

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES**

Tuesday, April 13, 2004  
7:00 P.M. CITY COUNCIL CHAMBERS

**ATTENDANCE**

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

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

**SIGNED-IN GUESTS:**

Bruce Schafer, 4770 15<sup>th</sup> Ct, S Salem OR 97302  
Patrick Bickler, 1313 Mill St, SE Salem OR 97302  
Dixie Crawley, 2130 Timberline Dr., Coos Bay  
Howard Crombie, 1245 Fulton Ave., Coos Bay  
Matt Lee, 1915 Timberline Dr, Coos Bay  
Roy Metzger, 2085 Timberline Drive, Coos Bay  
Bridget Berlin, 2050 Timberline Dr, Coos Bay  
Jon Menten, 2080 Timberline Dr., Coos Bay  
Linda Furman-Grile, 1750 Lincoln Rd., Coos Bay  
Jennifer Allen, 1925 Timberline Dr., Coos Bay  
Bonnie & Rick Barron, 2015 Timberline Dr., Coos Bay

Robert D Everetts, 770 Prefontaine Dr., Coos Bay  
Christopher Rainey, 835 Prefontaine Dr., Coos Bay  
Robert Renner, 765 Prefontaine Dr., Coos Bay  
Sidney Christensen, 1320 Fulton Ave., Coos Bay  
M. Brown, 2060 Timberline Dr., Coos Bay  
Mark Healy, 2411 Montana Ave., North Bend  
Tom Younker, 62135 Crown Pt., Coos Bay  
Jeff Myhre #2, 105 SE Taylor St., PDX  
Jan Sirchuk #2, PO Box 2711, Brookings, OR  
Darron Fletcher, 697 S First Ave., Coquille, OR 97423

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**APPROVAL OF MINUTES**

Approval of Planning Commission minutes of February 10, 2004.

**MOTION:** Commissioner Coles - Accept the Planning Commission minutes of February 10, 2004 as written.

**SECOND:** Commissioner Miller

**VOTE:** Unanimous

**CCI/PUBLIC COMMENTS** None

**PUBLIC HEARINGS**

**ITEM A: Conditional Use (ZON2004-00016):** Overlook, LLC, 3300 E 1<sup>st</sup> Avenue, Ste 490, Denver, CO. The applicant is proposing to construct a group residential care facility for the elderly at the southern terminus of S. 19<sup>th</sup> 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 read the disclosure statement and outlined the applicants' request. Mrs. Barron read into the record a letter from Mr. and Mrs. Bradley who own property in Westgate indicating they do not have a problem with the proposed development and a letter from Mike Mrkonic outlining a list of concerns which Mrs. Barron stated have been addressed in the submitted traffic study.

Laura Barron Baron summarized the previously approved site plan which has since expired.

Patrick Bickler, 1313 Mill St., SE Salem, representing Overlook LLC, stated this project is an extension on the existing facility currently located on Norman Avenue. He stated the scale drawing of the 18-acres is showing the 5-percent being used by the facility. He said assisted living has become more of a need for people in the area. Assisted living residents range in age from 75 to 80 years and they do not doing a lot of driving, as opposed to other uses that would significantly increase traffic. He stated they have gone to great expense to provide a park like setting. They intend to leave a buffer on all sides of the property. The craftsman-like structure will be fully sprinklered and will provide private courtyards and smaller scale façades. He added this facility does not operate on the normal 8:00 a.m., to 5:00 p.m. schedule; therefore, people would be entering and exiting the site at off-peak times.

Darren Fletcher, 697 S 1<sup>st</sup> Ave, Coquille, Administrator of Ocean Crest, stated they provide an environment where the residents can thrive. He said the average age of the residents in Ocean Crest is 85 and of the current 61 residents only five have vehicles and they drive them a total of 21 times a month. Mr. Fletcher stated deliveries will be made to the site during normal hours and garbage is picked up one day a week around 6:00 a.m. He added the impact of the proposed use on surrounding property is minimal when compared to the 400 apartment units that could go on the site.

Bruce Schafer, 4770 15<sup>th</sup> Ct., S. Salem, Oregon stated he met with Deputy Fire Chief Mark Anderson on site to discuss emergency vehicles access. He stated that in the submitted report he recommended two lanes coming out onto Ocean Blvd and the elimination of parking on the east side of 19<sup>th</sup> Street. He added that Deputy Chief Anderson and Karen Turner of the Engineering Department for the City of Coos Bay approved the new design, which would eliminate parking on both sides of 19<sup>th</sup> Street and provide a wider lane for incoming vehicles.

Commissioner Hood asked if there is a base line difference in trip generation between the proposed use and apartments. Mr. Schafer stated the proposed use has a daily trip generation of 2.6 trips per day and a single family dwelling could have 6.5 per day per dwelling. Mr. Schafer stated that most of the trips are employees and deliveries. He added a bus is provided to the residents for day trips and medical appointments.

Dixie Crawley, 2130 Timberline Dr., Coos Bay, ask what is the size and cost of each unit. Darren Fletcher stated there is a couple floor plans, a 700 square foot studio apartment is \$2,300 per month which includes three meals a day, coffee, snacks and service 24 hours a day 7 days a week. Depending on how they want to use their allotted points, they could have laundry service or have someone make their bed. He added the resident chooses how they want their points used.

Rick Barron 2015 Timberline Drive, asked if 19<sup>th</sup> Street parking will be allowed on the west side. The employees from the dentist office on Ocean Blvd. use 19<sup>th</sup> Street for parking, due to the fact that the

dentist office does not provide enough off-street parking to accommodate their employees. When parking is eliminated on 19<sup>th</sup> Street, they do not want the employees to start parking on Timberline Drive.

Linda Furman-Grile, 1750 Lincoln Rd., Coos Bay, stated she supports the proposed development. She works for Hospice and her concern is traffic. She said the traffic on Ocean Blvd. is worse then ever. She is concerned about the safety of residents, friends, family and suppliers coming and leaving the area. She is also concerned about site lighting at the proposed development affecting abutting properties.

Bonnie Barron, 2015 Timberline Drive, stated she has concerns about pedestrian traffic to the site due to the need to avoid the employees from the dentist office. She is concerned about construction equipment degrading 19<sup>th</sup> Street and the fact that there is not lighting on 19<sup>th</sup> Street. She said at times there are 14 cars parked on 19<sup>th</sup> Street. She added that if you add 2.5 trips for every bed at the proposed facility to the trips for the 50 current residents, it is significant traffic for the area.

Commissioner Daily stated there is a plan to overlay Ocean Blvd. and possibly go to one lane traffic each way with a center turn lane going before the City Council.

Matt Lee, 1915 Timberline Dr, Coos Bay stated the previous approval was for two stop signs on 19th Street. He asked why the new proposal calls for a stop sign on Timberline Drive. He stated that during freezing weather it is difficult to stop on the hill. Bruce Schafer stated the stop sign on 19<sup>th</sup> Street turning west into Timberline Drive will have a right turn permitted without stopping. He added he would expect drivers to use caution when driving in freezing conditions.

Commissioner Hood asked if sidewalks were considered for the project. Patrick Bickler stated sidewalks were not considered necessary for the project, as the residents and employees would not be walking to or from the site.

John Menton, 2080 Timberline Drive, Coos Bay stated he is not opposed to the facility. He said the intersection is inadequate for the proposed facility. He said he thinks the left turn off North 19<sup>th</sup> is a good idea.

Bridget Berlin, 2050 Timberline Dr, Coos Bay stated she works at Bay Area Hospital and similar facilities have four to six calls a night for chest pains. The fire trucks use lights and sirens on each call. She stated there are blind corners which will lead to accidents and the incline of the road is a problem. She also asked if there is going to be a problem with buses.

Jennifer Allen, 1925 Timberline Dr., Coos Bay stated they have a quiet neighborhood and asked when deliveries would be made. She stated her main concern is the safety of her kids. She asked what the expected construction time would be. Mr. Schafer stated from ground breaking to completion is about nine months.

Mark Anderson, 1940 Timberline Drive, but acting in the capacity of the Coos Bay Fire Department, stated the Department conducted a site study to see if the fire truck could access the site and the neighborhood and it was determined that the access is adequate to provide access for emergency vehicles. He stated the Fire Department responded to Ocean Crest 30 times last year. Based on that information they would expect to respond to the proposed facility 41 times a year. He added that they are required to respond to an emergency with lights and sirens, but they turn them off at the time they leave an arterial and they also reduce their speed.

Bruce Schafer stated that deliveries to the site would be made during normal business hours. He stated the site study determined large vehicles could access the site. The recent study showed eight to ten cars per hour entering and leaving the area. He stated things could be done to improve sight distance pulling site bars and clearing vegetation.

Commissioner Hood asked about a sidewalk being added to 19<sup>th</sup> Street. Mr. Schafer stated there is no room to expand the width of 19<sup>th</sup> Street.

Patrick Bickler stated that the impact on abutting property owners for the proposed use is less than the impact of single family or multiple family dwellings.

Commissioner Miller asked if the water board property would ever connect to this property. Mr. Bickler stated he does not believe that would ever happen.

Chairman Harlan stated the recently adopted TSP recommends making Ocean Blvd. one lane each way with a center lane. He stated that any reference on the submitted plans that the facility would be phased is in error. Mr. Schafer stated there is an error on the plans and he confirmed the facility would not be phased.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Coles – Accept the Statement of Facts, Findings and Conclusions for Decision Criteria 1-4 and approve Conditional Use application #ZON2004-00016, allowing the proposed group residential care facility for the elderly at the southern terminus of South 19<sup>th</sup> Street, subject to the following changes to Decision Criteria 3:

1. Change paragraph 3 in Decision Criteria “3a” read *“The Coos Bay Engineering Division recommends parking be prohibited along the east side of 19<sup>th</sup> Street. Parking is currently prohibited on the west side of 19<sup>th</sup> Street.”*
2. Change paragraph 2 in Decision Criteria “3c” to read “Coos Bay Fire Chief Stan Gibson reviewed the proposal and determined that no parking should be permitted on 19<sup>th</sup> Street and the approach to 19<sup>th</sup>, at Ocean Boulevard should be “squared up.” Traffic control must be installed on 19<sup>th</sup> Street and Timberline Drive as recommended by Traffic Engineer Bruce Schafer and as shown on Figure 9 of the Traffic Overview, except the width of the travel lanes on 19<sup>th</sup> must be altered to allow ingress of sufficient width for emergency vehicles to enter 19<sup>th</sup> from Ocean Boulevard without crossing adjacent egress lanes.

3. Sight distance on the southeast and southwest quadrants of the intersection of Ocean and 19<sup>th</sup> must be removed / maintained between 1.5 feet and 12 feet above the adjacent centerline of Ocean Boulevard (see Figure 8 of the Traffic Overview).
4. Add a Condition to Decision Criteria 3 that states *“Parking is prohibited on 19<sup>th</sup> Street and on Timberline Drive as shown on Figure 9 of the Traffic Overview.”*
5. Add a Condition to Decision Criteria 3 that states *“A street light must be installed across from Timberline Drive, on 19<sup>th</sup> Street.”*

**SECOND:** Commissioner Hood  
**VOTE:** Unanimous

**ITEM B: Remand (ZON2004-00015):** Myhre Group Architects, 105 SE Taylor, Ste 307, Portland, OR. The applicant is proposing to satisfy criteria set forth in the remand of a conditional use to allow a planned unit development on property lying 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.

Chris Hood had a conflict of interest and stepped down from the hearing.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and read the applicant’s request for a Continuance. She read into the record a letter from Gordon and Sidney Christensen, 1320 Fulton Avenue, Coos Bay (*Exhibit 1*) and a letter from Bob Winokur, 840 Prefontaine Drive, Coos Bay (*Exhibit 2*).

Jeff Myer of Myer Group stated that both remand criteria have not been satisfied. City Council requested the easement be made public and they are unable to provide that at this time. He added they have met with the tribe. They do have private access. He asked what documentation the City would require before they could proceed.

Chris Hood of Stuntzer Engineering outlined the project and stated they are working on an agreement. He stated that the Coos Bay/North Bend Water Board has plans to place a new water tank in the area of the proposed easement. He added they had a deal to purchase the property in order provide an easement and at the eleventh hour the City requested a public access. The public access would abut the City property. He concluded they will pursue the access.

Commissioner Daily stated that if the City wants the access to be public, then they should pursue making it public.

Commissioner Hood discussed the submitted traffic study.

Bob Everett, 770 Prefontaine Drive stated he is not opposed to project. He added the issue of using Prefontaine Drive was put to bed at the hearings to approve the subdivision.

Chris Rainey, 835 Prefontaine Drive, Coos Bay stated he doesn't know anyone who wants to walk in a lane of traffic. There is an issue of Radar Road being a collector street. He stated Eugene's collector streets have bike lanes and sidewalks.

Bob Renner 765 Prefontaine Drive, Coos Bay stated the possibility of connecting the approved 32 subdivision to the proposed 172 unit development goes against everything they were told during the public hearing of the subdivision. He said the proposed roads are a hazard to the area. He added there are three different areas of deterioration on Radar Road.

Sidney Christensen, 1320 Fulton Ave., Coos Bay stated there are only two houses that would be affected by the proposed roadway. She stated the road will pass right in front of their house. She submitted four sheets of photos of the area (*Exhibit 3*).

Commissioner Miller asked how close they will come to the existing water tank. Chris Hook stated they are well away from the proposed tank.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Harlan - Approve the applicants request for a continuance for Remand application #ZON2004-00015 to the June 8, 2004 Planning Commission hearing.  
**SECOND:** Commissioner Coles  
**VOTE:** Unanimous

**ITEM C: Rezone (ZON2004-00010):** City of Coos Bay, 500 Central, Coos Bay. The applicant is proposing to change the zone designation of approximately .88 acres of property located in John Topits Park from "Park/Cemetery (QP-1)" to "Public Educational Facilities (QP-3)." The property is located approximately 250 feet northeast of Hull 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 ex parte contact or conflict of interest to report.

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

Chairman Harlan opened the public hearing.

Dale Helland, 2020 Troy Lane, North Bend, speaking on behalf of Head Start, stated the building has been used for education purposes for the last 20 years. The parking area is used by staff and parents related to Head Start as well as visitors to the park. Mr. Helland stated the City handles major repair to the building and they take care of regular maintenance. He added that purchasing the building would save them \$1,000 per month.

Commissioner Hood asked what other uses are allowed in the QP-3 zone. Laura Barron stated educational service and related offices are permitted uses in the zone.

Chairman Harlan stated he is against the proposed rezone because it is giving away a piece of the park. The future need for the area is unknown. One hundred years from now the parks should still exist, without islands of private property cut out of them. He stated Finding 2c should indicate that no other existing locations have direct access to a park setting. He suggested changing the Conclusion to

read that the change in zone does not conform to the policies and objectives of the comprehensive plan. Demand for the building, at present, has diminished. The zone change is not necessary since the existing use may continue.” Chairman Harlan stated he would like to add Finding 4d indicating that an island of QP-3 zone in the park would separate this area from the lake and the adjacent park property and would limit future uses of this area of the park.

Chairman Harlan continued he would then change the Conclusion to indicate the proposed zone change will limit future use of the QP-1 park property as “open space” and/or for recreational facilities” set aside to serve all residents of the City and that the decision criterion has not been adequately addressed and approval of the proposal cannot be supported.

Edit Finding 5b to read *“The demand for the existing building dropped off years ago and Head Start and its administrative offices have occupied the entire building for the last 6 years.”*

Commissioner Miller stated he agrees with Chairman Harlan that you do not give up sections of parks

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Harlan – Deny application rezone application #ZON2004-000010 based on Statement of Facts, Findings and Conclusions for Decision Criteria 1-3 as revised. Add Finding 2c *“Facilities are now available at a number of other locations for civic uses, such as Southwestern Oregon Community College and the Coos Bay Public Library. No other existing locations have direct access to a park setting.”* and change the Conclusion to read *“The change in zone does not conform to the policies and objectives of the comprehensive plan. Demand for the building, at present, has diminished. The zone change is not necessary since the existing use may continue.”*

Add Finding 4d *“An “island” of QP-3 zone in the park will tend to separate this area from Empire lake and the adjacent park property and would limit future uses of this area of the park.”*; Change the Conclusion to read *“ The proposed zone change will limit future use of the QP-1 park property as “open space and/or for recreational facilities” set aside to serve all residents of the City. The decision criterion has not been adequately addressed and approval of the proposal cannot be supported.”*

Edit Finding 5b to read *“The demand for the existing building dropped off years ago and Head Start and its administrative offices have occupied the entire building for the last 6 years.”*

**DISCUSSION:** Commissioner Coles stated she had mixed emotions regarding this issue.

**SECOND:** Commissioner Daily

**VOTE:** Unanimous

**ITEM D: Amendment to the text of the Land Development Ordinance (ZON2004-00009):** City of Coos Bay, 500 Central, Coos Bay. Update the floodplain regulations to comply with the National Flood Insurance Program and Statewide Planning Goal 7.

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.

Chairman Harlan opened the public hearing.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Coles – Continue to the May 11, 2004 Planning Commission hearing application #ZON2004-00009 regarding amendments to the text of the Land Development Ordinance.  
**SECOND:** Commissioner Hood  
**VOTE:** Unanimous

**ADMINISTRATIVE**

Election of Chairman and Vice-Chairman for the year 2004.

**MOTION:** Commissioner Daily – Nominate Bruce Harlan as Chairman and Chris Coles as Vice-Chairman.  
**SECOND:** Commissioner Miller  
**VOTE:** Unanimous

**ADJOURNMENT** 11:30 p.m.

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

ATTEST: \_\_\_\_\_  
Debbie Erler, Planning/Code Specialist  
City of Coos Bay

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**APPROVED AS CORRECTED: 6/8/2004**