

CITY OF COQUILLE
CITY COUNCIL MEETING MINUTES
November 3, 2008

COUNCIL PRESENT: Mayor Steve Britton, Councilor E.N. "Corky" Daniels, Loran Wiese, Linda Short, Fran Capehart.

STAFF PRESENT: City Manager Terence O'Connor, Public Works Director John Higgins, Police Officer Randy Ulmer, Library Director Anne Conner, Finance Director Dufner, City Attorney John Trew and Deputy Recorder Rene Collins

PRESS: The World, Coquille Community News

AUDIENCE: A roster of those present is on file in the City Recorder's Office

1. CALL TO ORDER AND FLAG SALUTE

Mayor Britton called the meeting to order at 7:00 p.m.

2. MAYOR'S COMMENTS

3. COUNCIL COMMENTS

Councilor Wiese said he enjoyed the soccer game and congratulated the team on making it to state. Councilor Hagen also congratulated the team. Councilor Short said some chain link fencing was donated from the "old Gp site" for the dog park and invited everyone to attend the Pool Meeting at the Community Building at 11:00. Councilor Capehart said the Chamber sponsored a pie auction on Saturday and Mary Russell won first place, City Manager Terence O'Connor won second place. City lights will go up on November 22. The Tour of Homes will be on December 6th; the Eagles craft fair is December 5th and 6th. There will be a lighted Christmas parade on December 12 in conjunction with Christmas in Coquille.

4. STAFF REPORTS

Fire Chief Waddington said that the ambulance calls increased to 68 for the month of October and there were 16 fire calls. The retired fire fighters reunion dinner was Saturday; 64 attended. George Eckholm was the oldest retired fire fighter; he started in 1948 and retired in 1988. Also Chief McCew's beanie was retired. The Fire Chief thanked Councilor Wiese for announcing the soccer game.

Planner Higgins said the sidewalks are complete downtown and the paving will continue when the contractor can grind and pave in the same week. There was a major water leak at Central and 3rd Street. Due to the high volume loss of water from the broken line it reduces the pressure for the customers at higher elevations, some areas were out of water, the leak has been repaired and the pavement repair will follow. Public Works Director Higgins included a letter from Hope Grundy requesting to change the timed parking to all day and the handicap parking space adjacent to the 'old Coos County Annex' located on North Central and East 3rd Street and to remove the handicap space designation. Ms. Grundy also requested to change the parallel parking on the West side of N. Adams Street adjacent to the Nosler Building to Angle parking if more spaces can be provided. A resolution is included for the timed parking and the handicap space by the "Old Annex Building". Mayor Britton asked if the angle parking would increase the number of spaces, Planner Higgins said he had not measured the area and recommended sending the request to the Public Safety

Councilor Wiese made a motion to adopt Resolution 24-2008 a resolution pertaining to traffic and parking in the City of Coquille, Coos County Oregon. Councilor Daniels seconded the motion; all voted in favor.

Council referred the parking changes from parallel to angle by the Nosler Building requested by Ms. Grundy to the Public Safety Committee. Mayor Britton and Council directed City Staff to write a letter to the County about returning the 25 parking spaces they took when they built the Jail.

Library Director said circulation for October was 7,031, which is down because individuals thought the library was closed while the building was closed for the floors work. The book sale is Friday and Saturday and there is a chili dinner on Saturday at 4:00 p.m.

Police Officer Randy Ulmer presented the police report as Chief Dannels was out of town. He introduced Dustin May as the new Community Services Officer, who also services as a police reserve.

Finance Director Dufner said the investment account is still earning about 5%. He is working on some technical improvements to possibly put the audio of the council meetings online as well as video and scanning documents. The auditors will be finishing up on Wednesday, and he thanked his staff for all their hard work.

5. CITY MANAGER'S REPORT

The City Manager said due to the growing number commercial and residential of structures in Coquille which appear to be dilapidated and potentially dangerous, there is a need for the City to find some outside help with the problem. He has contacted "The Building Department, LLC" out of Eugene for their assistance. The company is reviewing our codes to see what needs to be changed.

The City and Coos Curry Electric are working on a letter of intent, and they are working on getting their geotech reports completed.

The Federal Emergency Management Agency preliminary flood plain maps are still showing that the GP site is still in the 100-year flood plain. The City has a letter from FEMA stating the GP site has met the requirements to be removed from the 100-year flood plain. Another coordination meeting is going to be held to discuss the issue and we are hopeful the maps will be corrected before they are printed.

On Friday Nov 14th City offices will be closed from eight to noon for staff training

The Sentinel has asked the City Manager to provide information in regards to what's happening in the City to help with the "City View" column, which will start next week. The information will be available to anyone who asks.

6. PUBLIC PARTICIPATION

None

7. CONSENT CALENDAR

- A. City Council minutes from October 6, 2008
- B. Special City Council Minutes of October 27, 2008

Councilor Hagen made a motion to approve the consent calendar. Councilor Wiese seconded the motion; all voted in favor.

8. LEGISLATIVE PUBLIC HEARING – ADOPTION OF CITY ZONING AND DEVELOPMENT CODE

Mayor Britton opened the public hearing on November 3, 2008, 7:31 p.m. The purpose of the public hearing is to consider amendments to the City of Coquille's comprehensive plan, which adds planned policies to commercial and industrial areas, transportation, neighborhoods, public facilities, land use administrative procedures, amends Coquille's comprehensive plan use map by creating a new mixed use commercial C3 designation. It amends the following sections:

17.08, 17.12, 17.16, 17.20, 17.24, 17.28, 17.32, 17.36, 17.40, 17.44, 17.48, 17.52, 17.56, 17.60, 17.62, 17.64, 17.68, 17.72 of Title 17 of the Coquille Municipal Code, Planning and Zoning, with a new Title 17, of the Coquille Municipal Code, Planning and Zoning, New Development Code and amends the City of Coquille's zoning map establishing a mixed use Commercial C3 zoning consistent with Comprehensive Plan amendment described above.

Mayor Britton asked if anyone objects to the jurisdiction of the Council to hear this matter; there were none. Do any members of the Council feel they have a bias to prevent them from considering this matter; there were none.

There are three proposals for the Council to consider during this legislative hearing:

1. Amending the comprehensive plan to incorporate among other things the policies that support establishing and designating a new C3 mixed commercial zone.
2. Amending the land use map and zoning map of the City to apply the C3 mixed use commercial zone to properties as shown in the exhibit
3. Adopting the development code and zoning map.

Mayor Britton called for the presentation of evidence. Planner Higgins introduced Scott Siegel, Siegel Planning; noting that he has been working with the planning commission on this project. Mr. Siegel said this completed document is from the work the planning commission has been working on over the past year. Mr. Siegel reviewed the process that the commission has gone through in the last year. The second phase of the process is developing draft code language and amendments to the comprehensive plan which began earlier this year in public work sessions. A public meeting was held with the Council and the Planning Commission to discuss the product at that point. An outcome of the process was creating a C3 zone, which refines some of the areas that are zoned C2 that have residential and some areas that already have mixed use. The change in zoning would recognize in certain areas that residential and commercial uses are permitted and establish appropriate development standards for lots and setbacks. The reason for these changes are due to the code does not provide the information the planning commission needs. The Planning Commission wanted to address the following items:

1. Where the code does not fit the existing condition on the ground land uses and development.
2. Situation where the Planning Commission has struggled during hearings because the code does not contain the information needed.
3. Development standards inflexible, for example the setbacks do not meet what is on the ground. The new code would give the planning administrator an adjustment amount by 10%.
4. Procedures not clear for public notification requirements, application requirements.

In summary the three proposals amend the comprehensive plan, which incorporates the policies for the mixed use commercial proposal, adds policies related to transportation, guidelines for types of housing permitted and requirements. Other polices recommended relate to economic development including the revitalization of the downtown, and industrial development.

The planning commission did receive testimony from John & Janet Hannah; they were concerned about live fowl being permitted in residential areas. Planning chose to keep it as it reads.

The hospitals and medical centers need to be added as a conditional use in residential area as dentist and doctor offices are already located in these areas.

Councilor Short asked about the live stock zoning code rule stating that you could have one head per ½ acre of land. Mr. Siegel said that yes she was correct that you could. Planner Higgins said the old ordinance did not address the type of animal you could have, and now it does.

Mayor Britton asked if there was any testimony in favor of the proposal . There was none.

Mayor Britton asked if there was any testimony in opposition to the matter. There was none.

Janet Hannah, Coquille, who wrote the letter about fowl, asked about the distances between properties, and if this is addressed along with the lot size. Planning Commissioner Thomas said that the set backyard setbacks are addressed in the code. Ms. Hannah said that her concern is that there are not enough code enforcements officers to enforce the items. The Planning Commission decided to let the other nuisance abatement ordinances address the issues. Ms. Hannah does not feel that those types of animals should be allowed in a residential area.

Mayor Britton asked if there were any further comments from the audience; there were none.

The Legislative Public Hearing was closed at 8:05p.m. on November 3, 2008.

Councilor Hagen made a motion to adopt the recommendation of the Planning Commission, adopting the amendment to the City of Coquille comprehensive plan, adopting the amendment to the Coquille comprehensive plan use map and adopting Title 17 of the Coquille Municipal Code, Development Code, Planning and Zoning with the new Development code that amends the City of Coquille zoning map establishing a mix use Commercial C3 zoning consistent with the comprehensive plan amendment and directs staff to prepare ordinances adopting amendments to the City of Coquille's comprehensive plan, an ordinance amending the City of Coquille's Municipal Code, Development Code, Title 17 Planning and Zoning. Councilor Daniels seconded the motion. Councilor Wiese asked what the timing is to finish the project. Planner Higgins said that if staff is directed to prepare the ordinance they would be in effect 30 days after passing the ordinance. Councilor Short said she is concerned about the animal ordinance. Councilor Short opposed the motion; all others present voted in favor.

9. Ordinance 1468 An Ordinance Adopting the City of Coquille Zoning and Development Code..

No action taken.

10. Request by Coquille Basketball Club for Free Use of the Community Building from December 1, 2008 to February 29,2009

Councilor Capehart said the large auditorium will be closed from Jan 2 thru Jan 16th due to floor repairs and Tuesday and Thursday nights are skating from 6 p.m. to 8 p.m. Council directed Councilor Capehart to work with Mr. Schwerdtfeger on the scheduling of practices for the basketball teams at no charge. Fire Chief Waddington said they could possibly use Lincoln School. Mayor Britton said hopefully they can use some of the schools also.

11. Request by F.A.W.N. for free use of the Community Building to conduct their spaying and neutering clinic.

Council waived the fees for F.A.W.N.

12. Request by Coquille Chamber of Commerce to waive the use fees for the Community Building for the Christmas in Coquille function.

Council Hagen made a motion to approve the use of the Community Building on December 12, 2008 for Christmas in Coquille. Councilor Wiese seconded the motion; all voted in favor.

13. Resolution 23-2008 A resolution amending the license, permits, and procedures book and adopting new sewer rates for the City of Coquille and authorizing the rates and fees contained therein

City Manager O'Connor said the City thought that we had met the rate requirements. USDA redid the calculation and the rates need to be raised on sewer .50 cents every 6 months for the next two years. Councilor Hagen made a motion to adopt resolution 23-2008 a resolution amending the license, permits and procedures book and adopting new sewer rates for the City of Coquille and authorizing the rates and fees contained therein. Councilor Daniels seconded the motion; all voted in favor.

Adjournment

Mayor Britton adjourned the Council Meeting at 8:23 p.m.

Mayor, Steve Britton

ATTEST: _____
Deputy Recorder