

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, December 11, 2007
6:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Vice-Chairman Chris Coles, Commissioners Jim Berg, Steve Donovan, Jeff Marineau and Rex Miller

ABSENT: Chairman Bruce Harlan and Commissioner Chris Hood

STAFF: Laura Barron, Planning Administrator
Debbie Erler, Planner 1

SIGNED-IN GUESTS:

CCI/PUBLIC COMMENTS

APPROVAL OF MINUTES

Approval of Planning Commission minutes of October 9, 2007 and November 13, 2007.

Chris Coles noted that she was at the October 9, 2007 Planning Commission hearing.

MOTION: Commissioner Berg – Approve the minutes of October 9, 2007 as revised.

SECOND: Commissioner Marineau

VOTE: Unanimous

MOTION: Commissioner Donovan – Approve the minutes of November 13, 2007 as Submitted.

SECOND: Commissioner Berg

VOTE: Unanimous **ABSTAIN:** Commissioner Marineau

PUBLIC HEARINGS

ITEM A: Conditional Use (ZON2007-00100): S&K Property Development, LLC, 869 Tower Street, North Bend, OR 97459. The applicant is proposing a duplex on each of three parcels at 2255 Woodland Drive. The property is located on the west side of Woodland Drive, northwest of Hospital Way.

Vice-Chair Coles asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. She asked if any Planning Commissioner had ex parte contact or conflict of interest to report.

Vice-Chair Coles opened the public hearing.

Laura Barron read the disclaimer statement and outlined the applicant's proposal to place a duplex on each of the three parcels on the subject property. Mrs. Barron described the zoning and current development of the surrounding properties.

Ralph Dunham, Stuntzner Engineering, PO Box 118, Coos Bay outlined the project and discussed access grade issues. He submitted a diagram showing the grades as proposed (*Exhibit 1*). He said he would like the option of providing internal fire sprinkler system or providing a turn-a-round.

Laura Barron stated the conditions of approval from the partition is still valid. Ralph Dunham stated Fire Code changed in June of 2007. Mrs. Barron asked if there is a problem with the 14 percent grade for the two west dwellings. The applicant stated the current grade is 10 percent.

Steve Donovan asked about access to the duplex units. Mr. Dunham stated the two eastern parcels will access off Woodland Drive, while the west parcel will access from the abutting property through an access road. Mr. Dunham stated that the elevation change makes it very difficult to access from Woodland Drive and meet the grade requirements.

Commissioner Donovan asked about fire sprinkler requirements. Mr. Dunham stated that they are within 150-feet from an existing hydrant and they hope that they are not required to provide a fire sprinkler system.

Commissioner Miller asked if they could extent the road to help lessen the grade. Mr. Dunham stated they are limited by the wetlands and could not lengthen the road without affecting the wetland.

Vice-Chair Coles closed the public hearing.

Commissioner Donovan asked what the procedure is for work around a wetland. Mrs. Barron stated there is a joint application for notification to the State for any work around a wetland. Commissioner Donovan asked if they can be required to flag and delineate the wetland.

MOTION: Commissioner Donovan – Adopt the Statements of Fact, Findings, Conclusions and approve Conditional Use application #ZON2007-00100, allowing the construction of a duplex on each of the three parcels on the subject property, subject to the following Conditions:

1. Approval of a property line adjustment, or a Variance, is required in order to site a duplex, which requires a minimum of 7,000 square feet, on Tax Lot 301 prior to obtaining a building permit;
2. Verification that earthwork and construction will take place outside of the wetland area must be provided to the City prior to the issuance of any grading/excavation or building permits on Tax Lot 302; this must be done by flagging the boundary of the wetland;
3. All dwellings must be sprinklered for fire protection where the requirements for fire truck access cannot be met;
4. A fire hydrant must be located no more than 400 feet from the dwelling as measured on the path of vehicular access. The hydrant must have a minimum flow of 1,000 gallons per minute; alternative fire protection may be approved by the Coos Bay Fire Chief;

5. Access to the duplex on Tax Lot 302 will be via the 28-foot-wide street tentatively approved for Subdivision ZON2007-00030; and,
6. No building permits shall be issued for the development of Tax Lot 302 prior to the final plat approval of ZON2007-00030.

SECOND: Commissioner Marineau
VOTE: Unanimous

ADMINISTRATIVE

Interviews for appointments to the Historic Design Review Committee were held after the meeting.

COMMISSIONERS

Commissioner Donovan stated he would like to see a visioning committee to help direct development in Coos Bay.

The committee discussed design standards for the downtown business district.

ADJOURNMENT 8:30 p.m.

Chris Coles, Vice-Chairman
City of Coos Bay
Coos County, Oregon

ATTEST: _____
Debbie Erler, Planner 1
City of Coos Bay

APPROVED AS REVISED ON 01/08/08

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