from Ron Hoffine of the Coos Bay/North Bend Water Board indicating they do not object to the vacation and an e-mail from Sande Snead of Pacific Power indicating that a 10-foot setback is required from the distribution line, pole and transformer that runs along the street proposed to be vacated.

Commissioner Daily asked how the vacated right-of-way would be divided. Laura Barron stated that the Highland Avenue right-of-way would be split between the abutting properties and the North 15<sup>th</sup> Street right-of-way will go to the subject property.

Commissioner Hood asked if there are any utilities in either right-of-way. Mrs. Barron stated there are no utilities in the right-of-ways.

Commissioner Daily asked if the Highland Avenue right-of-way would be needed if the Water Board ever developed the property to the west. Mrs. Barron stated that according to the Water Board they do not intend to develop the property.

Chairman Harlan asked about future development on the property and how access would be provided. The Planning Commission discussed future development and access issues.

Shawn Frost, Mrs. Frost son, stated they plan to build a second home on the property for his mother. He described the property and surrounding area with a flip chart diagram (*Exhibit 1*).

Chairman Harlan asked about the existing power line at the corner of Highland and Ocean Blvd and how utilities would be provided to the second dwelling. Mr. Frost stated the water and sewer lines are on Ocean Blvd. and power would be provided from existing poles.

Commissioner Hood asked if there would be an access easement. Mrs. Barron stated the access easement should be a condition of approval.

Chairman Harlan closed the public hearing

**MOTION:** Commissioner Daily – Add the following Conditions to Decision Criteria 3 *The existing dwelling and any future dwellings on Block 33, Perham Park Addition to the City of Marshfield, must utilize the same access onto Ocean Boulevard; A 20-foot-wide perpetual easement for ingress and egress, and utilities, must be recorded prior to obtaining building permits for any additional dwellings.* Based on the Statements of Fact, Findings, Conclusions of Decision Criteria 1-3 as revised, recommend the City Council approve Vacation application #ZON2006-00047, allowing the vacation of Highland Avenue, west of Ocean Boulevard, to its western terminus, and North 15<sup>th</sup> Street south of Highland Avenue for a distance of about 150 feet, subject to the noted vacation.

**SECOND:** Commissioner Hood

**VOTE:** Unanimous

**ITEM C: Plan Amendment and Rezone (ZON2006-00039):** Mr. and Mrs. Larry Wingert, 91707 Wingert Lane, Coos Bay. The applicants are proposing to re-designate approximately 1.7 acres from “General Industrial” to “Single-family and Duplex Residential” for the purpose of residential development. The property is located east of the eastern terminus of Cameron Road.

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, and the response from the abutting property owner indicating he does not want to be included in the rezone as he intends to utilize his property for an industrial use in the future. She indicated that an abutting property owner is concerned with existing drainage problems on the subject property

Larry Wingert, 91707 Wingert Lane, Coos Bay stated there is a vacant house and empty shop on the abutting property and that there is no use established on the property at this time.

Chairman Harlan asked Mr. Wingert how he would feel about a 40-foot buffer zone on his property. Mr. Wingert stated there is a change in elevation between the properties that would create a natural buffer between uses.

The Planning Commission discussed current and possible future uses in the area. They discussed that if the rezone is approved there will be only one property in the City of Coos Bay that is zoned G-I. They were concerned about the 40-foot buffer on all property lines for commercial or industrial uses in the G-I zone. They discussed that the owner of the G-I property could pursue a zone change or a variance to the depth of the buffer. They discussed that the surrounding county area is developed as residential and that the tribal land is vacant.

Mr. David Matthews, 91740 Cameron Lane, Coos Bay, stated he owns property west of the subject property. He stated for the record that he makes a lot of noise on his property (equipment and vehicles). He stated the subject property floods in the winter and any future fill will affect the surrounding properties.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Hood - Based on the Statements of Fact, Findings, Conclusions of Decision Criteria A-D and recommend the City Council approve proposed Plan Amendment portion application #ZON2006-00039 to re-designate the plan map designation of approximately 1.7 acres from "Industrial (I)" to "Residential Low-density (R-L)" for the purpose of residential development.

**SECOND:** Commissioner Marineau  
**VOTE:** Unanimous

**MOTION:** Commissioner Hood - Based on the Statements of Fact, Findings, Conclusions of Decision Criteria 1-5, recommend the City Council approve proposed Zone Change portion of application #ZON2006-00039 to re-designate the zone designation of approximately 1.7 acres from "General Industrial" to "Single-family and Duplex Residential" for the purpose of residential development.

**SECOND:** Commissioner Marineau  
**VOTE:** Unanimous

### **ADMINISTRATIVE**

Work session: Replat/Property Line Adjustments - The Planning Commission discussed proposed changes or clarifications to the draft ordinance. Staff will make changes and will bring the report back to the Planning Commission at the public hearing scheduled for September.

### **COMMENTS**

Commissioner Coles stated she just had natural gas installed.  
Commissioner Hood stated the rezone request was definitely unique.  
Chairman Harlan stated he would have liked to see all the G-I property in the area rezoned.

**ADJOURNMENT** 8:10 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 - AUGUST 8, 2006**