

**CITY OF COOS BAY
PLANNING COMMISSION MINUTES**

Tuesday, December 9, 2003
7:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners, Mark Daily, Chris Hood and Rex Miller, Chris Coles, Jeff Marineau, and Susan Spargo

STAFF: Laura Barron, Planning Administrator
Julie LaPram, Planning/Code Spec.

SIGNED-IN GUESTS: Stuart Woods, 800 N. Bayshore, Coos Bay
Jeff Myhre, Myhre Group Architects, 105 Taylor St. Suite #307,
Portland OR
Kent Sharman, North Bend Medical Center, Coos Bay
Donna Mangham, 534 Taylor Ave #E, Coos Bay
Bob Winokur, 840 Prefontaine, Coos Bay
June Willoughby, 1101 Fulton, Coos Bay

APPROVAL OF MINUTES

Approve of Planning Commission minutes of November 12, 2003.

Commissioner Miller noted the following changes: On page 6, paragraph 4, sentence 2 capitalize Heights after the word Simpson and change the word Heights after the word Mountain to the word Park.

MOTION: Commissioner Hood - Accept the Planning Commission minutes of November 12, 2003.

SECOND: Commissioner Miller

VOTE: Unanimous **ABSTAIN:** Commissioners Marineau and Coles

CCI/PUBLIC COMMENTS None

PUBLIC HEARINGS

ITEM A: Plan Amendment and Rezone (ZON2003-00084): Les Golbeck, 59 South Damonte Ranch Parkway, Ste 329, Reno, NV. Geographic expansion included for the re-designation of property located on the northwest corner of Newmark and Norman Avenues from "Multiple Residential (R-3)" and "Residential High-density (R-H)" zone and plan designation, respectively,

to “General Commercial (C-2)” and “Commercial (C),” respectively.

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, and is representing Mr. Golbeck. 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.

Chris Hood, Stuntzner Engineering, representing the applicant stated the Decision Criteria had been met. He has received no objections from adjacent property owners and City Staff has recommended approval.

Chairman Harlan closed the public hearing.

Chairman Harlan asked Laura Barron whether the house that is currently on the property will remain. Laura replied, yes, it will be grandfathered in.

MOTION: Commissioner Coles – Accept the findings and Conclusions for Decision Criteria 1-5 and approve Plan Amendment and Rezone ZON2003-00084; Geographic expansion included for the re-designation of property located on the northwest corner of Newmark and Norman Avenues from “Multiple Residential (R-3)” to “General Commercial (C-2)”.

SECOND: Commissioner Spargo

VOTE: Unanimous **ABSTAIN:** Commissioner Hood

MOTION: Commissioner Spargo – Accept the findings and Conclusions for Decision Criteria A1-D2 and approve Plan Amendment and Rezone ZON2003-00084; Geographic expansion included for the re-designation of property located on the northwest corner of Newmark and Norman Avenues from “Residential High-density (R-H)” plan designation to “Commercial (C)”.

SECOND: Commissioner Coles

VOTE: Unanimous **ABSTAIN:** Commissioner Hood

ITEM B: Variance (ZON2003-00097): North Bend Medical Center, 1900 Woodland Drive, Coos Bay, OR. The applicant is requesting approval of a 3-foot variance to the 35-foot height limitation for expansion of the existing facility.

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 Marineau stated he had a potential conflict of interest. He stepped down from the review of this application.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant's request.

Pete Johnson, CEO, North Bend Medical Center stated the Medical Center has been able to accomplish the same results in a three story building instead of five and not affect parking.

Stuart Woods, stated the Medical Center has been able to maintain the driveway which goes all around the building and also the additional parking. He said they actually gained 2/3 of a suite per floor versus the five story building, with the Oncology Department increasing from 3000 square feet to 10,000 square feet. He said he believed North Bend Medical Center has addressed and met the Decision Criteria.

Chairman Harlan closed the public hearing.

Commissioner Daily asked Mr. Woods if the parking plan and the landscape screen will be affected. Mr. Woods said none of it is affected and it remains the same.

Commissioner Miller stated the Medical Center has done a really nice retrofit and he is pleased with the results; this was seconded by Commissioner Hood.

MOTION: Commissioner Hood - Accept the Findings and Conclusions for Decision Criteria 1- 3 and approve Variance (ZON2003-00097): North Bend Medical Center, 1900 Woodland Drive, Coos Bay, OR. The applicant is requesting approval of a 3-foot variance to the 35-foot height limitation for expansion of the existing facility.

SECOND: Commissioner Daily

VOTE: Unanimous

ITEM C: Subdivision (ZON2003-00083): (Continuation from November 12, 2003) **Applicant** Myhre Group Architects, 105 SE Taylor Street, Ste 307, Portland, OR. The applicants are proposing a 36-lot subdivision on property located south 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 applicants' request.

Laura received a letter from June Willoughby and Janet Horton-Payne, regarding Charleston View and traffic in the Radar road area. This will be marked as Exhibit 1.

Laura received a letter from Mr. H. Lee regarding his response to traffic comments for the subdivision. This will be marked as Exhibit 2.

Laura received a letter from the Coos Bay – North Bend Water Board regarding the proposed Bayview Heights subdivision. This will be marked as Exhibit 3.

Applicant Jeff Myhre addressed the Planning Commission on information in the letter from the Coos Bay North Bend Waterboard (Exhibit #3). He said he wanted everyone to know the development wants to be good neighbors; he understands the neighbors are not opposed to development, but want it done right. He stated, we agree, and want to meet all zoning, ordinance and code requirements.

Ralph Dunham, Stuntzner Engineering presented a modified traffic circle drawing to the Commission, this will be marked Exhibit #4. Mr. Dunham explained the drawings and radius measurements in detail to the Commission.

Jeff Myhre said every house will have a double car garage and 2 parking spaces. Homes located on the cul-de-sac will have a double garage and three driveway parking spaces.

Laura Barron asked Mr. Myhre to point out the lots that would have three off-street parking spaces. Mr. Myhre said the lots numbered 1-6 and 14-19, would have three off-street parking and lot 20 would be green space. Mr. Myhre said their objective is to be as accommodating as possible.

Commissioner Daily said he lives on 28' wide street, and an extra parking space off street would be best.

Chris Hood, Stuntzner Engineering said the lots are very large, 8000 to 9000 square feet, which allows for the extra off street parking.

Laura Barron stated existing 28' wide streets were mostly created in 1940's and 1950's when people just had 1 car; she could not remember approving a new 28' wide street. Ralph Dunham replied, out of six new subdivisions he has been involved with, five of those have 28' wide streets.

Commissioner Daily asked Mr. Dunham if he was suggesting that if 36' wide streets were required it would kill this project. Mr. Dunham replied no, it would not kill the project.

Commissioner Daily asked how many parking spaces were inside the cul-de-sac. Mr. Dunham explained Exhibit 4.

Chairman Harlan asked what kind of control and enforcement the city would have over parking. Commissioner Marineau said the subdivision homeowner's association should enforce parking problems.

Commissioner Miller asked if this road would be one-way or two-way. Mr. Dunham replied two-way.

Chairman Harlan said he is inclined to require three off street parking spaces for each home whether located on the cul-de-sac or not. Mr. Dunham replied that the Planning Commission is asking them for five off street parking spaces including the double-car garage. Commissioner Marineau stated that requirement would be ridiculous.

Commissioner Marineau said he drove up the coast recently and looked at new developments and in most cases they were very well done and don't have anything wider than 28' wide streets, also with no requirements as to parking, and no street signage.

Commissioner Miller asked for the definition of green space. Mr. Myhre said green space is space not built on and common space maintained by the CCR and homeowner's association. Commissioner Miller stated if the area was maintained it could be really nice.

Commissioner Coles asked Laura Barron if a SPAR would be required prior to building by the subdivision. Laura Barron replied no.

Mr. Myhre said he hopes the construction impacts will be as painless as possible on Prefontaine; also water pressure is not a problem referring to the letter from the water board (Exhibit #3) stating the current system can accommodate 220 housing units.

Mr. Dunham said currently there is a 6" water main line coming into the development, he went over some specifics. Commissioner Miller talked about sprinkler systems and over-tapping, saying now is the time to look at it. Mr. Dunham went over water flow specifics.

Mr. H. Lee, Traffic Engineer explained the three percent growth factor as detailed in Exhibit 2. He spoke about maintaining his good reputation and also wanting to be a good neighbor.

Commissioner Marineau said the 67 lots (infill) would not develop immediately, as that would be completely unreasonable for our area. Coos Bay is not exploding.

Laura Barron asked if Prefontaine will become a collector. Mr. H. Lee responded, no.

Commissioner Daily said he thought one access coming in and out of the subdivision would be sufficient for now.

Donna Mangham, spoke in opposition, she said she is not here to fight but wants it to be done right. She also wants the Planning commission to consider the letter from the Water Board (Exhibit 3).

June Willoughby, 1101 Fulton, said Fulton used to be a dead end street and now has sixteen houses and lots of development. She is concerned about traffic in general, and expansion in the future.

Chairman Harlan said we all have the same concern, but we need to base the project on its own merits.

Douglas Johnson, 838 Lisa place doesn't agree with narrow streets. He said now that Kentucky has been extended, its narrower at the new end with parking on 2 sides he said two cars cannot pass at the same time without waiting. He is worried about the future and the narrow streets.

Bob Winokur, 843 Prefontaine said he has written the Planning Commission in the past and is wondering how it's going to work with 28' wide streets; he is very concerned. He said you should make streets fit the subdivision instead of making the subdivision fit the streets, saying it seems density is a given rather than a standard. He is also concerned about having a single access in and out of the subdivision and believes it is a serious public safety concern. He said to look at changing density instead of 28' wide streets. He said parking in front of a garage is not really parking as you have to jockey around cars; with no sidewalks or bike lanes included in the plans, it does not encourage alternative transportation. He would like temporary construction access arranged to go through the Indian land or Morrison Street to prevent further damage to Prefontaine. Radar Rd. is already at maximum capacity, if it is a residential street. He thinks the City should develop a street master plan so developers would know where they fit in. He would like the Planning Commission to reconsider the 28' wide street width.

Commissioner Coles and Chairman Harlan said they appreciated the input from the surrounding neighbors.

Chairman Harlan closed the public hearing.

Commissioner Coles stated she doesn't think any project is ever going to have perfect ingress or egress; it will be an on-going process.

- MOTION:** Chairman Harlan – At tomorrow nights Transportation System Plan meeting he would like the Planning Commission to urge the City to include as part of its action plan a connection between the signalized intersection at K-Mart and the area south of Prefontaine Drive as funding becomes available.
- SECOND:** Commissioner Spargo
- VOTE:** Unanimous

Commissioner Marineau said he was comfortable with the proposed 28' wide streets and parking on one side.

Chairman Harlan stated he has an issue with people parking on one side of the street.

Commissioner Spargo said there should be a condition to have parking only on the interior of the loop.

Commissioner Daily stated the prospective buyers of the property should make their own decision whether or not the parking will work for them before they purchase the property. Commissioner Marineau said the Homeowner's Association will take care of any parking problems not within their rules, regarding enforcement issues.

Commissioner Miller said and he does not have any problems with the proposal, it's a new idea for this area, this project may set standards".

MOTION: Commissioner Coles - Change Decision Criteria as follows:
Decision Criteria #1-E eliminate and eliminate Condition #5.
Decision Criteria #2 remove number Condition #1.
Decision Criteria #3 add in current letter dated 12-4-03 (Exhibit #3) from water board.
Decision Criteria #3-F paragraph 2 change contains 6,923 square feet to contains 5,174 square feet.
Decision Criteria #3-I Use diameters in Exhibit #4.
Decision Criteria #3-J Remove.
Decision Criteria #3 Condition #4 change minimum of 45 feet to minimum of 50' and add Potential Island limited to 20'.
Decision Criteria #3 Condition #6 Subdivision name must be changed.
Final Recommendation Remove #6
Add new Condition under 6 , Lots 1-5 and 15-19 are required to have a total of five, off street spaces.
Decision Criteria #3 Condition #12 parking must be limited to inside radius where the pavement is 28' wide .
Decision Criteria #3 Condition Change the sidewalks will be provided the entire length.
Final Recommendation #9 Change 45' to 65', and remove on street parking must be limited.
Final Recommendation #17 Add, no parking is permitted on the end of each cul-de-sac.

Accept the Findings and Conclusions for Decision Criteria 1- 3 and approve ITEM C: Subdivision (ZON2003-00083).

SECOND: Commissioner Marineau
VOTE: Unanimous

ADMINISTRATIVE

Laura went over the memorandum regarding the proposed changes on the Coos Bay Downtown Urban Renewal Plan. She stated Mr. Tashman, who is assisting the City with the proposed changes to the Plan was scheduled to make a presentation to the Commission, was not able to be present due to his health. Laura Barron said the Planning Commission may make a recommendation to the City Council. In addition to the changes listed in the December 1, 2003, minutes, it has been requested to also include the site of the former McCauly Hospital as explained in Mr. Tashman's memo dated December 7th, 2003. The Planning Commission unanimously recommended the change to the Downtown Urban Renewal Plan as listed in the memos dated December 1st and December 7th, finding that the proposed Amendments conform with the Comprehensive Plan.

MOTION: Commissioner Spargo – Accept the Proposed Plan Amendments to the Coos Bay Downtown Urban Renewal Plan as written.
SECOND: Commissioner Marineau
VOTE: Unanimous

COMMISSION COMMENTS

Commissioner Dailey said Channel 98 is on the air.

ADJOURNMENT 10:55 p.m.

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

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