

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Wednesday, April 23, 2003
6:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners Susan Spargo, Chris Coles, and Chris Hood.

STAFF: Laura Barron, Planning Administrator
Julie LaPram, Codes/Planning Specialist

SIGNED-IN GUESTS: **Mike Erickson, Dyer Engineering**
Andy Nasburg, North Point Real Estate
Bob Taylor, New Age Builders

The Commissioners payed a heartfelt tribute to Commissioner Clay. Commissioner Spargo requested Laura Barron send a letter of appreciation to Commissioner Clay's family from the Planning Commission.

CCI/PUBLIC COMMENTS None

PUBLIC HEARINGS

ITEM A: Site Plan and Architectural Review (ZON2003-00032 Continued from May 8, 2003): PacWest Group, LLC, 1159 Mira Mar Avenue, Medford, OR 97504.
The applicant is requesting approval of a site plan and architectural review for two (2) retail structures located on the southeast corner of Newmark Avenue and LaClair 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 did not read the disclosure statement as this was a continuation from May 8, 2003.

Bob Taylor, general contractor for the project, presented a color drawing showing the two buildings, Exhibit 1. The two buildings have been repositioned side by side. The architect has moved the entry to the property on Newmark to the east, to be directly across from the college and relocated the drive-up pharmacy window to the west side of the Walgreens building. One item not changed is the chain link fence to a solid board fence as requested. Mr. Taylor addressed the berm along the back side of the building; the area along the southern property line starts at 2 feet in elevation and increases to 12 feet, which would make the 6' fence adequate to block the view of adjoining property. Mr. Taylor also showed the commissioners two bricks that are routinely used on Walgreens buildings. The color of the bricks can be combined in ways to make the building look like one building or two separate entities.

Chairman Harlan stated the site layout shows a left turn off Newmark. He questioned why there are two lanes coming into the property, and the left turn off Newmark. Has there been any inquiry about those two items? In Addition, traffic is forced into the exiting pharmacy traffic. A customer entering from LaClair must travel through the loading area to get to the drive-up pharmacy.

Commissioner Coles commented there is a bottle neck in the area surrounding the drive-up pharmacy.

Commissioner Hood stated convergence is an issue in the pharmacy area; we need a traffic plan that is going to work. We don't want to make this difficult or prolong this process but we all see concerns here.

Commissioner Spargo suggested moving the drive-up pharmacy north; Mr. Taylor said he would have to check with the tenant. Commissioner Spargo also stated she believes LaClair will be used more as an entrance rather than an exit.

Chairman Harlan stated a parking plan completed by a traffic engineer including a drawing will need to be submitted to the Commission for review. In addition, a statement from the traffic engineer that a left turn into the site from Newmark is safe must also be submitted. Commissioner Hood concurred.

Andy Nasburg stated he will be talking to the college in an attempt to get an agreement from them to not allow left turns out of their west entrance, which would alleviate some of the problem.

Bob Taylor said he would return with a traffic flow and parking plan from a traffic engineer.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Spargo - Continue the hearing to May 13, 2003 at 7:00 p.m., to allow the applicant time to address issues discussed on secondary site plan.
SECOND: Commissioner Coles
VOTE: Unanimous

ADMINISTRATIVE

Larra Barron told the Commission a planned unit development would be on the May 13, 2003 agenda.

COMMISSION COMMENTS

Commissioner Hood said the Planning Commission needs to carry forward and do what is right for the community. It has the responsibility to beautify and entice business to the area. We need to look at the community as a whole, and make it a welcome place.

STAFF COMMENTS

None

ADJOURNMENT 8:00 p.m.

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

ATTEST: _____
Julie LaPram Codes/Planning Specialist
City of Coos Bay

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