

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, November 12, 2003
7:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners, Mark Daily, Chris Hood and Rex Miller

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

SIGNED-IN GUESTS: Robert D. Everetts, Coos Bay
Donna Mangham, Coos Bay
Christopher Rainey, 835 Prefontaine Drive, Coos Bay
Wilfried Schubert, 827 Zanna Place, Coos Bay
Bob Renner, 765 Prefontaine Drive, Coos Bay
Judy Moody, 875 S. 12th Street, Coos Bay
Ernie Luna, 738 SE Kane, Roseburg, OR 97470

APPROVAL OF MINUTES

Approve of Planning Commission minutes of October 14, 2003.

Chairman Harlan noted the following changes: On page 3, paragraph 6, sentence 4 change the word "over" to "above"; Page 3 paragraph 7 remove the words "have to climb over, to" in sentence 2; Revise the second sentence in paragraph 8 on page 3 to read "Mr. Woods stated that they are adding 1 space per 200 per square feet with the addition and are increasing parking spaces beyond that required by the code"; Page 4, paragraph 1 remove the words "when driving by he tried to visualize two more floors,"; Page 4, paragraph 4 remove the words "only it would increase the parking problem on Myrtle Street"; Page 4 second paragraph from the bottom, remove the words "There is only one open practice for new patients and will be full and closed in three months."; Page 4 second paragraph from bottom (fourth sentence) add the word "and" between new doctors and new patients.

MOTION: Commissioner Hood - Accept the Planning Commission minutes of October 14, 2003 as revised.

SECOND: Commissioner Daily

VOTE: Unanimous

CCI/PUBLIC COMMENTS None

PUBLIC HEARINGS

ITEM A: Conditional Use ZON2003-00088: Mr. and Mrs. Lane Gray, 439 4th Avenue, Coos Bay. The applicants are requesting approval of a conditional use to site an accessory apartment in an existing dwelling.

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.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Daily – Accept the Findings and Conclusions for Decision Criteria 1-4 and approve Conditional Use #ZON2003-00088 allowing the establishment of an accessory apartment in the existing dwelling at 439 4th Avenue, Coos Bay.
SECOND: Commissioner Hood
VOTE: Unanimous

ITEM B: Conditional Use ZON2003-00089: Umpqua Community Development Corporation, 738 SE Kane, Roseburg, OR. The applicant is requesting approval to site a group residential care facility, the Women's Safety and Resource Center, and administrative offices at 1677 Newmark Avenue.

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.

Ernie Luna, stated this project is a joint effort with Umpqua CDC and Women's Safety and Resource Center. They plan to retain most of the existing landscaping. He added the proposed off-street parking total is worse case scenario and they should need only 20 off-street parking spaces.

Commissioner Hood stated his main concern is the safety of children. Mr. Luna stated they could add a fence along Newmark Avenue as an additional protection measures.

Chairman Harlan closed the public hearing.

Commissioner Miller stated he would like to see additional landscaping along Newmark Avenue as an additional buffer.

Mr. Luna stated they would prefer to add additional landscaping along Newmark Avenue in lieu of adding fencing. He said they do intend to fence the play area.

Judy Moody, 875 S 12th Street, Coos Bay agreed with Mr. Luna that they would prefer to add a hedge along Newmark Avenue.

MOTION: Chairman Harlan - Accept the Findings and Conclusions for Decision Criteria 1- 4 and approve Conditional Use ZON2003-00089 authorizing the establishment of a group residential care facility and administrative offices for the Women's Safety and Resource Center at 1677 Newmark Avenue, with the following condition: *Landscaping must be established and maintained in good condition to screen the parking lot from Newmark Avenue. The landscaping plan must be submitted and approved by staff.*

SECOND: Commissioner Daily

VOTE: Unanimous

ITEM C: Partition II/Subdivision ZON2003-00083: Myhre Group Architects, 105 SE Taylor Street, Suite 307, Portland, OR. The applicant is requesting approval to subdivide approximately 8 acres of a 40-acre parcel into 36 residential lots. The property is located at the southern terminus of Prefontaine Drive.

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.

Commissioner Hood stated he has a conflict of interest because he works for Stuntzner Engineering. He stepped down from review of this application.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant's request. Mrs. Barron read into the record letters received just prior to the meeting. *Exhibit 1* - letter dated November 11, 2003 from Barbara and Peggy Thornton outlining their concerns regarding the development. *Exhibit 2* – letter dated November 10, 2003 from Robert Winokur outlining his concerns regarding the increase in traffic to the area and his concerns about this new application when the issues regarding the PUD has yet to be resolved. *Exhibit 3* – letter dated November 12, 2003 from Wilfried Schubert addressing his concerns regarding numerous traffic issues.

Laura Barron stated that staff had concerns regarding future street extensions and the Ordinance requirement that a recreational space be provided. She recommends a condition that the applicant and staff must resolve the issues prior to the City Council hearing.

Jeff Myhre, Myhre Group, outlined the proposed project. He stated staff's suggestion that the subdivision and the proposed P.U.D. be joined through the cul-de-sac road near the north end of the property would increase traffic to Prefontaine Street while leaving them unconnected would encourage an alternate route.

Chairman Harlan questioned why there is not a continuous sidewalks throughout the subdivision. He stated he is concerned about parking on only one side of the street. He added that the turning radius in the turn-a-about (coming in off Prefontaine Drive) seems tight.

Ralph Dunham, Stuntzner Engineering, 705 S 4th Street, Coos Bay stated there is a number of recent studies that indicate narrow streets reduce speed. He stated other cities in Oregon have gone to narrower street design to help reduce speed in residential and commercial areas. He stated a higher off-street parking requirement could be required along any streets that allow parking on only one side. He stated they will be setting-up a demonstration on the K-Mart site to simulate the proposed turning radiuses for emergency vehicles. He stated the turning radius does meet the minimum requirements. He added the turning radius could be altered to accommodate emergency vehicles.

Commissioner Miller asked what they plan to do to the center of the proposed traffic circles. Mr. Myhre stated they plan to plant low growing landscaping.

Mr. Lee, H. Lee & Associates, P.O. Box 1849, Vancouver, WA 98668 stated they have worked extensively on traffic and street design issues. They used information in the proposed TSP in determining the standards for the subdivision. He understands the standards have not yet been adopted, but used it as a guide. He said the proposed 1,000 trips per day would have a low impact on the streets. He stated the area is large and is served by only two streets. He added the historical annual growth rate for the area of 3-percent was utilized. He concluded that Prefontaine Drive has a daily traffic count of 408 vehicles per day. Mr. Lee found that Prefontaine Drive could safely accommodate an equivalent of 61 single-family dwellings.

Commissioner Daily asked about other undeveloped lots in the area. Mr. Lee stated that most of the existing undeveloped lots would use Morrison Street as opposed to Prefontaine Drive.

Mr. Lee stated one of the biggest concerns they have is where the arterial and local streets meet. Fulton Avenue and Radar Road have much less traffic then Morrison Street. He outlined the reasons behind the proposed street design for the subdivision and the P.U.D. and how it encourages an alternate traffic pattern for the P.U.D. traffic to avoid impacts to Prefontaine Drive. He stated it would be a three to five year process to create a new street that would tie-in with the K-Mart site.

Mr. Dunham stated extending the street 200-feet beyond the proposed development as recommended by staff (Condition 5) would create traffic confusion. He stated they are extending the water main from Kentucky Avenue down Prefontaine Drive to the new development. He added that the city has bond requirements that would insure the repair of any damage to the street for up to one year.

Christopher Rainey stated he is not opposed to the area being developed, but wants it done right. He stated the survey was conducted one-day during the summer. He said during a trial run on Prefontaine Drive, the fire truck had to inch its way by because of a motor home parked on one side. He stated the Fire Chief indicated in the report that after the 25th home in the subdivision, the rest have to have fire sprinkler systems. He read into the record a letter (*Exhibit 4*) outlining his concerns regarding traffic impact and street design concerns.

Bob Everetts, 770 Prefontaine Drive, stated he is not opposed to development, he just wants it done right. He stated he invested in a quality of life when he purchased property in the area. He knew that something was going to be developed on the property. The traffic study indicates 61 units can be added. There are 29 undeveloped lots in the area and 40 in the surrounding area. He added he is concerned about the additional traffic for the proposed lots and he asked why the City is considering a subdivision with substandard streets.

Donna Mangham, 534 Taylor Avenue (owns property on Prefontaine Drive) stated she would like to see a light at Morrison and Newmark Avenue. She added they do not need smaller street they need more stop signs.

Bob Renner, 765 Prefontaine Drive, asked how do we insure a quality of life for the area. The City should be looking at a Master Plan and the creation of a street that would exist at the traffic signal on Ocean Blvd by K-Mart. He added that each household in the Prefontaine area has an average of two people.

Commissioner Daily and Mr. Renner discussed growth in the area.

Douglas Johnson, 835 Lisa Place, Coos Bay stated he is concerned about the water and sewer system. He said he and other residents in the area have experienced a loss of water pressure as the area develops.

Mr. Lee stated he appreciates the concerns on traffic issues. He stated the proposed street design meets the city's street development standards. The 3-percent growth reflects growth in the area and is reasonable based on data for the last five to ten years of historical data. He added that the majority of the undeveloped lots are orientated towards Morrison Street.

Commissioner Daily questioned when the traffic count was completed. Mr. Lee stated the count was for the peak P.M. hours was conducted in July on a Tuesday, Wednesday or Thursday and the A.M. peak hour count was conducted on July 24, 2003.

Chairman Harlan stated he has a problem with the proposed 28-foot streets, even if that is the trend, due to on-street parking issues. He would like to continue the hearing to allow further consideration of the issues.

Commissioner Miller stated he is concerned about the 5,000 square foot lot sizes. He would like to see larger lots to reduce density.

Commissioner Daily stated approving the proposed subdivision does not insure approval of the proposed P.U.D.

Chairman Harlan closed the public hearing.

MOTION: Chairman Harlan – Continue to the December 9, 2003 Planning Commission hearing.

SECOND: Commissioner Miller

VOTE: Unanimous

ADMINISTRATIVE

The Planning Commission considered a geographic expansion of a proposed rezone on Newmark Avenue west of Norman Avenue.

MOTION: Commissioner Miller – Approve the proposed expansion to Rezone file #ZON2003-00084 to include tax lot 800 in the proposed rezone application.

SECOND: Commissioner Daily
VOTE: Unanimous

ABSTAIN: Commissioner Hood

Laura Barron and the Planning Commission discussed the need for an additional work session to review paving standards in the TSP. They determined that if a work session is needed it will be after the December 10, 2003 hearing.

COMMISSION COMMENTS

Commissioner Miller stated he thinks the 3-percent housing increase is a low figure. He stated Simpson Heights and Mountain Park are good example of smaller street design. He is concerned about the small lot size of the proposed subdivision.

ADJOURNMENT 10:30 p.m.

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

ATTEST: _____
Debbie Erler Planning/Code Specialist
City of Coos Bay

APPROVED AS REVISED: 12-9-03

F:\COMMON\PLANNING\MINUTES\2003\11-12-03d.doc