

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES**

Tuesday, September 12, 2006  
6:00 P.M. CITY COUNCIL CHAMBERS

**ATTENDANCE**

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

**ABSENT:** Chris Coles

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

**SIGNED-IN GUESTS:** Heather MacLean and Andy Bailey, 653 S. 10<sup>th</sup> Street, Coos Bay

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**APPROVAL OF MINUTES**

Approve Planning Commission minutes for August 8, 2006.

**MOTION:** Commissioner Hood - approve Planning Commission minutes of August 8, 2006 as submitted.

**SECOND:** Commissioner Daily

**VOTE:** Unanimous

**ABSTAIN:** Commissioner Marineau

**CCI/PUBLIC COMMENTS**

**PUBLIC HEARINGS**

**ITEM A: Variance (ZON2006-00082):** Ms. Heather MacLean and Mr. Andy Bailey, 653 S. 10<sup>th</sup> Street, Coos Bay. The applicants are requesting approval of a 20-foot variance to the street frontage setback in order to allow a garage to be rebuilt on the front property line at 653 S. 10<sup>th</sup> 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 exparte contact or conflict of interest to report.

Chairman Harlan opened the public hearing.

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

Commissioner Marineau questioned the notation of "Vacated by the City" at the south end of the subject property.

Mr. Bailey stated the vacated area noted on the plans is correct. South 10<sup>th</sup> Street is vacated from Lot 6, south to the end of South 10<sup>th</sup> Street. He added that no parking is allowed on the west side of the street.

Chairman Harlan closed the public hearing.

Commissioner Berg stated that it makes sense to repair the existing garage and there is no reasonable way to move the garage back.

- MOTION:** Commissioner Berg – Accept the Statements of Fact, Findings, Conclusions of Decision Criteria 1-3 as submitted and approve Variance application #ZON2006-00082 allowing a 20-foot variance to the street frontage setback in order to allow a garage to be rebuilt on the front property line at 653 South 10<sup>th</sup> Street, subject to the following Condition: The roofline shall be constructed as presented in Exhibit A-2 (*submitted by the application at the time of discussion*).
- SECOND:** Commissioner Marineau
- DISCUSSION:** Commissioner Miller stated he is concerned about maintaining the character of the historic neighborhood. Commission Daily asked if the pitch of the roof could better tie into the existing dwelling. The applicant submitted two alternative roof designs (Exhibit A, roof design 1 & 2).
- VOTE:** Unanimous

**ITEM B: Ordinance Text Amendment (ZON2006-00067):** The applicant, the City of Coos Bay, is proposing Land Development Ordinance language for replat and property line adjustments.

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 proposed amendments.

The Planning Commission discussed possible property line scenarios.

- MOTION:** Commissioner Daily - Accept the Statements of Fact, Findings, Conclusions of Decision Criteria 1-2 as submitted and recommend the City Council approved Ordinance Text Amendment application #ZON2006-00067 for the proposed Land Development Ordinance language for replat and property line adjustments.
- SECOND:** Commissioner Berg
- VOTE:** Unanimous

### **COMMISSION COMMENTS**

Commissioner Daily updated the Commission on the recent Fire Station location process.

**ADJOURNMENT** 7:00 p.m.

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

ATTEST: \_\_\_\_\_  
Debbie Erler, Codes/Planning Tech  
City of Coos Bay

**APPROVED AS SUBMITTED OCTOBER 10, 2006**

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