

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

April 5, 2001

The minutes of the proceedings of a town hall meeting and City Council work session on the Newmark Improvement Study held at 7 p.m. in the library auditorium, 525 Anderson Avenue, Coos Bay, Coos County, Oregon.

Those Attending

Those present were Mayor Joe Benetti and Councilors Anna Marie Larson, Jeff McKeown, Cindi Miller, Don Spangler, Kevin Stufflebean, and Judy Weeks. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, Community Services Director Shanda Shribbs, and Planning Administrator Laura Barron.

Presentation and Discussion

City Manager Bill Grile introduced Larry Lewis, TriLand Design Group, Inc. and Howard Stein, CTS Engineers, Inc. and explained they will be reviewing information gathered for a recommendation on improvements to the 23 lane miles the City took over from the State. Mr. Lewis reported the purpose of the study was to come up with a conceptual improvement plan for Newmark Avenue and surrounding area. A town hall was held in September to take public input on issues citizens wished to have addressed.

Mr. Stein briefly reviewed the plan, which also include data collected on traffic patterns and flow, a land use inventory, and suggested improvements to Newmark Avenue. He commented the daily traffic on Newmark is 18,500 vehicles, with Wal-Mart and the College being the high volume areas. Mr. Stein reported the use of LaClair is high but just short of meeting the criteria for a traffic signal. Both LaClair and Ocean Boulevard have sight clearance problems and with the estimated future increase in traffic and development of the area will require improvements to Newmark and LaClair. It is estimated the daily traffic will increase to 28,000 vehicles per day in 20 years. Using the Institute of Transportation model Mr. Stein recommended Newmark be improved to five lanes with curbs and sidewalks, and future driveways along Newmark limited to side streets. He further recommended LaClair be improved to three lanes with curbs and sidewalks, with the center lane as a turn lane.

Mr. Lewis reported the proposed Newmark improvements could be done within the 80 foot width of the existing right-of-way and would not require removal of existing buildings. The improvements would provide for two travel lanes in each direction and a center turn lane. He explained a typical section would have mid-block right-in/right-out with no left turns onto Newmark for safety and time issues. There was discussion on the probability that no left turns onto Newmark would affect businesses in this area. Councilors McKeown, Miller, Stufflebean and Weeks supported allowing the left turns. Mr. Lewis commented on the importance of planning for future development and the increase it would have on traffic. Mayor Benetti suggested the developers participate in the cost of the street improvements. Mr. Lewis noted most jurisdictions are moving towards requiring the developer make all front end improvements and some jurisdictions place a time limit of five to ten years for completion. Mayor Benetti noted the City has not established development guidelines for requiring developers to bear some of the costs. Councilor Spangler commented a management access plan would have avoided problems such as the current access to Staples. Mr. Lewis noted the study would help the City with these matters.

Andy Nasburg, Coos Bay, expressed concern about forcing traffic onto LaClair only and suggested a left in/right out would work. Mr. Lewis commented other issues such as drainage and storm water system would take care of the water problems. Mr. Grile commented the college is a major contributor to the traffic and he had previously spoken with the college president and was told the college does not have funds to

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participate in the improvements. Mr. Lewis commented on the importance of looking at the vacant parcels for future development. Seven parcels have been identified for possible future development which may require rezoning. Mr. Lewis commented the final report will include an estimated cost for the improvements and an estimated time to complete the project; curbs and sidewalks; design engineering fees; and a traffic signal at LaClair and Newmark. The area would cover the section of Newmark Avenue from Fir Street to Ocean Boulevard.

Councilor Spangler recommended the project be planned in stages and developers should participate in the cost of the improvements. Mr. Lewis reported it would be a year before construction could begin due to the time required to prepare the plans, go out to bid, and select a contractor. Mayor Benetti noted that would take 18 months and if the City were to work only off the street fund interest, the project would need to be done in phases. Councilor McKeown supported placement of a light at LaClair and doing an analysis on the other lane miles in the jurisdictional exchange. Councilor Spangler commented T21 funds and grants could be used on these streets. Mr. Nasburg recommended the improvements proceed as soon as possible as developers have been waiting for three years. Mayor Benetti suggested the developers sit down with the City and discuss the percentage they are willing to invest in the improvements. Mr. Grile noted there are also procedural matters and guidelines to be worked out.

Adjournment

There being no further business to come before the City Council, Mayor Benetti adjourned the meeting to April 10, 2001 at 1:30 p.m. in the Council Chambers at City Hall.

Joe Benetti
Mayor of the City of Coos Bay
Coos County, Oregon

ATTEST:

Joyce Jansen
Deputy Recorder of the City of Coos Bay