



## STAFF REPORT

### Site Plan & Architectural Review

**HEARING BODY:** Planning Commission  
**DATE & TIME:** Tuesday, January 13, 2015 at 6:00 p.m.  
**LOCATION:** Coos Bay Council Chambers, 500 Central Ave, Coos Bay

**APPLICANT:** Joe Slack, HE, Inc. 375 Park Ave Coos Bay, OR 97420 for  
Morgan Veterinary Clinic, 230 Market Ave, Coos Bay, Oregon 97420

**OWNER:** Baker Management Inc., 95471 Templeton Lane  
North Bend, Oregon 97459

**LOCATION:** 625 N. Broadway, Coos Bay, Oregon 97420  
T. 25S, R. 13W, S. 26 CA, Tax Lot 4700, 4900

**SUBJECT:** **CONDITIONAL USE PERMIT and SITE PLAN & ARCHITECTURAL REVIEW**  
Change of use to "Animal Sales and Service – Kennel, Veterinary  
(Large and Small Animals)"

---

#### I. APPLICANT'S REQUEST

The applicant is requesting approval for a Conditional Use application to convert a one-story, vacant 6,000 square foot commercial building into a Veterinary Clinic with Kenneling of large and small animals. The proposed use of the existing structure includes a waiting room, exam rooms, treatment rooms, surgery room pharmacy, lab, e-ray, grooming/bathing rooms, offices, break room and boarding rooms/cages for up to 15 dogs and 15 cats.

Approval of a Site Plan and Architectural Review is also required for the change of use to a veterinary clinic. The applicant is proposing to make improvements to the main entry, complete the interior remodeling and upgrade the off-street parking.

#### II. BACKGROUND

The one-story building was constructed in 1969 and occupied as a restaurant (Kings Table). The restaurant closed in February of 2007. In January of 2008 permits were issued for an addition, foundation repair, and interior/exterior remodel. The majority of the exterior improvements, including the addition were complete, but the parking lot and the proposed interior remodel remains incomplete (wall framed only). The permits were voided in November of 2012 due to inactivity. New permits would be required prior to completing the interior/exterior work, including the parking lot.

PHOTOGRAPHS OF SUBJECT PROPERTY  
625 N BAYSHORE DRIVE  
Taken by Staff on December 29, 2014



North/West elevation



North elevation (photo taken December 29, 2014)



South elevation (photo taken December 29, 2014)



West elevation (photo taken December 29, 2014)

**III. APPLICABLE REGULATIONS**

Coos Bay Municipal Code Chapter 17.75 General Commercial District (C-2)  
Coos Bay Municipal Code Chapter 17.200 Off-Street Parking and Loading  
Coos Bay Municipal Code Chapter 17.345 Site Plan & Architectural Review  
Coos Bay Municipal Code Chapter 17.355 Conditional Use

**IV. STAFF RECOMMENDATION**

Staff prepared the following report based on the applicant’s submittal, City of Coos Bay Land Development Code, City of Coos Bay Transportation System Plan, and City of Coos Bay Comprehensive Plan. These findings can be used by the Commission to justify their final decision.

Staff finds there is sufficient evidence in the record upon which an approval can be based; therefore, staff is recommending approval of #187-ZON14-072 with conditions as found on page 13 and 14 of this staff report.

**V. DECISION CRITERIA, STATEMENTS OF FACT, FINDINGS AND CONCLUSIONS**

The following is a list of the decision criteria applicable to the request as stated in Coos Bay Municipal Code, Chapter 17.355 (Conditional Use) and 17.345 (Site Plan & Architectural Review).

Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. Although each of the findings or justification statements specifically applies to one of the decision criteria, any of the statements may be used to support the Commission’s final decision.

Based on their conclusions the Commission must approve, conditionally approve or deny the application. Conditions may be imposed by the Commission in order to address concerns about the compatibility of the proposed use.

**PART I**

**CBMC 17.355 - CONDITIONAL USE**

**17.75.030 (2)(a) Animal Sales and Service – Kennel, Veterinary (large and small animal)**

**DECISION CRITERIA #1: The site for the proposed use will satisfy the specific conditions and intent set forth in Division IV of this title, if applicable.**

**STATEMENTS OF FACT AND FINDINGS:**

- 1a. Division IV (Special Site Development) references accessory apartments, convenience sales and personal services, cluster development, planned unit development, home occupation, commercial recreational vehicle park, and manufacturing.
- 1b. The proposed use is a Veterinary Clinic with kenneling; therefore, Division IV does not apply.

**CONCLUSION:** Division IV (Special Site Development) is not applicable for the proposed use. The review criterion has been adequately addressed and approval of the proposal can be supported.

**DECISION CRITERIA #2: The site for the proposed use is adequate in size and shape to satisfy any other property development requirements of the district in which it is located, in addition to any requirements that may be imposed by Division IV of this title.**

**STATEMENTS OF FACT AND FINDINGS:**

- 2a. The submitted site plan (Attachment A – Site Plan) illustrates the proposed development including the existing building, adding a covered loading area, property lines, access, an outdoor fenced grass area for animals, and parking lot improvements.
- 2b. The property development requirements in a C-2 Zone, as outlined in CBMC Chapter 17.75.050, are as follows:
- (1) Lot Standards. No requirements.
  - (2) Building Coverage. No requirements.
  - (3) Building Height. No restrictions other than those imposed by the building code.
  - (4) Yards. No requirements other than those imposed by the building code.
  - (5) Landscaping and Screening.
    - (a) All parking areas shall be landscaped in conformance with Chapter 17.200 CBMC, Off-Street Parking and Loading.
    - (b) All heating and air equipment shall be appropriately screened from public view. This does not apply to roof-mounted equipment.
    - (c) All storage and trash areas must be enclosed and screened from public view.
- 2c. The site for the proposed use is approximately 34,776 square feet or 1.25 acres. The applicant is proposing a covered loading area (28 X 28) which will add 784 square feet to the footprint of the existing 6,000 square foot structure. The site is adequate in size and shape to satisfy the “Property Development Requirements” of the General-Commercial (C-2) zoning district.
- 2d. As indicated in Decision Criteria 1, Division IV of this title is not applicable.

**CONCLUSION:** The site with existing and proposed improvements is adequate in size and shape to satisfy the requirements of the commercial district and Division IV of this title does not apply to the proposed project. The review criterion has been adequately addressed and approval of the proposal can be supported.

**DECISION CRITERIA #3: The site for the proposed use is served by streets and highways which are adequate in width, construction and placement to safely carry the quantity and kind of traffic generated by the proposed use.**

#### STATEMENTS OF FACT AND FINDINGS:

- 3a. The site abuts Broadway Street (Oregon Coast HWY 101, South bound). The right of way is platted 60-feet in width and is developed with curb, gutter and sidewalk to 40-feet. Broadway Street is identified as a "Major Arterial" in Coos Bay's 2004 Transportation System Plan (Table3-1, page 3-5).
- 3b. According to the applicant's submitted "Narrative" dated November 26, 2014 the daily trip count is estimated at 50 trips based on daily appointments plus incidental retail sales visits. This total is well under the 500 trip threshold which would require a Traffic Impact Analysis.
- 3c. According to the December 10, 2014 letter from Michael Weishar, Access Engineering LLC., from Eugene, Oregon determined that using the highest trip rate of 44.00 trips per 1000 square feet, the proposed 6,000 square foot Morgan Veterinary Clinic would generate 264 daily trips. He indicated that he is confident that the proposed development will generate fewer than 500 daily trips.
- 3d. According to the applicant's submitted site plan they intent to utilize the access/curb cuts on both the north and south end of the existing structure to allow through access for larger vehicles/trailers.
- 3e. There is an existing lease between the City of Coos Bay and Janice Barker and Joanne Gabbs which indicates that more than half of the access/curb cut area south of the existing structure is included in the lease agreement; Therefore, the applicant would need to secure an easement agreement from the Lessees or remove the access from their site plan.

**CONCLUSION:** The site is served by Broadway Street (Oregon Coast HWY 101), which is an arterial street in the City of Coos Bay Transportation System Plan (TSP). Based on the TSP designation, staff concurs that Broadway Street is adequate in width, construction, and placement to safely carry the quantity and kind of traffic generated by the proposed use. The review criterion has been adequately addressed and approval of the proposal can be supported, subject to the following condition

**CONDITION:** Prior to occupancy of the structure an access agreement shall be submitted addressing utilization of the access driveway/curb cut south of the existing structure; or a site turning plan must be submitted to the Department of Community Services for review and approval, verifying that the use of the access driveway/curb cut is not necessary to the function of the facility and that all vehicles associated with the business can safely enter, maneuver and exit the site without.

**DECISION CRITERIA #4:** The proposed use will not have an adverse physical effect on the development or use of abutting property.

#### STATEMENTS OF FACT AND FINDINGS:

- 4a. The majority of the subject property (Tax Lot #4700 and #4900) is in the General-Commercial (C-2) zoning district. The existing parking lot at the north end of the property (Tax Lot #4900) is in the Single-Family Duplex Residential (R-2) zoning district.

- 4b. Property immediately south and east of the subject property is zoned and developed General-Commercial (*Garden Elements Landscape supplies, gas station, two real estate offices*). Property immediately north and west of the subject property is zoned Single-Family and Duplex Residential and is developed with single-family dwellings (*See Attachment B – Aerial/Zoning Map*).
- 4c. According to the applicant’s representative, the Veterinary Clinic’s is open to the public Monday-Friday between the hours of 8:00 a.m. and 5:00 p.m. Employees arrive around 7:30 a.m. and leave about 6:00 p.m., which is consistent with hours of operation within a commercial zone.
- 4d. According to the applicant’s submittal the facility is designed for kenneling of approximately 15 dogs and 15 cats. The noise generated from barking outside the structure would be limited to daytime/business hours which are generally 8 a.m. to 5 p.m. Monday through Friday. The pets will be supervised at all times while in the outside pet walk/run area, to help minimize barking and for clean-up.
- 4e. According to the submitted site plan the fenced dog walk area and the dumpster enclosure will be chain link fencing with vinyl slats. The fence dog walk area will be grass with a landscape boarder on the east side abutting the parking area and the entrance.
- 4f. According to the applicant’s submittal the night time boarding areas are enclosed and any noise generated from barking will be contained within the building. The interior dog boarding area is 150-feet from the nearest residence to northwest and southwest of the site and over 200-feet from the residence to the west.
- 4g. According to the applicants “Narrative” the abutting property to the north (737 N. Bayshore Drive) utilizes the north portion of the subject property, although the property has a driveway access off of Broadway/HWY 101. The proposed off-street parking configuration in this area allows access to this property to continue, although the long term arrangement for this access is unknown.
- 4h. Mailed notice was sent to the surrounding property owners within 250 feet.
- The City received a letter dated December 21, 2014 (*Received December 23, 2014*) and a letter dated January 4, 2015 (*Received January 6, 2015*) from Denny and Carol Powell, abutting property owners of 737 N. Bayshore Drive (*See Attachment C*).
- The letter with photos and diagrams outline the history of access to their property; the changes to the accesses with the recent ODOT sidewalk improvements; and their concerns related to the possible elimination of access.
- 4i. The applicant’s submittal includes three letters of support from abutting property owners or occupants (Sally White owner of 202 Alder Avenue; Joanne Gabbs lessee of Garden Elements at 599 North Broadway and Theresa Howard of 594 North 2<sup>nd</sup> Street).

**CONCLUSION:** The proposed use will not have an adverse physical effect on the development or use of abutting property, through hours of operation, fencing, supervision and the location in interior kennels. The review criterion has been adequately addressed and approval of the proposal can be supported.

## **PART II**

### **CBMC 17.345 - SITE PLAN & ARCHITECTURAL REVIEW**

#### ***Change of Use from vacant commercial (has been vacant for more than 24 months) to "Animal Sales and Service –kennel, veterinary (large and small animal)***

---

**DECISION CRITERIA #1: The location, size, shape, height, spatial and visual impacts and arrangements of the uses and structures are compatible with the site and surroundings.**

#### **STATEMENTS OF FACT AND FINDINGS:**

- 1a. The existing one-story, 6,000 square foot structure has horizontal board siding and a metal roof. The applicant's propose a 28-foot x 28-foot covered loading area on the west side of the structure. Other than the removal of two access doors on the west elevation and reducing the size of two windows on the west elevation and two windows on the south elevation no other changes to the exterior are proposed. The existing building is painted "Beige" with a "Red" metal roof and "White" trim and no change are proposed to the color.
- 1b. The applicant is proposing a fenced (chain link with slats) dog run area on the west side of the property. The applicant's proposed the same fencing with slats on the trash enclosure.
- 1c. A four-foot high masonry landscape wall, installed near the main entrance at the northeast corner of the property, will provide sound control and pet safety.

**CONCLUSION:** The location, size, height, and visual impacts of the existing structure and proposed covered loading are compatible with the site and surroundings. The decision criteria have been adequately addressed and approval of the proposal can be supported.

**DECISION CRITERIA #2: The public and private sewerage and water facilities provided by the development are adequate in location, size, design, and timing of construction to serve the residents or establishments. These facilities meet city standards and relevant policies of the comprehensive plan and provide adequate fire protection.**

#### **STATEMENTS OF FACT AND FINDINGS:**

- 2a. The applicant proposes to add filter inserts into existing catch basins, which were recommended by City Engineering staff at the Pre-Application Conference.
- 2b. There are two existing four-inch building sewer waste lines exiting the building on the east side, complete with clean-outs, and are more than adequate to handle the building waste.

- 2b. A November 25, 2014 email from Ron A. Hoffine, P.E., Operations Director Coos Bay - North Bend Water Board, indicates the existing building is currently served with a 1" meter, and this meter size is adequate for the proposed vet clinic. There is sufficient capacity from the system to support the proposed development.

**CONCLUSION:** A complete review for fire protection will be conducted at the time construction plans are submitted. The applicant's submittal and verification from the CB/NB Water Board that the proposed water service is adequate for the proposed use and addition of the filter inserts to the existing catch basins, as recommended by engineering staff meet city standards. The decision criteria have been adequately addressed and approval of the proposal can be supported.

**DECISION CRITERIA #3:** The grading and contouring of the site and how site surface drainage and/or on-site surface water storage facilities are constructed to insure that there is no adverse effect on neighboring properties, public right of way, or the public storm drainage system; and that the site development work will take place in accordance with City policies and practices.

**STATEMENTS OF FACT AND FINDINGS:**

- 3a. According to the submitted application, no additional grading or clearing is expected. The existing paved and gravel surfaces are prepped for paving.
- 3b. It appears from the submitted plans that the existing lot drainage does not adversely impact adjacent right of ways and no change is being made to the historic drainage patterns. The City requires temporary sediment and erosion control measures during construction.

**CONCLUSION:** Other than paving of the prepped off-street parking area no changes are proposed to the surface drainage there appears to be no adverse effect no adverse effect on the neighboring properties, public right of way, or the public storm drainage. The decision criteria have been adequately addressed and approval of the proposal can be supported.

**CONDITION:** Temporary sediment and erosion control measures shall be installed prior and during construction where applicable to prevent construction debris from entering into the storm system.

**DECISION CRITERIA #4:** Based on anticipated vehicular and pedestrian traffic generation, adequate rights of way and improvements to streets, pedestrian ways, bikeways, and other ways are provided to promote safety, reduce congestion, and provide emergency equipment access.

**STATEMENTS OF FACT AND FINDINGS:**

- 4a. The site is served by Broadway Street (Oregon Coast HWY 101, South bound). The right of way is platted 60-feet in width and is developed with curb, gutter and sidewalk to 40-feet. Broadway Street is identified as a "Major Arterial" in Coos Bay's 2004 Transportation System Plan (Table3-1, page 3-5).



- 4b. According to the applicants submitted "Narrative" dated November 26, 2014 the daily trip count is estimated at 50 trips based on daily appointments plus incidental retail sales visits. This total is well under the 500 trip threshold which would require a Traffic Impact Analysis.
- 4c. According to the December 10, 2014 letter from Michael Weishar, Access Engineering LLC., from Eugene, Oregon determined that using the highest trip rate of 44.00 trips per 1000 square feet, the proposed 6,000 square foot Morgan Veterinary Clinic would generate 264 daily trips. He indicated that he is confident that the proposed development will generate fewer than 500 daily trips.
- 4d. According to the applicant's submitted site plan they intent to utilize the access/curb cuts on both the north and south end of the existing structure to allow through access for larger vehicles/trailers.
- 4e. There is an existing lease between the City of Coos Bay and Janice Barker and Joanne Gabbs which indicates that more than half of the access/curb cut area south of the existing structure is included in the lease agreement.
- 4f. An email dated December 18, 2014 from Coos Bay Fire Chief Mark Anderson, indicates that based on the applicants narrative, the square footage of the building is >6000 square feet. According to CBMC 15.35.050 (11)(a), a key box is required. No other fire department concerns.
- 4g. There is an existing lease between the City of Coos Bay and Janice Barker and Joanne Gabbs which indicates that more than half of the access/curb cut area south of the existing structure is included in the lease agreement; Therefore, the applicant would need to secure an easement agreement from the Lessees or remove the access from their site plan.

**CONCLUSION:** The site is served by Broadway Street (Oregon Coast HWY 101), which is an arterial street in the City of Coos Bay Transportation System Plan (TSP). The existing rights of way and access to property promote safety, reduce congestion, and provide emergency equipment access. The review criterion has been adequately addressed and approval of the proposal can be supported, subject to the following conditions:

**CONDITIONS:**

(1) Prior to occupancy of the structure an access agreement shall be submitted addressing utilization of the access driveway/curb cut south of the existing structure; or a site turning plan must be submitted to the Department of Community Services for review and approval, verifying that the use of the access driveway/curb cut is not necessary to the function of the facility and that all vehicles associated with the business can safely enter, maneuver and exit the site without.

(2) Prior to occupying the building, a "Key Box" is required per CBMC 15.35.050 (11)(a)

**DECISION CRITERIA #5: There are adequate off-street parking and loading facilities provided in a safe, well designed, and efficient manner.**

**STATEMENTS OF FACT AND FINDINGS:**

5a. CBMC Chapter 17.200.050 requirement for Nonresidential loading are as follows:

- (1) Nonresidential off-street loading shall be required of uses or buildings which receive or distribute merchandise by truck and shall be adequate to handle the needs of the particular use. Where practical difficulties make it impossible to provide off-street loading spaces, provisions shall be made to provide these spaces through a right-of-way use permit or loading zone.
- (4) Off-street loading spaces shall be required as designated by Table 17.200.050.

**Table 17.200.050 – Nonresidential Off-Street Loading Requirements**

Sq. Ft. of Floor Area*	Loading Space	Special Requirements
1,000 – 5,000	250 sq. ft.	None
5,000 – 20,000	300 sq. ft.	None
20,000 – 50,000	750 sq. ft.	One space must measure 10' x 50'
50,000 plus	1,000 sq. ft.	One space must measure 10' x 50'

\* Unless otherwise specified, the computations are based upon the square feet of floor area generally available for occupancy, exclusive of restrooms, hallways, lobbies, storage areas not used for public display, elevators, and similar accessory areas.

- 5b. The prior use of the property/structure was an “Eating and Drinking Establishment” (King’s Table) with an off-street parking demand of 1 space per 100 square feet. Based on the original footprint of approximately 4,000 square feet, the off-street parking demand was approximately 30 spaces. The parking demand for the proposed Veterinary Clinic has been determined to be 1 space per 250 square feet 18 spaces. The calculations for the prior and proposed uses excluded restrooms, hallways, lobbies, storage areas not used for public display and similar accessory areas.
- 5c. The applicant is proposing 17 off-street standard parking spaces (10-feet by 19-feet) and 1 ADA accessible space and aisle. They are providing a 28-foot by 28-foot covered loading area (784 square feet) on the west side of the building.

**CONCLUSION:** The proposed off-street parking and loading facilities are designed in accordance with Land Development Code 17.200 Off-Street Parking and Loading standards. The decision criteria have been adequately addressed and approval of the proposal can be supported.

**DECISION CRITERIA #6: Adequate dedication or reservation of real property for public use, as well as easements and right of entry for construction, maintenance, and future expansion of public facilities are addressed.**

**STATEMENTS OF FACT AND FINDINGS:**

- 6a. The site is served by Broadway Street (Oregon Coast HWY 101, South bound). The right of way is platted 60-feet in width and is developed with curb, gutter and sidewalk to 40-feet. Broadway Street is identified as a "Major Arterial" in Coos Bay's 2004 Transportation System Plan (Table3-1, page 3-5).
- 6b. According to the applicant's submitted site plan they intent to utilize the existing access/curb cuts on both the north and south end of the existing structure to allow through access for larger vehicles/trailers.
- 6c. There is an existing lease between the City of Coos Bay and Janice Barker and Joanne Gabbs which indicates that more than half of the access/curb cut area south of the existing structure is included in the lease agreement (Attachment A – Site Plan). The applicant will be required to secure an easement from the Lessee to utilize access/curb cut.

**CONCLUSION:** The review criterion has been adequately addressed and approval of the proposal can be supported, subject to the following condition:

**CONDITION:** Prior to occupancy of the structure an access agreement shall be submitted addressing utilization of the access driveway/curb cut south of the existing structure; or a site turning plan must be submitted to the Department of Community Services for review and approval, verifying that the use of the access driveway/curb cut is not necessary to the function of the facility and that all vehicles associated with the business can safely enter, maneuver and exit the site.

**DECISION CRITERIA #7: The structural design, location, size, and materials used for buildings, walls, fences, berms, traffic island, median areas, and signs serve their intended purposes.**

**STATEMENTS OF FACT AND FINDINGS:**

- 7a. The existing one-story, 6,000 square foot structure has horizontal board siding and a metal roof. The applicant's propose a 28-foot x 28-foot covered loading area on the west side of the structure.
- 7b. The existing structure has horizontal board siding and a metal roof. The applicant's propose a 28-foot x 28-foot covered loading area on the west side of the structure. Other than the removal of two access doors on the west elevation and reducing the size of two windows on the west elevation and two windows on the south elevation no other changes to the exterior are proposed. The existing building is painted "Beige" with a "Red" metal roof and "White" trim.
- 7c. The applicant is proposing a fenced (chain link with slats) dog run area on the west side of the property. The applicant's proposed the same fencing with slats on the trash enclosure.
- 7d. A four-foot high masonry landscape wall, installed near the main entrance at the northeast corner of the property, will provide sound control and pet safety.

- 7e. According to the applicant's submittal, five wall mounted signs with exterior lighting will be installed. As shown on the submitted elevation drawings, the intent is to highlight the business name and the services provided. They propose "Morgan Veterinary" signage on the north and east elevations; two on the east elevation indicating "Pet Hospital" "Pet Care" or similar service; one on the south elevation "Pet Grooming" or similar service. Wall mounted signage does not count against allowed signage. Inspection to verify proper attachment to the wall will be conducted as part of the building permit inspections.
- 7f. The applicant is proposing a fenced (chain link) dog run area on the west side of the property. According to the applicant's submittal, noise generated from barking outside will be limited to daytime/business hours and the area will be staffed (animals will not be left unattended).
- 7g. A four-foot high masonry landscape wall, installed near the main entrance at the northeast corner of the property, will provide sound control and pet safety.
- 7h. No berms, traffic island or median areas are proposed for this project.

**CONCLUSION:** The proposed covered loading area, landscape masonry wall, fenced dog run area and signage serve their intended purpose. The design, size, and material will be compatible to commercial structures in the surrounding area. The decision criteria have been adequately addressed and approval of the proposal can be supported.

**DECISION CRITERIA #8: Other property development requirements of the zoning district are satisfied.**

**STATEMENTS OF FACT AND FINDINGS:**

- 8a. The submitted site plan (Attachment A) illustrates the proposed development including the existing building, property lines, access, fence area for animals, and parking lot.
- 8b. The property development requirements in a C-2 Zone, as outlined in CBMC Chapter 17.75.050, are as follows:
  - (1) Lot Standards. No requirements.
  - (2) Building Coverage. No requirements.
  - (3) Building Height. No restrictions other than those imposed by the building code.
  - (4) Yards. No requirements other than those imposed by the building code.
  - (5) Landscaping and Screening.
    - (a) All parking areas shall be landscaped in conformance with Chapter 17.200 CBMC, Off-Street Parking and Loading.
    - (b) All heating and air equipment shall be appropriately screened from public view. This does not apply to roof-mounted equipment.

(c) All storage and trash areas must be enclosed and screened from public view.

8c. The applicants propose a 28-foot by 28-foot covered loading area on the west side of the existing one-story, 6,000 square foot structure. The site for the proposed use is approximately 34,776 square feet or 1.25 acres. The site is adequate in size and shape to satisfy the "Property Development Requirements" of the General-Commercial (C-2) zoning district.

8d. The submitted Landscape Plan (Sheet L2.1 dated November 2014), indicated 18 off-street parking spaces will be provided. The landscape requirement as outlined in CBMC, Chapter 17.200 is nine square feet of landscaping per space provided. Each element must be a minimum of 25 square feet, a minimum of 3-feet in width and must contain a tree and ground cover.

The 18 off-street provided has a landscape required of 192 square feet (18 x 9). The plan indicates that 1,964 square feet of landscaping is provided. A review of the Landscape designed verified that the proposed design will exceed the requirement. The plan indicates that the proposed design is conceptual only and that the landscape architect will provide a final landscape and irrigation plan.,

8e. As indicated in Decision Criteria 1, Division IV of this title is not applicable.

**CONCLUSION:** The site with existing and proposed improvements is adequate in size and shape to satisfy the requirements of the commercial district and Division IV of this title does not apply to the proposed project. The review criterion has been adequately addressed and approval of the proposal can be supported, subject to the following Condition:

**CONDITION:** The "Final Landscape and Irrigation Plan" must be reviewed by staff to verify that no significant changes have been made to the overall design, plants or irrigation plan.

***Based on the adopted Findings, Conclusions and Conditions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachment "A" approve Conditional Use and Site Plan & Architectural Review #187-ZON14-072, allowing the proposed "Animal Sales and Service – Kennel, Veterinary (Large and Small Animals)" in the C-2 zone, subject to the following Conditions:***

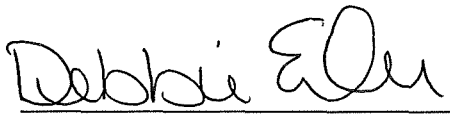
1. *The applicant/owner must secure all structural and development permits as required, from the City, State and Federal agencies.*
2. *Prior to occupancy of the structure an access agreement shall be submitted addressing utilization of the access driveway/curb cut south of the existing structure; or a site turning plan must be submitted to the Department of Community Services for review and approval, verifying that the use of the access driveway/curb cut is not necessary to the function of the facility and that all vehicles associated with the business can safely enter, maneuver and exit the site.*
3. *Prior to occupancy of the structure a "Key Box" is required per CBMC 15.35.050 (11)(a).*

4. *The existing on-site catch basins must be privately maintained.*
5. *Temporary sediment and erosion control measures shall be installed prior and during construction where applicable to prevent construction debris from entering into the storm system.*
6. *The "Final Landscape and Irrigation Plan" must be reviewed by staff to verify that no significant changes have been made to the overall proposed design, plants or irrigation plan.*

**EFFECTIVE DATE OF PERMIT APPROVAL:**

Approval shall be withdrawn if the authorized construction or use is not commenced within one year or is not pursued diligently to completion; or, if authorized occupancy or use has been discontinued for over 120 consecutive days.

The effective date of the permit may be delayed if substantive conditions are attached to the approval. The Commission may grant an extension of time for a period not to exceed one year if circumstances beyond the control of the applicant cause delays.



Debbie Erler, Planner

DATE MAILED: January 6, 2015

cc: Owner/Applicant, Mr. & Mrs. Powell, Dave Perry, DLCD

**ATTACHMENTS:**

- A - Application, including site plan and construction plans
- B - Aerial map with zoning
- C - Letters of concern from Denny/Carol Powell



ARCHITECTS  
ENGINEERS  
SURVEYORS  
PLANNERS

375 PARK AVE  
SUITE 1  
COOS BAY  
OREGON  
97420

541.269.1166  
FAX 541.269.1833

Richard D. Nored, P.E.  
Joseph A. Slack, A.I.A.  
Russ Dodge, PLS  
Stephen R. Cox

November 26, 2014

City of Coos Bay - Community Development Department  
500 Central Avenue  
Coos Bay, Oregon 97420

Attn: Kim Trimpert  
Planner/Staff Coordinator

Re: Morgan Veterinary - Building Remodel  
Conditional Use Application  
Site Plan and Architectural Review (SPAR)  
HGE Project # 14.42

Dear Kim:

Find enclosed our Conditional Use Application/SPAR Review for the above. The enclosed documents include:

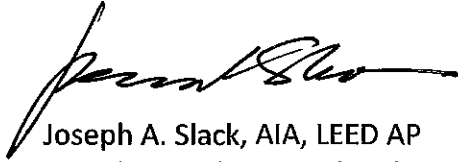
1. Application Form
2. Fee amount of \$900 (\$525 + \$375)
3. Letter of authorization for HGE. *Note: Property ownership is in the middle of escrow and transfer is occurring now. Proof of ownership will be submitted via separate cover.*
4. Ownership list of properties within 250 feet, including Facility Boundary Map with Proof of ownership documents
5. Pre-Application Conference Notes
6. Application Narrative by HGE
7. Letters of support from neighbors
8. Letter regarding storm water from HGE Bob Bynum PE
9. Traffic letter – *to be submitted via separate cover*
10. CB-NB Water Board email memo, from Ron Hoffine
11. Building Program for information regarding project
12. Exterior light product data
13. Drawings:
  - Site Plan
  - Landscape Plan
  - Floor Plan
  - Building Elevations

ATTACHMENT A

We look forward to a successful review process and hearing. Please contact me at your earliest convenience if you need additional information.

Prepared by,

**HGE INC., Architects, Engineers,  
Surveyors & Planners**



Joseph A. Slack, AIA, LEED AP  
President and Principal Architect

c: Morgan Veterinary







Community Development • 500 Central Avenue • Coos Bay, Oregon 97420  
 Telephone 541.269.1181 • Fax 541.269.8916 • coosbay.org

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT No(s).

**Type of Review** (Please check all that apply):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation<br><input type="checkbox"/> Appeal and Review<br><input checked="" type="checkbox"/> Conditional Use<br><input type="checkbox"/> Floodplain Development<br><input type="checkbox"/> Home Occupation<br><input type="checkbox"/> Legislative/Text Amendment | <input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> Non-Conforming Lots, Uses & Structures<br><input type="checkbox"/> Partition<br><input type="checkbox"/> Planned Unit Development<br><input type="checkbox"/> Sign Review Permit<br><input checked="" type="checkbox"/> Site Plan and Architectural Review | <input type="checkbox"/> Subdivision<br><input type="checkbox"/> Temporary Uses<br><input type="checkbox"/> Vacation<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Zone Change<br><input type="checkbox"/> Other _____ |
|--|---|---|

Pre-Application applications require a different application form available on the City website or at City Hall.

<b>Site Location/Address:</b> 625 North Broadway (Hwy 101 South)	<b>Assessor's Map No.:</b> 25s-13w-26ca
	<b>Tax Lot(s):</b> 4700, 4900, Blk 40 Clement Plat
	<b>Total Land Area:</b> 41,296 sf

**Detailed Description of Proposal:**

Conversion of a vacant commercial-use building into a Veterinary Clinic - Morgan Veterinary Clinic. Work is primarily interior Tenant improvements. The existing 6,004 sf building is vacant, and was fairly recently (last 4-6 years) structurally renovated and the exterior shell was rebuilt. The former use prior was a restaurant (Kings Table) and the intended use was commercial. The exterior work will include improvements to the main entry for pet safety entering/existing the building as the existing main entry fronts Hwy 101 South.

<b>Applicant/Owner Name:</b> <small>(please print)</small>	Morgan Veterinary Clinic	Phone: 541-269-5846
<b>Address:</b>	230 Market Ave.	Email: the_lemon9@hotmail.com
<b>City State Zip:</b>	Coos Bay, Oregon 97420	overland@morganveterinaryclinic.com

<b>Applicant's Representative:</b> <small>(please print)</small>	Joe Slack, Architect, HGE Inc.	Phone: 541-269-1166 x 234
<b>Address:</b>	375 Park Ave.	Email: joeslack@hge1.com
<b>City State Zip:</b>	Coos Bay, Oregon 97420	

1. The owner/applicant or their representative should be present at all public hearings.
2. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
3. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**  
**One (1) complete set of digital application materials must also be submitted electronically or on CD in PDF format.**

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 _____ Applicant's signature	_____ Date	 _____ Owner's signature (required)	_____ Date
------------------------------------	---------------	---	---------------



**Morgan Veterinary Clinic**  
230 Market Avenue, Coos Bay, OR 97420

November 24, 2014

City of Coos Bay  
Community Development Department  
500 Central Avenue  
Coos Bay, Oregon 97420

To whom it may concern:

This letter authorizes Joe Slack and his staff at HGE INC., Architects, Engineers, Surveyors & Planners, to represent Morgan Veterinary Clinic for our MORGAN VETERINARY BUILDING REMODEL on 625 North Broadway (Highway 101 South), Coos Bay, Oregon.

Thank you,

Dr. Karl M. Jernstedt, DVM  
Owner

## Ownership Report Bay Cities Building Company, Inc.

**Subject Property:** Tax Map 25 13 26 CA

**Tax Lot 4900**  
Bay Cities Building Company, Inc.  
P.O. Box 575  
Coos Bay, Oregon 97420  
Situs: 625 N Broadway - Coos Bay, Oregon 97420

**Tax Lot 4700**  
Bay Cities Building Company, Inc.  
P.O. Box 575  
Coos Bay, Oregon 97420  
Situs: 625 N Broadway - Coos Bay, Oregon 97420

### **Tax Map 25 13 26 CA**

Tax Lot 4300  
Sarah Harper  
810 N 2<sup>nd</sup> Street  
Coos Bay, Oregon 97420

Tax Lot 3700  
Sarah Harper  
810 N 2<sup>nd</sup> Street  
Coos Bay, Oregon 97420

Tax Lot 3600  
URBAN RENEWAL AGENCY OF CITY OF COOS BAY  
500 CENTRAL  
Coos Bay, Oregon 97420  
Lessee: Elton Thompson / P.O. Box 656 / Coos Bay, Oregon 97420  
[Lease may be Cancelled]

Tax Lot 4400  
Mary P. Fisher  
P.O. Box 6306  
Albany, Oregon 94706-0306  
Situs: 784 N 2<sup>nd</sup> Street - Coos Bay, Oregon 97420

Tax Lot 4500  
Arnold & Arlene Roblan  
762 N 2<sup>nd</sup> Street  
Coos Bay, Oregon 97420

Tax Lot 4600  
Hideko M. White TRUST  
Hideko M. White, Trustee  
724 N 2<sup>nd</sup> Street  
Coos Bay, Oregon 97420

Tax Lot 3700  
Sarah Harper  
810 N 2<sup>nd</sup> Street  
Coos Bay, Oregon 97420

Tax Lot 5000  
Dennis E. Powell  
P.O. Box 1666  
Coos Bay, Oregon 97420  
Situs: 737 N. Broadway – Coos Bay, Oregon 97420

Tax Lot 5100  
Dennis E. Powell  
P.O. Box 1666  
Coos Bay, Oregon 97420  
Situs: 765 N. Broadway – Coos Bay, Oregon 97420

Tax Lot 5200  
Ray Penny  
777 N. Bayshore Drive  
Coos Bay, Oregon 97420  
Situs: 1887 N Bayshore Drive – Coos Bay, Oregon 97420  
Multiple Addresses 777 / 779 / 781 / 783 North Bayshore Drive – Coos Bay, Oregon 97420

Tax Lot 5300  
Carroll C. Purdum TRUST  
Carroll C. Purdum, Trustee  
6980 Zurich Lane  
Frisco, Texas 75034-6707  
Situs: None Stated

Tax Lot 5400  
Carroll C. Purdum TRUST  
Carroll C. Purdum, Trustee  
6980 Zurich Lane  
Frisco, Texas 75034-6707  
Situs: None Stated

Tax Lot 5500  
Carroll C. Purdum TRUST  
Carroll C. Purdum, Trustee  
6980 Zurich Lane  
Frisco, Texas 75034-6707  
Situs: 605 North Bayshore Drive – Coos Bay, Oregon 97420

Tax Lot 5600  
SWANTON INVESTMENTS  
2120 W23rd Avenue  
Eugene, Oregon 97405-1634  
777 N. Bayshore Drive  
Coos Bay, Oregon 97420  
Situs: Multiple Addresses 581 / 595 / 601 North Bayshore Drive – Coos Bay, Oregon 97420  
Multiple Addresses 506 / 514 / 530 /562 / 568 / 576 / 598 North Broadway – Coos Bay, Oregon 97420

Tax Lot 4800  
CITY OF COOS BAY  
500 CENTRAL  
Coos Bay, Oregon 97420  
Lessee: Joanne Gabbs / 595 N Broadway / Coos Bay, Oregon 97420

Tax Lot 4801  
CITY OF COOS BAY  
500 CENTRAL  
Coos Bay, Oregon 97420  
Lessee: Janice R. Barker / 95471 Templeton LN / North Bend, Oregon 97459

Tax Lot 6300  
DAVIS COMMERCIAL INVESTMENTS LLC  
94475 NORTH WAY LN  
North Bend, Oregon 97459-8596  
Situs: 525 N Broadway – Coos Bay, Oregon 97420

Tax Lot 6400  
BARKER MANAGEMENT, INC.  
95471 Templeton LN  
North Bend, Oregon 97459-8714  
Situs: 595 & 625 N Broadway – Coos Bay, Oregon 97420

Tax Lot 6500  
Peter & Danna STYS Living Trust  
Peter M. STYS – Trustee etal  
P.O. Box 52  
Coos Bay, Oregon 97420-0004  
Situs: 578 / 594 N 2<sup>nd</sup> Street – Coos Bay, Oregon 97420

Tax Lot 6600  
Joan B. Clair  
P.O. Box 9305  
Berkley, CA. 94709-0305  
Situs: 562 N 2<sup>nd</sup> Street – Coos Bay, Oregon 97420

Tax Lot 6700  
Park Redmond LLC  
63724 Ross Inlet RD.  
Coos Bay, Oregon 97420-7323  
Situs: 544 N 2<sup>nd</sup> Street – Coos Bay, Oregon 97420

Tax Lot 6701  
D.J. Smith TRUST  
Dorious J. Smith, Trustee Park Redmond LLC  
63724 Ross Inlet RD.  
Coos Bay, Oregon 97420-7323  
Situs: None Stated

### **Tax Map 25 13 26 CB**

Tax Lot 5400  
Clarence & Myrtle M. Paskiewick  
785 N 2ns Street  
Coos Bay, Oregon 97420

Tax Lot 5500  
Loretta Olson TRUST 05-16-13  
Loretta J. Olson, Trustee  
276 Birch Avenue  
Coos Bay, Oregon 97420-2349

Tax Lot 5600  
Stephanie M. Lowry  
715 2<sup>nd</sup> Street  
Coos Bay, Oregon 97420-2503

Tax Lot 5700  
Brittany Rebecca Done  
P.O. Box 215  
Coos Bay, Oregon 97420-2308  
Situs: 682 N 3th / Coos Bay, Oregon 97420

Tax Lot 5800  
WILLIAM B. WELDON 2013 REVOCABLE TRUST  
WILLIAM B. WELDON, Trustee  
1245 Lake Park AVENUE  
Galt, CA. 95632-3705 Loretta J. Olson, Trustee  
Situs: 642 N 3<sup>rd</sup> / Coos Bay, Oregon 97420

Tax Lot 5900  
Hideko M. White TRUST  
Hideko M. White, Trustee  
202 Alder Avenue  
Coos Bay, Oregon 97420-2309

Tax Lot 6200  
Gary & Karla Rifkin  
10300 SE Waverly CT #308  
Milwaukie, Oregon 97222-3420  
Situs: 580 N 3<sup>rd</sup> / Coos Bay, Oregon 97420

Tax Lot 6300  
Robert A. & Deanna F. Wright  
566 N 3<sup>rd</sup> Street  
Coos Bay, Oregon 97420-2306

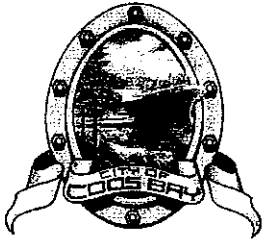
Tax Lot 6400  
Russell W. & Tracey L. Clark  
2530 Commercial  
North Bend, Oregon 97459-1337  
Situs: 272 Park Avenue / Coos Bay, Oregon 97420

Tax Lot 6500  
Lucian J. III & Debbie Creagor  
1156 Pleasant Street  
Eugene, Oregon 97477-2634  
Situs: 565 & 567 N 2<sup>nd</sup> Street / Coos Bay, Oregon 97420

Tax Lot 6600  
JEAN C. WILSON TRUST  
Jean C. Wilson, Trustee  
2222 Leavenworth Street #304  
San Francisco, CA. 94133-2235  
Situs: None Stated

Tax Lot 6700  
Robert W. & Evelyn I. Gaines  
59334 Seven Devils RD  
Bandon, Oregon 97411-7377  
Situs: 525 N 2<sup>nd</sup> – Coos Bay, Oregon 97420  
And 208 Park Avenue – Coos Bay, Oregon 97420

Tax Lot 6800  
JEAN C. WILSON TRUST  
Jean C. Wilson, Trustee  
2222 Leavenworth Street #304  
San Francisco, CA. 94133-2235  
Situs: 232 Park Avenue – Coos Bay, Oregon 97420



CITY OF COOS BAY  
Community Development Department

500 Central Avenue  
Coos Bay, OR 97420

541.269.8918  
www.coosbay.org

## PRE-APPLICATION CONFERENCE NOTES

**CASE FILE#:** 187-ZON14-065

**LOCATION:** 625 N Broadway (Tax Lot 4700, 4900 of Tax Map 25S 13W 26CA) Coos Bay, OR

**TYPE OF APPLICATION:** Site Plan and Architectural Review

**STAFF COORDINATOR:** Kim Trimpert, Planner 1

**DATE OF PRE-APPLICATION MEETING:** October 30, 2014 @ 1:00 pm

**MEETING ATTENDEES (STAFF):** Eric Day, Debbie Eler, Kim Trimpert (Planning), Jennifer Wirsing (Engineering)

All Coos Bay code chapters referenced in this report are available on the City's website at <http://www.codepublishing.com/or/coosbay/>.

### 1. PROCESS SUMMARY

Site Plan and Architectural Review (SPAR) per CBMC 17.345  
Conditional Use Permit (CUP) per CBMC 17.355

### 2. PROCESS SUMMARY

The applicant will apply for a conditional use permit and site plan and architectural review. The final hearing body for the CUP and SPAR will be the Planning Commission.

#### Application Process:

- Pre-application conference
- Application submittal
- Staff review for completeness (Up to 30 days)
- When the application is determined to be complete, the applicant is vested
- Public notices are mailed and a hearing date is set before the Planning Commission
- Staff report is prepared and made available to the applicant at least seven days before the date of the Planning Commission Public Hearing
- The Planning Commission will make a decision for approval or denial based upon the staff recommendation and the criteria found in the CBMC (CUP and SPAR)



### **3. COMMUNITY DEVELOPMENT CODE**

The applicant must address all standards of the applicable criteria found in the CBMC. These include:

- Zoning District: C-2 (General Commercial District)
- Off-Street Parking: as stipulated in CBMC Table 17.200.040
- SPAR application requirements per CBMC 17.345.030
- CUP application requirements per CBMC 17.355.020

The N Broadway site is located entirely in a C-2 zone. Please refer to CBMC 17.75 for a complete listing of the C-2 zone standards.

Setbacks: There are no yard requirements other than those imposed by the building code.

Height: There are no restrictions other than those imposed by the building code.

Lot Standards: There are no minimum widths or minimum area requirements in the C-2 zone.

Building Coverage: There are no minimum requirements.

Landscaping and Screening:

- All parking areas shall be landscaped in conformance with Chapter 17.200 CBMC, Off-Street Parking and Loading
- All heating and air equipment shall be appropriately screened from public view. This does not apply to roof-mounted equipment.
- All storage and trash areas must be enclosed and screened from public view.

Off-Street Parking: Parking shall be required as stipulated in CBMC Table 17.200.040. One parking space per 250 square feet will be required based upon building square footage generally available for occupancy (exclusive of restrooms, hallways, lobbies, storage areas not used for public display, and similar accessory areas). At approximately 6,000 square feet, staff estimates the applicant's proposal will require 24 off-street parking spaces. ADA parking is not required per CBMC. The applicant will be required to provide ADA parking as stipulated by uniform building code.

### **4. DEVELOPMENT STANDARDS**

Traffic: If proposed project will generate more than 500 trips, a Traffic Impact Assessment is required and the City will provide a scoping letter. If no, a letter from a qualified licensed engineer shall be submitted justifying the assumption of less than 500 trips.

Applicant is responsible to inform ODOT of proposed project including but not limited to access and signage.

Applicant is responsible to demonstrate that there is proper authority to access the southern driveway.

Landscaping and Irrigation: Landscaping and irrigation plans shall be provided by the applicant as part of the SPAR application requirements per CBMC 17.345.

Water Quality: The City strongly encourages best management practices to mitigate for the dog walk area and all impervious areas (parking lot, rooftop, etc.).

Storm Water: The applicant shall be required to obtain all applicable state plumbing permits. Staff foresees that the applicant will be required to place inserts into catch basins. The applicant shall be required to provide documentation, prepared by a qualified professional, to the City detailing the impact of the proposal on the City's storm drain system. Runoff from proposed project shall not adversely impact downstream drainage or adjacent neighbors/right of way.

Water: The applicant shall submit a letter from the Coos Bay-North Bend Water Board that states there is sufficient capacity to support the proposed development.

Sewer: The applicant shall be required to provide documentation, prepared by a qualified professional, confirming that the lateral is of adequate size for the proposed use. Staff recommends asking the current property owner if he knows where the property's cleanout is located.

Right of Way: Right of way permit will be required for all improvements proposed with project. Permit is not required for SPAR/CUP, however will be required prior to issuance of building permits.

State Permits: Applicant will be responsible to obtain state applicable plumbing and electrical permits.

A sign application will be required as a part of this application or in the future should/when any exterior signs are proposed.

## 5. DOCUMENTATION REQUIRED FOR A COMPLETE APPLICATION

The following items are required to be submitted in ten collated sets in addition to a digital a copy:

- Application form signed by the owner or applicant,
- Proof of ownership, such as a deed or title report,
- Documentation by the owner allowing the given representative to act on their behalf (if needed),
- Application maps and narrative information as stipulated per CBMC 17.345.030 and 17.345.050 (SPAR).
- Coos County Assessor's owner information for all tax lots within 250 feet of the external legal boundaries of the property described in the application,
- Documentation of average daily trips expected,
- Documentation from the Coos Bay-North Bend Water Board,
- Storm water documentation, and
- Parking Lot Permit application

## 6. APPLICATION FEES\*

Site Plan and Architectural Review (SPAR)	\$525.00+\$0.00357 per sf. of the building square footage and all impervious surfaces
Conditional Use Permit (CUP)	\$375.00

\*Note: Fee schedules are subject to change. Please verify the required fees prior to application submittal.

## 7. TIME FRAME FOR REVIEW PROCESS

Staff has 30 days to review the application submittal for completeness. If incomplete, the applicant will have 180 days from the date of incomplete letter to submit additional information. If complete, the review shall not exceed 120 days for a final decision, including appeals to the City Council. Appeals to LUBA fall outside the 120 day review process.

8. **ADDITIONAL COMMENTS**

Staff recommends applying for all applicable permits (grading, signage, parking lot, etc.) in one submittal.

Staff recommends that the applicant's narrative include detailed plans regarding the percentage use of the building as a veterinary clinic and animal boarding, the removal of litter and fecal matter from the site, and an on-site traffic circulation pattern.

Staff recommends that the applicant's narrative includes detailed plans regarding the mitigation of odor and noise. Include in the narrative the installation of insulation and landscape buffering if applicable to noise mitigation.

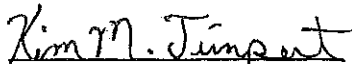
Obtaining letters of support from surrounding neighbors, volunteers, and other members of the public familiar with the organization is highly recommended.

Fire hydrant pressure may be obtained by contacting the Coos Bay-North Bend Water Board.

**NOTICE TO APPLICANTS:**

The standards noted in this checklist are those which staff believes may be applicable to your proposal. Additional standards may also be determined applicable at the time of a development submittal. The burden is upon the applicant to review all applicable City documents and address all the relevant standards. The applicant should verify the fees prior to submitting application.

Prior to submission, the applicant should confer with City staff to determine if any Code requirements have changed. A pre-application conference does not lock in the current standards. The application will be reviewed for compliance with the standards in effect on the date of application submittal.



Kim M. Trimpert, AICP  
Planner, City of Coos Bay

November 13, 2014



ARCHITECTS  
ENGINEERS  
SURVEYORS  
PLANNERS

November 26, 2014

## NARRATIVE

MORGAN VETERINARY BUILDING REMODEL  
865 N. Broadway (Hwy 101), Coos Bay

375 PARK AVE  
SUITE 1  
COOS BAY  
OREGON  
97420

This narrative is based on responses to the Pre-Application Conference Notes and shall be considered a part of our Conditional Use and SPAR applications.

**COMMUNITY DEVELOPMENT CODE:**  
**Chapter 17.75, General Commercial District (C-2)**  
17.65.010 Intent.

541.269.1166  
FAX 541.269.1833

The proposed use is to convert the existing vacant building into a veterinary clinic. The program requirements for the clinic are typical functions found in a veterinary clinic including waiting, exam rooms, treatment room, surgery room, pharmacy, lab, x-ray, grooming/bathing rooms, offices, breakroom, and boarding rooms/cages for 15 dogs, and 15 cats.

Richard D. Nored, P.E.  
Joseph A. Slack, A.I.A.  
Russ Dodge, PLS  
Stephen R. Cox

This use is a Conditional Use within the C-2 zone:

*A general commercial district providing a broad range of commercial and other services that are easily accessible to all residential areas, will promote the economic stability and future growth of the city, and will permit limited residential and industrial uses.*

17.75.030 Conditional uses; Animal sales and service – Auction, kennel, **veterinary (large animal), and veterinary (small animal).**

17.75.050 Property development requirements:

- (1) Lot standards – no requirements
- (2) Building coverage – no requirements
  - a. Lot area
  - b. Building coverage actual
- (3) Building Height – no restrictions.
- (4) Yards – no requirements
- (5) Landscaping
  - a. Complies – refer to Site and Landscape plan regarding square feet of landscaping vs parking count.
  - b. HVAC units mounted on roof – complies.
  - c. Dumpster will be screened from public view with dumpster enclosure and gate.

PARKING, Table 17.200.040

Refer to Site Plan for parking calculations – required and actual. Proposal complies.

Site Plan and Architectural Review – see below.

Conditional Use Permit – application requirements per CBMC 15.355.020: Public hearing required, criteria for approval based on 17.355.040:

- (1) Specific conditions per Division IV: Not applicable (Special Site Development).
- (2) Site is adequate in size to satisfy any other property development requirements of the C-2 zone, per above. Division IV requirements – not applicable.
- (3) The site is adjacent to a recently improve road, complete with driveway accesses. No improvements or change necessary for the existing street/hwy. The traffic generated by this use is low, well under the 500 trip threshold that triggers a more detailed study.
- (4) There will be no adverse physical effect on abutting property:
  - a. Abutting properties:
    - i. The property to the east is a roadway (North 2<sup>nd</sup> Street) and our property abuts such ROW. Residential property is on the other side of N. 2<sup>nd</sup> Street and our improvements will have no impact.
    - ii. The abutting property to the south is a commercial nursery business and access could be shared but is not required.
    - iii. The abutting property to the north is residential. This residence utilizes the north portion of our property although the property has its own driveway access off of Hwy 101/Broadway. Our site parking configuration in this area allow access to this property to continue. The long term arrangement for this access is unknown.
    - iv. The site abuts Hwy 101 on the east side and no impact or negative physical effect will occur. As mentioned earlier, the existing driveway accesses will remain.
  - b. Refer to “Additional Comments” below for other items related to noise, buffers. See comment below regarding pet waste.

**DEVELOPMENT STANDARDS – refer to notes from Pre-App Conference, item 4 :**

Traffic: The daily trip count is estimated at 50. This is based on daily appointments plus incidental retail sales visits. This is well under the 500 trip threshold which would require a Traffic Impact Analysis. A letter via separate cover addresses such.

Landscape and Irrigation: Refer to submitted landscape plan as part of this application. A final landscape and irrigation plan will be submitted as part of the final construction documents.

Water Quality: The dog walk area will be graded relatively flat and staff immediately picks up dog poop/waste in specific poop bags and deposit them into the garbage that is weekly emptied by the city. That is something we have never had any issue with whatsoever at our clinic. The dumpster is only open to deposit waste. Regarding other storm water quality items - Per the Pre-Application Conference Notes we will add filter inserts into existing catch basins. The roof drains into these catch



basins.

Storm Water: Per the Pre-Application Conference Notes we will add filter inserts into existing catch basins. Also, refer to letter from Bob Bynum, PE, regarding storm water runoff.

Water: A letter via separate cover from Coos Bay – North Bend Water Board addresses such. The use is dropping from a restaurant with a full commercial kitchen (with high demand dishwashers) to a clinic with primarily hand sinks, 3 single user toilet rooms, shower, and a pet bathing tub. The water service shall be same as the 2007 remodel plans indicate – 1-1/2 inch service from the existing meter on Hwy 101 ROW.

Sewer: There are two (2) existing 4 inch building sewer waste lines exiting the building on the east side (hwy side), complete with clean-outs, and are more than adequate to handle the building waste. This exceeds minimum plumbing code requirements.

Right of Way: We have contacted ODOT as well as submitted to them our site plan for their understanding of minor site improvements as well as proposed use. No changes are proposed for driveway access and driveway permits are not anticipated. We will forward any comments to the city upon receipt of such.

State Permits: We are required to obtain a building permit as well as other trade permits. Those permits will be applied for upon completion of our construction documents.

Grading and Clearing: No additional grading or clearing is expected. The existing paved and gravel surfaces prepped for paving will be repaved.

Signage: See building elevations for signage. It appears we are exempt from a sign application - (13) *Wall-Mounted Signs. These signs shall be exempted in commercial and industrial zones.* However, we are proposing wall mounted signs per our application drawings and as required for the SPAR.

**SITE PLAN AND ARCHITECTURAL REVIEW (SPAR) APPLICATION REQUIREMENTS, CRITERIA, per 17.345.030 and 17.345.050:**

**Application (.030):**

(1) Thru (15): See drawings for all items addressed.

(16) Schedule:	Planning Department submittal-	November 26, 2014
	Prepare construction documents	December – Jan, 2015
	Planning Department approval -	January hearing
	Submit building permit drawings	January 2015
	Permit review & completion	Feb/March 2015
	Construction – 4 to 5 months	March – July 2015
	Occupy	August 2015



**Decision Criteria (.050):**

- (1) The proposed project is primarily interior improvements to an existing building plus completing previous approved site work. The building colors and materials remain and does indeed blend in architecturally with the existing buildings and neighborhood – in shape, size and proportion.
- (2) Refer to report by CB-NB Water Board. The proposed project is utilizing existing sewer lateral from the building which extends south from the building and tie into the existing sewer in vacated Alder Street ROW.
- (3) Refer to Site Plan, Sheet A1.1 regarding utilization of existing storm drain design. Find also letter from Robert Bynum, PE, regarding storm water design and run-off. No adverse effect is expected to city system, or neighboring properties. To summarize the storm water design – it will remain unchanged from existing, utilizing existing catchbasins and storm drain piping. We will add filter inserts per city request.
- (4) The site has adequate site access (2) off of HWY 101. The state (ODOT) recently constructed street improvements along this section of highway and all drive accesses are in place and old ones removed. ODOT has been sent drawings and they have acknowledged such, and indicate no issues, and no permitting necessary through their agency. ADA parking will be provide near the front entry per Code. The site parking area and vehicle access lanes meet or exceed design standards for width, length, turning radii, etc.
- (5) Refer to parking items above regarding capacity – parking capacity complies with Code.
- (6) The site has adequate open space and maintains a very large buffer between this existing building and the neighborhood to the east. This existing heavily vegetated hillside will remain.
- (7) The construction documents will be prepared by licensed architect assuring adequate design for all improvements. American Animal Hospital Association (AAHA) guidelines will also be followed to obtain Standards of Accreditation. Veterinary design guidelines will also be used for planning and veterinary facility flow, such as – Design it Right, 4<sup>th</sup> edition, by Thomas E Catanzaro, DVM.
- (8) It is our belief that all other Code and zoning requirements of the city are and will be satisfied.

**ADDITIONAL COMMENTS, per item 8 from Pre-Application Conference Notes:**

1. Parking lot application is included. The grading permit will be applied at the time of submittal for building permits. The sign permit will follow as well as it appears because is
2. Building Area Data:

Total Area	6,004 sf.
Boarding Rooms	740 sf., 12% of building area.
3. Refer to discussion above regarding pet waste.
4. Boarding component of project: The design calls for 15 dog runs and about 15 cat boarding cages. The dog run area on the site is fenced, containing the dogs within the site. Noise generated from barking outside will be limited to daytime/business hours, generally 8-5. The pet walk/run area is staff supervised. Pets will not be left unattended. The nighttime boarding area is all enclosed and any noise generated from barking will be contained within the building. The dog boarding area location inside the building is 150' from the nearest residence outside (northwest and southwest of the site) and over 200' to the residences to the west. This distance will reduce noise levels that may escape from the building.

**END OF NARRATIVE**



I, Sally White, at the address of, 202 Alder Ave, have been notified of the plans for the remodel of 625 North Broadway by Morgan Veterinary Clinic. I understand their plans to remodel this address to a veterinary clinic with full veterinary services, equine care, and boarding of cats and dogs. I am in full support of this remodel and look forward to seeing the progress.

Sincerely,

Sally White

Signature

11/5/2014

Date



I, JOANNE GABBY at the address of, 699 N. BROADWAY, have been notified of the plans for the remodel of 625 North Broadway by Morgan Veterinary Clinic. I understand their plans to remodel this address to a veterinary clinic with full veterinary services, equine care, and boarding of cats and dogs. I am in full support of this remodel and look forward to seeing the progress.

Sincerely,

JOANNE F. GABBY

11/8/14

Signature

Date

I, Theresa Howard, at the address of, 594 N. 2nd St, have been notified of the plans for the remodel of 625 North Broadway by Morgan Veterinary Clinic. I understand their plans to remodel this address to a veterinary clinic with full veterinary services, equine care, and boarding of cats and dogs. I am in full support of this remodel and look forward to seeing the progress.

Sincerely,

Theresa Howard

Signature

11/5/14

Date

---



ARCHITECTS  
ENGINEERS  
SURVEYORS  
PLANNERS

375 PARK AVE  
SUITE 1  
COOS BAY  
OREGON  
97420

541.269.1166  
FAX 541.269.1833

Richard D. Nored, P.E.  
Joseph A. Slack, A.I.A.  
Russ Dodge, PLS  
Stephen R. Cox

November 24, 2014

Jennifer Wirsing, Wastewater Project Administrator  
City of Coos Bay

RE: 625 N Broadway, Proposed Morgan Veterinary Clinic  
Storm Water Impact Analysis

The proposed development site was developed long ago and was the location of the King's Table Restaurant in Coos Bay for many years. The site contained a single building surrounded by standard asphaltic cement paving. Two existing catch basins are located on the site. According to the City's GIS utility base maps, an existing 12" storm drain runs parallel to Highway 101 along the front of the site. The storm drainage system in this area covers a small portion of the City with the outfall nearby, discharging into the Bay on Alder Ave.

Several years ago the building was expanded by approximately 1900 s.f. however no new impervious surface was created since the building expansion occurred into the existing paved parking area.

The current proposed project utilizes the existing building but reduces the amount of impervious area by removing sections of paved parking area and replacing the pavement with planted landscaped areas and a small fenced grass-planted dog walk area. It total, the amount of impervious area removed by this project totals 9,270 s.f.

Since the proposed development reduces the historic impervious area of the site by 9,270 s.f., no adverse impact to the City's storm water collection system will result from the project. In fact, rapid runoff from the site due to rainfall events will be reduced, resulting in a benefit to the City Storm Water System downstream of the site. In addition, grading of the site, including the grass dog walk area will be designed to avoid adverse impacts to adjacent neighbors.

To utilize Best Management Practices (BMP), the existing catch basins on the site will be fitted with inserts to filter debris and prevent such debris from entering the City Storm Water System.

Respectfully,  
HGE INC., Architects, Engineers,  
Surveyors & Planners

Robert Bynum, P.E.  
Senior Engineer



RENEWES: 12/31/15

## Joe Slack

---

**From:** ron hoffine [ron\_hoffine@cbnbh2o.com]  
**Sent:** Tuesday, November 25, 2014 5:09 PM  
**To:** Joe Slack  
**Cc:** 'Kim Trimpert'  
**Subject:** RE: Morgan Veterinary

Joe:

The existing building is currently served with a 1" meter, and this meter size is adequate for the vet clinic. There is sufficient capacity from our system to support the proposed development. I hope this email suffices as documentation needed for your application.

*Ron A. Hoffine, P.E., Operations Director  
Coos Bay - North Bend Water Board  
P.O. Box 539  
Coos Bay, Oregon 97420  
541-267-3128  
541-269-5370 fax  
[ron\\_hoffine@cbnbh2o.com](mailto:ron_hoffine@cbnbh2o.com)*

**From:** Joe Slack [<mailto:jslack@hge1.net>]  
**Sent:** Tuesday, November 25, 2014 8:35 AM  
**To:** Ron Hoffine  
**Subject:** Morgan Veterinary

Hi Ron;

We are submitting a SPAR and conditional use application to the city of Coos Bay this today or tomorrow and we are supposed to get a letter from the water board regarding capacity. This site is along hwy 101 at a building that was remodeled for KDock, then stopped. Common sense would lead me to believe we have no issues, as water demand from a restaurant (old Kings Table) to a vet clinic would be quite a reduction, but at any rate we need CB-NB to say so. I've attached a prelim site plan and a floor plan for reference and understanding. I can send your letter via separate cover once I get it, as I am late in getting this request in to you. I have also attached the city's requirements from the preapp meeting - you'll see the note regarding "water".

Thanks, and let me know if you have any questions.

I really appreciate your help and the time that it takes to do this.

Joe Slack, Architect  
AIA, LEED AP

**HGE Inc.**  
**Architects, Engineers, Surveyors & Planners**  
375 Park Avenue, Suite 1, Coos Bay, Oregon 97420  
P: 541.269.1166 x234 / F: 541.269.1833  
[joeslack@hge1.com](mailto:joeslack@hge1.com)  
[www.hge1.com](http://www.hge1.com)

# MORGAN VETERINARY BUILDING REMODEL PROJECT

## SPACE PLANNING PROGRAM REQUIREMENTS

Room/Space	Approx. Size & Area				Room Adjacency Requirements	Remarks/Equipment Requirements
	W	x	D	= Area (sf)		
Entry Lobby	10	x	12	= 120		Safe entry area from parking area and isolated from roadway
Reception area/Front Counter	8	x	14	= 112	Dog/Cat waiting areas	Work space for (2) staff
Cat waiting area	12	x	12	= 144	Entry, Separate from dog waiting area	
Dog waiting area	12	x	12	= 144	Entry, Separate from cat waiting area	
Client Toilet Room	6	x	8	= 48		
Exam Room	11	x	12	= 132	Waiting areas	Dual access preferred - Dr./tech access and patient/pet access. Hand sink, debris grommet in counter (to refuge container in base cabinet), computer.
Exam Room	11	x	12	= 132	Waiting areas	
Exam Room	11	x	12	= 132	Waiting areas	
Exam Room	11	x	12	= 132	Waiting areas	
Exam Room	11	x	12	= 132	Waiting areas	
Exam Room	11	x	12	= 132	Waiting areas	
Exam Room	11	x	12	= 132	Waiting areas	
Exam Room	11	x	12	= 132	Waiting areas	
Exam Room	11	x	12	= 132	Waiting areas	
Isolation Room	8	x	10	= 80		
Pharmacy	8	x	10	= 80	Reception Area	
Lab	8	x	10	= 80	Can be combined with Pharmacy?	

Room/Space	Approx. Size & Area				Room Adjacency Requirements	Remarks/Equipment Requirements
	W	x	D	= Area (sf)		
X-Ray Room	10	x	10	= 100	Room can be within Treatment Room.	
Treatment Room	15	x	20	= 300	X-ray	(2) treatment bays within
Surgery Room	12	x	15	= 180	Treatment Room	
Dr. Office- shared	14	x	18	= 252		Shared works space for collaboration efforts, teamwork.
Spare office	12	x	12	= 144		
Break Room	12	x	16	= 192	Utilize existing room	
Staff Toilet Rooms	6	x	8	= 48		
Pet Grooming Room	12	x	16	= 192		Bathtub, grooming table, dryer.
Pet Bathing Room	10	x	10	= 100		Bathtub
Puppy Play Room	20	x	22	= 440		
Boarding Room - Cats	28	x	18	= 504		10-15 "runs". Concrete block dividing walls between kennels.
Boarding Room - Dogs	18	x	12	= 216		10 -15 cages

Room/Space	Approx. Size & Area				Room Adjacency Requirements	Remarks/Equipment Requirements
	W	x	D	= Area (sf)		
<b><u>Support Areas:</u></b>						
Supply Room	8	x	8	= 64		
Custodial Room	5	x	8	= 40		
Mechanical Room	8	x	10	= 80		HVAC equipment or roof top? Water heater. With roof top units, room could be combined with Electrical Room.
Electrical Room	8	x	12	= 96	Utilize existing designated room	
Data Room	8	x	12	= 96		Data rack - floor or wall mount? Cooling required?
Laundry	8	x	10	= 80	Treatment areas	Residential washer & dryer?
				Area Sub-total		4,856
				20% Contingency		971
				Total estimated building area required		5,827

**DESCRIPTION**

The Talon is the most versatile, functionally designed, universally adaptable outdoor luminaire available. Incorporating modular LED LightBAR™ technology, Talon brings outstanding uniformity and energy-conscious illumination to walkways, parking lots, roadways, building areas, and any security lighting application. UL/ cUL listed for wet locations.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

**SPECIFICATION FEATURES**

**Construction**

One-piece heavy-wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Optimized for reliable operation from 40°C down to -40°C, internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. Stainless steel latches and hinges allow for tool-less opening and removal of door frame.

**Optics**

Choice of thirteen (13) patented, high-efficiency AccuLED Optics™ manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED optics create consistent distributions with the scalability to meet customized application requirements. Talon optics feature quick disconnect wiring plugs and are field-rotatable in 90° increments allowing manipulation of distribution independent of fixture position. Offered standard

in 4000K (+/- 275K) CCT and nominal 70 CRI.

**Electrical**

Offered standard with LED drivers and related electrical componentry hard mounted to die-cast housing details for optimal heat transfer and operating efficiency. Talon operates from 120-277V 50/60Hz, 347V 60Hz, 480V 60Hz. Optional galvanized steel swing-down power tray with integral handle allow tray to be removed from housing providing ample hand and tool room for attachment of fixture during installation. Offered standard with the Cooper Lighting proprietary circuit module designed to withstand 10kV transient line surge. 90% lumen maintenance expected at 60,000 hours. LightBARs™ feature an IP66 enclosure rating.

**Mounting**

Extruded 8" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single

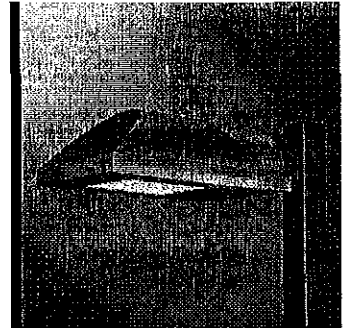
carton packaging of housing, square pole arm and round pole adapter for contractor-friendly arrival of product on site. Optional mounting methods include a wall mount plate, an external mast arm that accepts 2-3/8" O.D. horizontal tenons and direct mounting to pole or wall surfaces. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

**Finish**

Housing and arm finished in a 5-stage Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**

Five-year warranty.



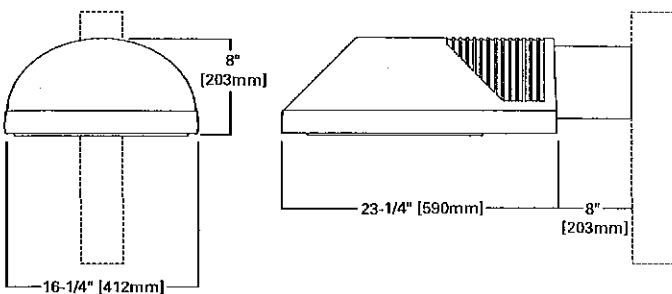
**TLM  
TALON MEDIUM  
LED**

2 - 6 LightBARs  
Solid State LED

ARCHITECTURAL AREA  
LUMINAIRE

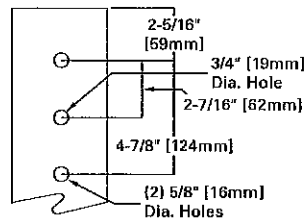
**DESIGNLIGHTS**  
CONSORTIUM

**DIMENSIONS**

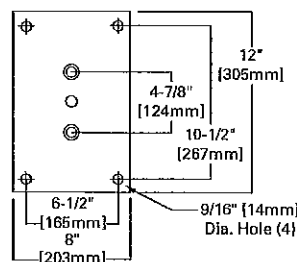


**ARM DRILLING**

**TYPE "M"**



**WALL MOUNT**



**SITE POLE MOUNTED  
LIGHTING**

**CERTIFICATION DATA**

UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 LightBARs  
3G Vibration Rated  
ARRA Compliant  
ISO 9001

**ENERGY DATA**

Electronic LED Driver  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60hz, 347V/60hz,  
480V/60hz  
-40°C Minimum Temperature  
40°C Ambient Temperature Rating

**EPA**

Effective Projected Area: (Sq. Ft.)  
1.89 with 8" Arm

**SHIPPING DATA**

Approximate Net Weight:  
42 lbs. (25.91 kgs.)





POWER AND LUMENS BY BAR COUNT

Number of LightBARs	DISTRIBUTION														
	Power [Watts]	Current @ 120V [A]	Current @ 277V [A]	T2	T3	T3S	T4	SL2	SL3	SL4	5MΩ	5WΩ	5XΩ	RW	SLR/SL
<b>7 LED LIGHTBAR</b>															
C01	27	0.23	0.13	1,819	1,798	1,757	1,811	1,805	1,746	1,734	1,923	1,930	1,868	1,834	1,860
C02	54	0.46	0.21	3,509	3,469	3,391	3,495	3,484	3,368	3,347	3,711	3,724	3,605	3,540	3,203
C03	77	0.65	0.29	5,291	5,230	5,112	5,269	5,252	5,078	5,046	5,594	5,614	5,436	5,337	4,829
C04	101	0.86	0.37	6,983	6,902	6,747	6,954	6,932	6,703	6,660	7,383	7,410	7,174	7,043	6,373
C05	131	1.11	0.50	8,362	8,265	8,079	8,327	8,300	8,026	7,975	8,841	8,872	8,590	8,434	7,631
C06	154	1.30	0.58	10,119	10,002	9,777	10,077	10,045	9,712	9,651	10,699	10,737	10,396	10,206	9,235
<b>21 LED LIGHTBAR</b>															
B01	27	0.23	0.13	2,237	2,211	2,161	2,228	2,220	2,147	2,133	2,365	2,374	2,298	2,256	2,041
B02	51	0.43	0.20	4,317	4,267	4,171	4,299	4,285	4,143	4,117	4,564	4,580	4,435	4,354	3,940
B03	73	0.62	0.28	6,508	6,433	6,288	6,481	6,460	6,246	6,207	6,881	6,906	6,686	6,564	5,939
B04	95	0.81	0.35	8,589	8,490	8,299	8,554	8,526	8,244	8,192	9,081	9,114	8,824	8,663	7,839
B05	124	1.05	0.48	10,285	10,166	9,938	10,242	10,209	9,871	9,809	10,874	10,913	10,566	10,373	9,386
B06	146	1.24	0.56	12,446	12,302	12,026	12,395	12,355	11,946	11,871	13,159	13,207	12,786	12,554	11,359

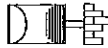

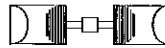
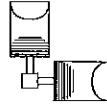
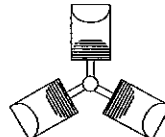
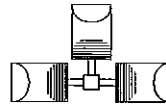
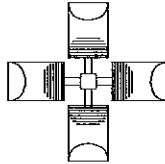
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C	> 90%	> 170,000

MOUNTING CONFIGURATIONS

<p><b>Wall Mount</b></p> 	<p><b>Arm Mount Single</b> EPA 1.89</p> 	<p><b>Arm Mount 2 @ 180°</b> EPA 3.55</p> 	<p><b>Arm Mount 2 @ 90°</b> EPA 3.43</p> 	<p><b>Arm Mount 3 @ 120°</b> (Round Pole Only) EPA 3.69</p> 	<p><b>Arm Mount 3 @ 90°</b> EPA 3.92</p> 	<p><b>Arm Mount 4 @ 90°</b> EPA 4.17</p> 
---	---	---	--	---	---	--

ORDERING INFORMATION

Sample Number: TLM-B03-LED-E1-T3-BK

--	--	--	--	--	--	--	--	--	--

**Product Family** <sup>1, 2</sup>  
**TLM**=Talon Site Medium

**Number of LightBARs** <sup>3, 4</sup>  
**B01**= [1] 21 LED LightBAR  
**B02**= [2] 21 LED LightBARs  
**B03**= [3] 21 LED LightBARs  
**B04**= [4] 21 LED LightBARs  
**B05**= [5] 21 LED LightBARs  
**B06**= [6] 21 LED LightBARs  
**C01**= [1] 7 LED LightBAR  
**C02**= [2] 7 LED LightBARs  
**C03**= [3] 7 LED LightBARs  
**C04**= [4] 7 LED LightBARs  
**C05**= [5] 7 LED LightBARs  
**C06**= [6] 7 LED LightBARs

**Lamp Type**  
**LED**=Solid State Light Emitting Diodes

**Voltage**  
**E1**=Electronic 120-277V  
**347**=347V  
**480**=480V

**Distribution**  
**T2**=Type II  
**T3**=Type III  
**T3S**=Type III Short  
**T4**=Type IV  
**SMQ**= Type V Square Medium  
**SWQ**= Type V Square Wide  
**5XQ**= Type V Square Extra Wide  
**SL2**= Type II w/Spill Control  
**SL3**= Type III w/Spill Control  
**SL4**= Type IV w/Spill Control  
**RW**= Rectangular Wide  
**SLL**= 90 Degree Spill Light Eliminator Left  
**SLR**= 90 Degree Spill Light Eliminator Right

**Color** <sup>5</sup>  
**AP**=Grey  
**BZ**=Bronze  
**BK**=Black  
**WH**=White  
**DP**= Dark Platinum  
**GM**= Graphite Metallic

**Options** <sup>6</sup>  
**P**=Button Type Photocontrol <sup>7</sup> (120V, 208, 240, or 277V)  
**R**=NEMA Twistlock Photocontrol Receptacle  
**PT**= Electrical Power Tray  
**2L**= Two Circuits<sup>8</sup>  
**7060**= 70 CRI/6000K CCT<sup>9</sup>  
**8030**= 80 CRI/3000K CCT<sup>9</sup>  
**LCF**= LightBAR Cover Plate Matches Housing Finish  
**WM**= Wall Mount with Arm  
**DM**= Direct Mount for Round or Square Pole  
**DW**= Direct Wall Mount  
**MS**= External Mast Arm Adapter  
**ICP**= Integral Cold Weather<sup>7, 10</sup> Battery Pack (Specify 120V or 277V)  
**DIM**= 0-10V Dimming Drivers<sup>11</sup>

**Accessories** <sup>12</sup>  
**MA1010-XX**=Single Tenon Adapter for 3 1/2" O.D. Tenon  
**MA1011-XX**=2@180° Tenon Adapter for 3 1/2" O.D. Tenon  
**MA1012-XX**=3@120° Tenon Adapter for 3 1/2" O.D. Tenon  
**MA1013-XX**= 4@90° Tenon Adapter for 3 1/2" O.D. Tenon  
**MA1014-XX**= 2@90° Tenon Adapter for 3 1/2" O.D. Tenon  
**MA1015-XX**= 2@120° Tenon Adapter for 3 1/2" O.D. Tenon  
**MA1016-XX**= 3@90° Tenon Adapter for 3 1/2" O.D. Tenon  
**MA1017-XX**= Single Tenon Adapter for 2 3/8" O.D. Tenon  
**MA1018-XX**= 2@180° Tenon Adapter for 2 3/8" O.D. Tenon  
**MA1019-XX**= 3@120° Tenon Adapter for 2 3/8" O.D. Tenon  
**MA1045-XX**= 4@90° Tenon Adapter for 2 3/8" O.D. Tenon  
**MA1048-XX**= 2@90° Tenon Adapter for 2 3/8" O.D. Tenon  
**MA1049-XX**= 3@90° Tenon Adapter for 2 3/8" O.D. Tenon  
**OA/RA 1016**= NEMA Twistlock Photocontrol - Multi-Tap  
**OA/RA 1027**= NEMA Twistlock Photocontrol - 480V  
**OA/RA 1201**= NEMA Twistlock Photocontrol - 347V  
**OA/RA 1013**= Photocontrol Shorting Cap  
**MA1253**= 10kV Circuit Module Replacement

Notes: 1 DesignLights™ Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2 8" arm and round pole adapter included with fixture. 3 Standard 4000K CCT and nominal 70CRI. 4 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A. 5 Custom and RAL color matching available upon request. Consult Cooper Lighting Representative for further information. 6 Add as suffix. 7 Must specify voltage. 8 Low-Level output varies by bar count specified. Consult Factory. 9 Consult Factory for lead times and lumen multiplier. 10 Available with B01 - B04 or C01 - C04 configurations only. Rated for 25 °C ambient. 11 Rated for 25 °C ambient. 12 Order separately, replace XX with color suffix.



**Access Engineering LLC**

December 10, 2014

Kim Trimpert, Planner  
Community Development Department  
500 Central Avenue  
Coos Bay, Oregon 97420

**RE: Morgan Veterinary Clinic Trip Generation**

The Institute of Transportation Engineers (ITE) Trip Generation Manual is the industry standard for estimating trips generated by developments. The Ninth Edition of the Manual has a listing for Animal Hospital/Veterinary Clinic (land use code 640). Unfortunately, only two studies have been done for this land use and both studies were based on the morning and evening peak hours and no data was collected for a full 24-hour day. For the proposed 6,000 square foot building, the peak hour results are as follows:

For the AM peak hour of adjacent street traffic the trip rate is 4.08 trips per 1000 square feet or 24 trips.

For the PM peak hour of adjacent street traffic the trip rate is 4.72 trips per 1000 square feet or 28 trips.

One rule of thumb used by traffic engineers is that the peak hour traffic levels are generally 10% of the daily traffic levels for most streets. If this is applied to a veterinary clinic, the daily trips would be 280. That rule may not apply to development traffic, but in order to reach 500 daily trips the peak hour volume would need to be 5.6% of the daily volume.

We next performed an internet search on traffic impacts of veterinary clinics. We found three references where the daily trip rate for veterinary clinics was estimated (see attached):

- The Chevron Tank Farm TIS by Overland Traffic Consultants in 2012 used a daily trip rate of 44.00 trips per 1000 square feet of gross floor area.
- The Indian River County (FL) 2013 Impact Fee Update Study by Tindale-Oliver & Assoc., Inc. Used a daily trip rate of 40.12 trips per 1000 square feet of gross floor area.
- In the Pasco County (WA) TIS Guidelines listed the daily trip rate of 32.80 trips per 1000 square feet of gross floor area.

Using the highest trip rate, 44.00 trips per 1000 square feet, the proposed 6,000 square foot Morgan Veterinary Clinic would generate 264 daily trips. Based on this information, I am confident in stating that the proposed development will generate fewer than 500 daily trips.

Sincerely,

Michael Weishar, PE  
Access Engineering LLC



RENEWS 6/30/16

134 E. 13<sup>th</sup> Ave. Suite 2

Eugene, Oregon 97401

Phone & Fax

541-485-3215

[info@accesseng.com](mailto:info@accesseng.com)

Transportation Engineering

Traffic Design

Trip Generation

Access Management

Traffic Counts

Street Lighting

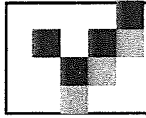


Table 1  
Project Traffic Generation Rates

ITE Code Description	Daily Traffic	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
110 Light Industrial	6.97	0.92	88%	12%	0.97	12%	88%
120 General Heavy Industrial <sup>8</sup>	6.75	1.98	82%	18%	2.16	21%	79%
130 Industrial Park	6.96	0.84	82%	18%	0.86	21%	79%
140 Manufacturing <sup>1</sup>	3.82	0.73	78%	22%	0.73	36%	64%
151 Mini Warehouse <sup>1</sup>	2.50	0.15	59%	41%	0.26	51%	49%
310 Hotel - per room	8.17	0.56	61%	39%	0.59	53%	47%
417 Regional Park <sup>2</sup>	4.57	0.15	80%	20%	0.20	41%	59%
540 Jr Community College used for Training Facility	27.49	2.99	74%	26%	2.54	58%	42%
640 Veterinary Clinic <sup>3</sup>	44.00	4.08	72%	28%	4.72	39%	61%
750 Office Park	11.42	1.71	89%	11%	1.48	14%	86%
760 Research & Development Center <sup>1</sup>	8.11	1.22	83%	17%	1.07	15%	85%
820 Retail	42.94	1.00	61%	39%	3.73	49%	51%
942 Vehicle Service <sup>5</sup>	31.60	2.94	65%	35%	3.38	50%	50%

<sup>1</sup> In/out % not available for Sat (used PM)

<sup>2</sup> Regional park rates LU417 used for daily & PM, County park LU 412 used for AM, double Sat & Sat Pk for most conservative

<sup>3</sup> Daily, Sat, & Sat Peak not available - used 5X (AM + PM) for Daily, 2X Daily for Sat Daily & 2X PM for Sat Peak

<sup>4</sup> Daily not available - used 5x(AM+PM), Sat data not available - used 24 hour convenience store rates LU851

<sup>5</sup> Daily & Sat Peak not available - used 5X(AM+PM) for daily & PM for Sat peak

<sup>6</sup> Based on study for LA County Metro

<sup>7</sup> Based on conservative assumption for anticipated use

<sup>8</sup> Used for Waste Water Treatment Facility (WWTF)- no rates for in/out%(all) or Sat rates- % based on industrial park, sat estimated

Trip rates are per 1,000 sf except Park & WWTF which is per acre and hotel per room

Table A-15 (continued)  
Functional Residents for Non-Residential Land Uses

ITE LUC <sup>(1)</sup>	Land Use	Impact Unit	Trips Per Unit <sup>(2)</sup>	Trips Per Employee <sup>(3)</sup>	Employees Per Unit <sup>(4)</sup>	One-Way Factor @ 50% <sup>(5)</sup>	Worker Hours <sup>(6)</sup>	Occupants Per Trip <sup>(7)</sup>	Visitors <sup>(8)</sup>	Visitor Hours Per Trip <sup>(9)</sup>	Days Per Week <sup>(10)</sup>	Functional Resident Coefficient <sup>(11)</sup>
<b>Miscellaneous</b>												
565	Day Care Center	1,000 sf	71.88	26.73	2.69	35.94	9	1.11	37.20	0.15	5	0.89
610	Hospital	1,000 sf	13.22	4.50	2.94	6.61	9	1.42	6.45	1.00	7	1.37
640	Veterinary Clinic	1,000 sf	40.12	n/a	4.05	20.06	9	1.42	24.44	1.00	7	2.54
560	Church	1,000 sf	9.11	20.64	0.44	4.56	9	1.90	8.22	1.00	7	0.51
444	Movie Theater w/Matinee	screen	106.63	53.12	2.01	53.32	9	2.39	125.42	1.00	7	5.98
520	Elementary School (Private, K-5)	student	1.29	15.71	0.08	0.65	9	1.11	0.64	2.00	5	0.06
522	Middle School (Private, 6-8)	student	1.62	16.39	0.10	0.81	9	1.11	0.80	2.00	5	0.07
530	High School (Private, 9-12)	student	1.71	19.74	0.09	0.86	9	1.11	0.86	2.00	5	0.08
540/550	University/Junior College with 7,500 or fewer students	student	2.00	12.26	0.16	1.00	9	1.11	0.95	2.00	5	0.10
n/a	Fire Station	1,000 sf	5.40	n/a	0.70	2.70	9	1.20	2.54	3.50	7	0.63

Sources:

- (1) Land use code found in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 9th Edition
- (2) Land uses and trip generation rates consistent with those included in the 2013 Transportation Impact Fee Update Study
- (3) Trips per employee from ITE Trip Generation Handbook, 9th Edition, when available
- (4) Trips per impact unit divided by trips per person (usually employee). When trips per person are not available, the employees per unit is estimated.
- (5) Trips per unit (Item 2) multiplied by 50 percent
- (6), (9), (10) Estimated
- (7) Nationwide Personal Transportation Survey
- (8) [(One-way Trips/Unit X Occupants/Trip) - Employees].
- (11) [(Workers X Hours/Day X Days/Week) + (Visitors X Hours/Visit X Days/Week)]/(24 Hours x 7 Days)

EXHIBIT A

PASCO COUNTY TIS GUIDELINES  
 SIZE OF DEVELOPMENT THAT GENERATES 100 DAILY DRIVEWAY TRIPS

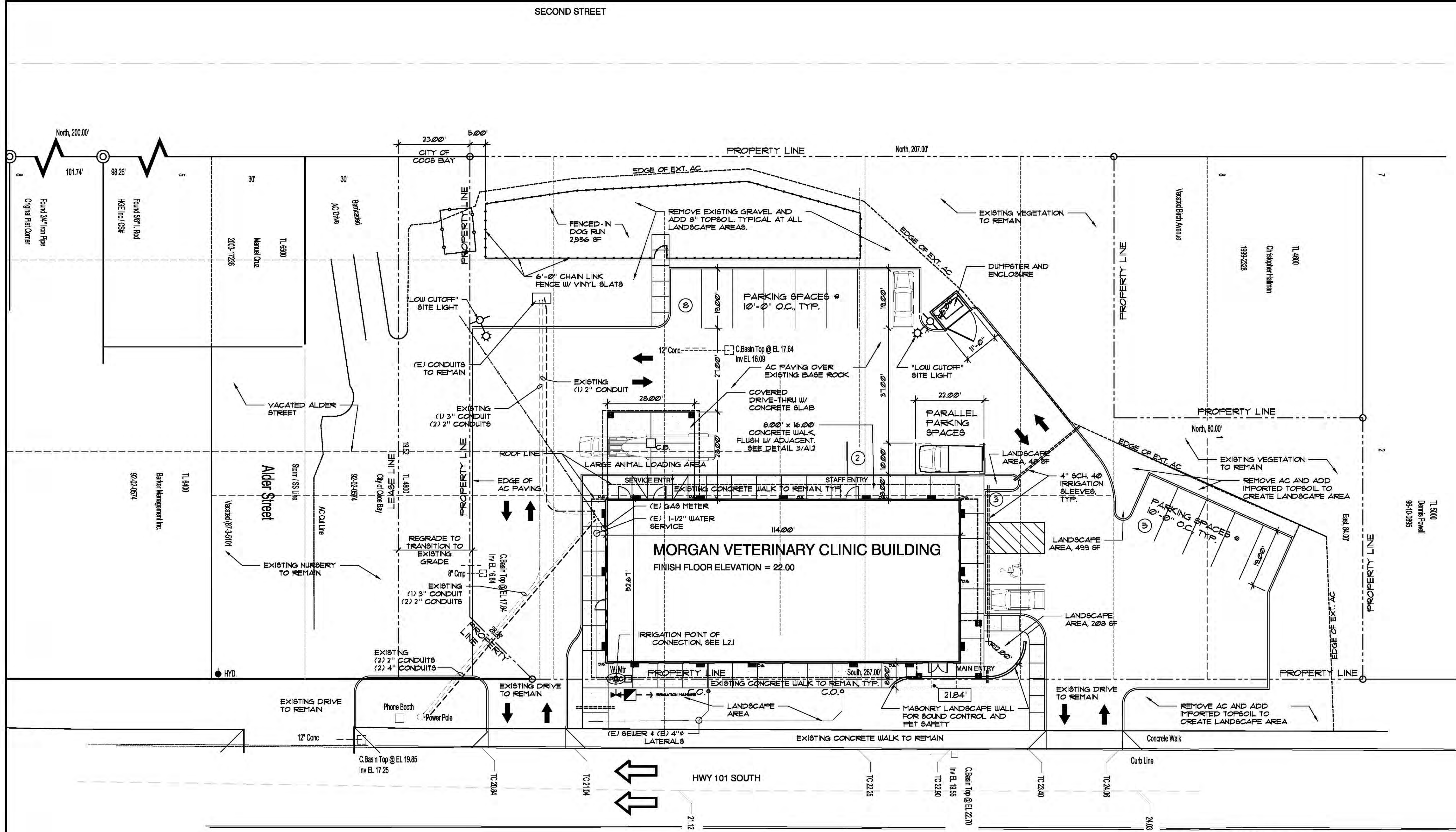
Land Use	Trip Rate (1)	Size of Dev.	Unit
<b>RESIDENTIAL:</b>			
Single-Family (Detached)	7.59	14	DU
Multifamily (Apartments)	6.30	16	DU
Mobile Home Park	4.67	22	DU
Age-Restricted Single-Family	3.71	27	DU
Congregate-Care Facility (Attached)	2.25	45	DU
Low-Rise Condominium (1 to 2 stories) Townhouse	5.20	20	DU
High-Rise Condominium (3 or more stories)	4.18	24	DU
<b>LODGING:</b>			
Hotel	8.30	13	Room
Motel	5.63	18	Room
Resort Hotel	5.10	20	Room
Recreational Vehicle Park	3.70	28	RV Space
<b>RECREATION:</b>			
Marina	2.36	34	Berth
Golf Course	35.74	3	Hole
Miniature Golf Course	3.30	31	Hole
Movie Theaters	106.63	1	Screen
General Recreation	2.26	44	Acres
Recreation Club/Health Club/Spa/Dance Studio	14.03	8	1,000 SF
Bowling Alley	33.33	4	1,000 SF
Community Center	22.88	5	1,000 SF
<b>INSTITUTIONAL:</b>			
Hospital	17.57	6	1,000 SF
Nursing Home	2.48	41	Bed
Elementary School	1.29	78	Student
Middle School	1.62	62	Student
High School	1.71	59	Student
Junior Community College	1.20	84	Student
University	2.38	43	Student
Chowder	9.11	11	1,000 SF
Day Care	3.03	34	Student
Cemetery	4.73	22	Acres
<b>OFFICE:</b>			
General Office - 50,000 SF or less	15.65	7	1,000 SF
General Office - 50,001 to 100,000 SF	14.25	All	1,000 SF
General Office - 100,001 to 200,000 SF	12.15	All	1,000 SF
General Office - 200,001 to 400,000 SF	10.36	All	1,000 SF

Land Use	Trip Rate (1)	Size of Dev.	Unit
<b>OFFICE (cont.):</b>			
General Office - Greater than 400,000 SF	8.63	All	1,000 SF
Medical Office	15.95	3	1,000 SF
Office Park	11.70	9	1,000 SF
Veterinarian Clinic	32.80	4	1,000 SF
<b>RETAIL:</b>			
Specialty Retail	49.99	3	1,000 SF
Shopping Center - Under 50,000 GSF	86.56	2	1,000 SF
Shopping Center - 50,000 to 200,000 GSF	62.81	All	1,000 SF
Shopping Center - 200,001 to 400,000 GSF	46.23	All	1,000 SF
Shopping Center - 400,001 to 600,000 GSF	38.66	All	1,000 SF
Shopping Center - 600,001 to 800,000 GSF	34.37	All	1,000 SF
Shopping Center - Greater than 800,000 GSF	30.33	All	1,000 SF
Pharmacy/Drug Store with Drive-Through	95.21	2	1,000 SF
Home Improvement Superstore	29.80	4	1,000 SF
Hardware/Paint	51.29	2	1,000 SF
Quality Restaurant	91.10	2	1,000 SF
High-Turnover Restaurant	126.50	1	1,000 SF
Fast Food Restaurant with Drive-Through	522.52	All	1,000 SF
Gasoline Station	168.56	1	Fuel POS
Quick-Lube	40.06	3	Bays
Auto Repair or Body Shop	30.09	4	1,000 SF
Self-Service Car Wash	108.00	1	Bay
Tire Store	24.87	5	1,000 SF
New/Used Auto Sales	32.93	4	1,000 SF
Supermarket	103.38	1	1,000 SF
Convenience Store with Gas Pumps	803.24	All	1,000 SF
Furniture Store	5.06	20	1,000 SF
Bank/Savings Drive-In	281.55	All	1,000 SF
Convenience/Gasoline/Fast-Food Store	984.59	All	1,000 SF
<b>INDUSTRY:</b>			
General Light Industrial	6.97	15	1,000 SF
General Heavy Industrial	1.50	67	1,000 SF
Industrial Park	6.96	15	1,000 SF
Manufacturing	3.82	27	1,000 SF
Warehouse	4.96	21	1,000 SF
Minwarehouse	2.50	41	1,000 SF
High-Cube Warehouse	1.20	84	1,000 SF
Airport Hangar	4.96	21	1,000 SF

**NOTE:** For land uses not listed herein, either the *ITE Trip Generation Handbook*, latest edition, or other trip-generation studies as approved by the County shall be used.

**Source:** Pasco County 2006 Transportation Impact Fee Update Study Summary Report.

DATE	BY
JAN. 5, 2015	SM



**SYMBOL LEGEND**

<ul style="list-style-type: none"> <li>— NEW SANITARY SEWER</li> <li>- - - EXISTING WATERLINE</li> <li>- - - RIGHT-OF-WAY</li> <li>- - - EXISTING GAS LINE</li> <li>- - - EXISTING BURIED TELEPHONE</li> <li>- - - EXISTING BURIED ELECTRICAL</li> <li>- - - EASEMENT LINE</li> <li>- - - EXISTING SANITARY SEWER</li> <li>- - - DITCH FLOW LINE</li> <li>- - - PROPERTY LINE</li> <li>- - - FENCE LINE</li> <li>- - - TOP</li> <li>- - - TOE</li> <li>- - - AC PAVEMENT</li> </ul>	<ul style="list-style-type: none"> <li>○ EXISTING METER</li> <li>○ EXISTING WATER VALVE</li> <li>○ SPOT ELEVATION</li> <li>○ EXISTING FIRE HYDRANT W/ VALVE</li> <li>○ COMBINATION AIR VALVE</li> <li>○ UTILITY/POWER POLE W/ ANCHOR</li> <li>○ TELEPHONE PEDESTAL</li> <li>○ POWER PEDESTAL</li> <li>○ ROAD SIGN</li> <li>○ MAILBOX</li> <li>○ LOCATED MONUMENT</li> <li>○ TREE</li> <li>○ CATCH BASIN</li> </ul>
---	--

**NOTE:**  
 SITE DATA OBTAINED FROM A COMBINATION OF PREVIOUS SITE SURVEY, DATED JULY 2007,  
 AND FROM COOS BAY AERIAL TOPOGRAPHIC DATA, DATED APRIL 1996, PRIOR TO ODOT  
 SIDEWALK REPLACEMENT PROJECT.  
 ACCURACY OF CONTOURS, LOCATIONS OF PUBLIC UTILITIES AND STRUCTURES NOT ASSURED.

**AREA TOTALS & ZONING REQUIREMENTS**

**SITE:** APPROX. 41,296 SQ.FT. (0.95 ACRES)  
**SITE COVERAGE:**

BUILDING:	6,000 SQ.FT.	14.53%
IMPERVIOUS AREA:	21,315 SQ.FT.	51.61%
LANDSCAPE AREA:	13,981 SQ.F.T.	33.86%

**ZONE:** C-2, GENERAL COMMERCIAL DISTRICT

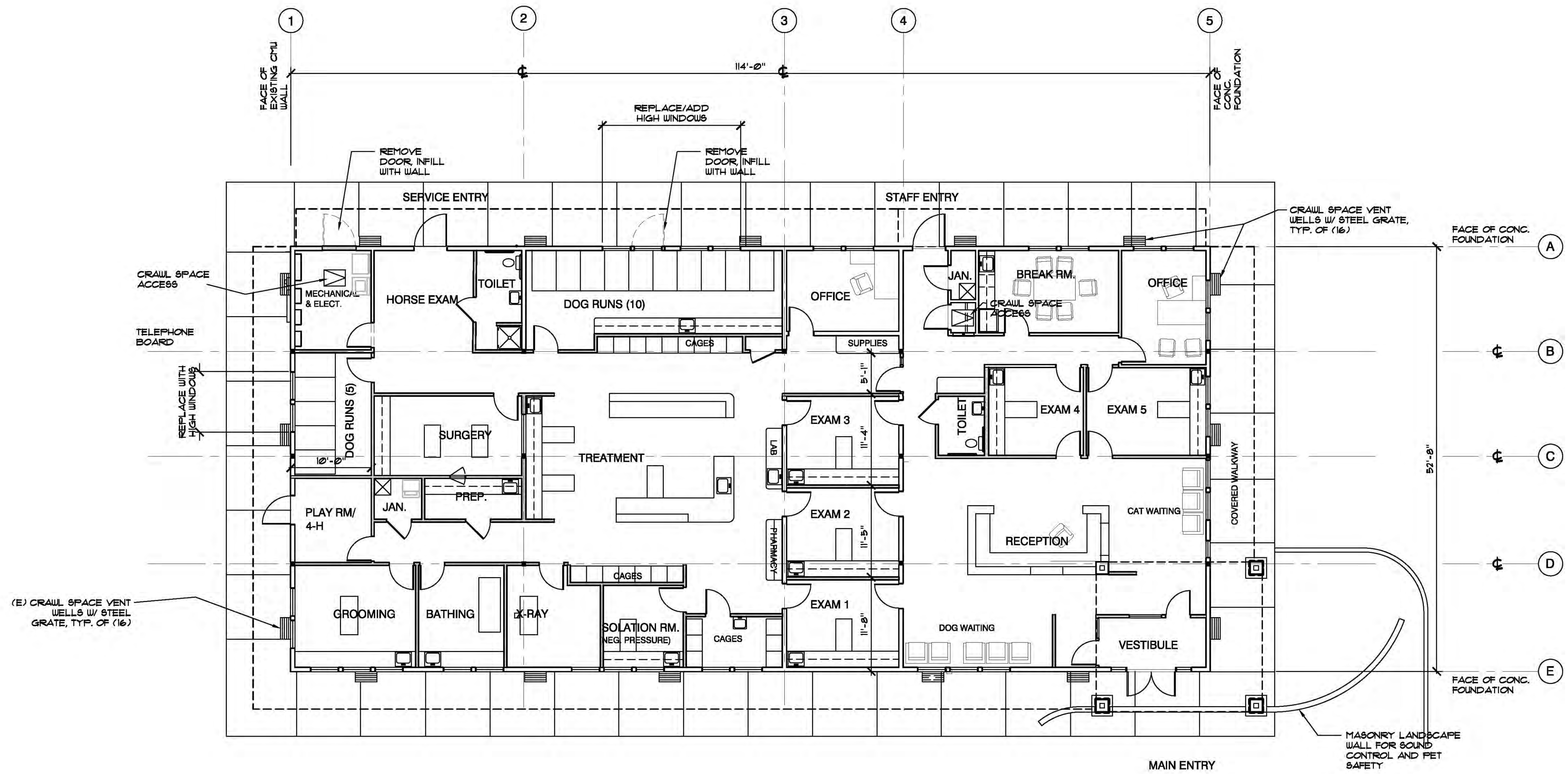
**PARKING REQUIREMENTS PER ZONING:**  
 1 SPACE / 250 SQ.FT. OF FLOOR AREA

**BUILDING AREA:** 6,000 SQ.FT.  
 HALLWAYS, RESTROOMS, ETC.= 1,800 SQ.FT.  
 NET AREA = 4,224 SQ.FT.

**PARKING REQUIRED = 18 (17 SPACES, 1 HANDICAP)**  
**ACTUAL = 18 (17 SPACES, 1 HANDICAP)**

**LANDSCAPING & SCREENING:** 9 SQ.FT. LANDSCAPING PER PARKING SPACE  
 18 PARKING SPACES = 162 SQ.FT. TOTAL REQUIRED ADJACENT LANDSCAPING  
 ACTUAL LANDSCAPE TOTAL AREA = 13,981 SF / 1,964 SF ADJACENT TO PARKING

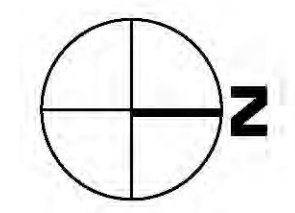
**1 SITE PLAN**  
 A1.3 SCALE 1/16" = 1'-0"



1  
A2.1

## FLOOR PLAN

SCALE 1/8" = 1'-0"



GENERAL NOTES:  
 1. DIMENSIONING IS TYPICALLY TO FACE OF STUD UNLESS INDICATED OTHERWISE, I.E. CENTERLINE.

**HGE INC**  
 ARCHITECTS, ENGINEERS,  
 SURVEYORS & PLANNERS  
 375 PARK AVE., COOS BAY, OREGON 97420  
 P:541.269.1166 F:541.269.1833 www.hge1.com



PROJECT:  
 MORGAN VETERINARY  
**BUILDING REMODEL**  
 625 NORTH BROADWAY, COOS BAY, OR

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PLANNING APPLICATION

PROJECT NO.:  
 14.42

DATE:  
 NOVEMBER, 2014

REVISIONS:

DATE	BY

DRAWN BY: JAS  
 SHEET NO.

**A2.1**

Copyright © 2014, HGE, Inc.





PRELIMINARY  
NOT FOR  
CONSTRUCTION

PLANNING APPLICATION

PROJECT NO.:  
14.42

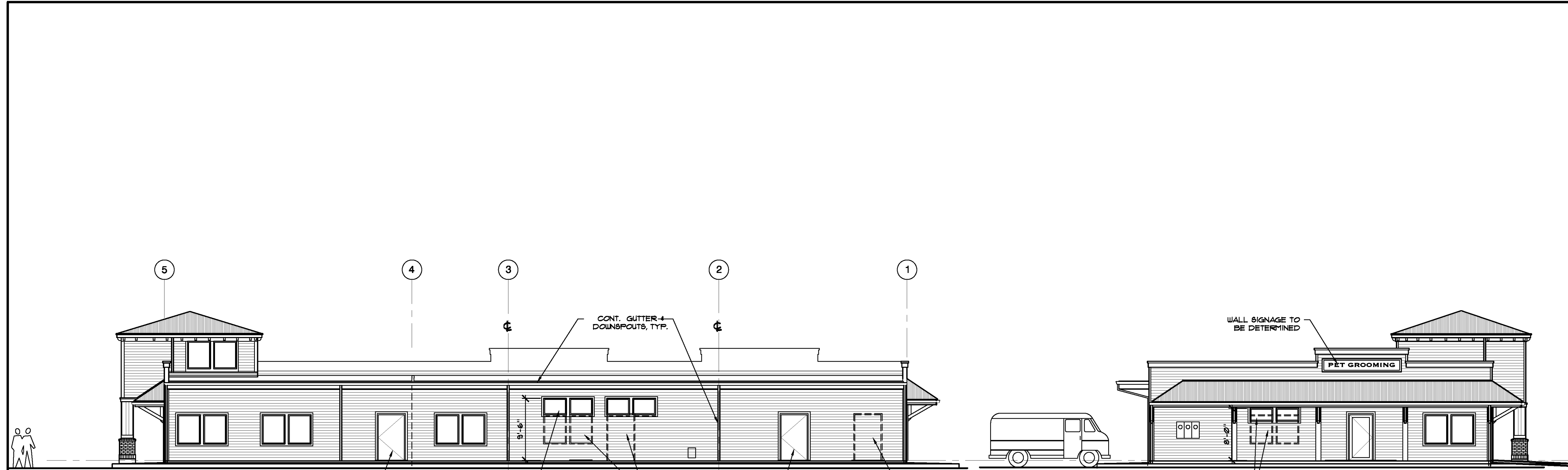
DATE:  
NOVEMBER, 2014

REVISIONS:

DATE	BY

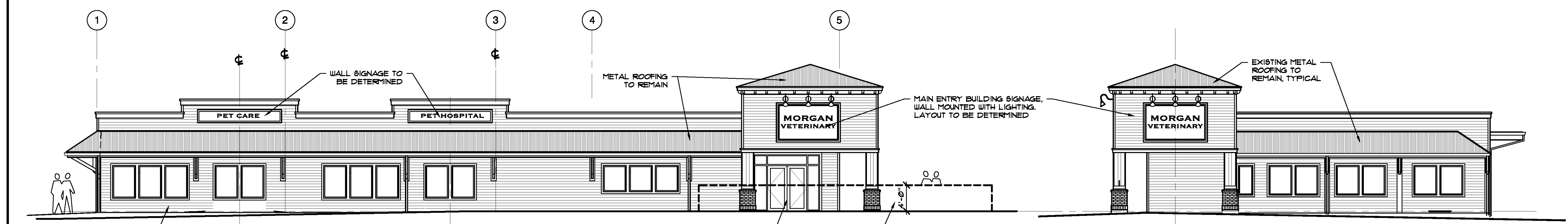
DRAWN BY: JAS  
SHEET NO.

**A4.1**



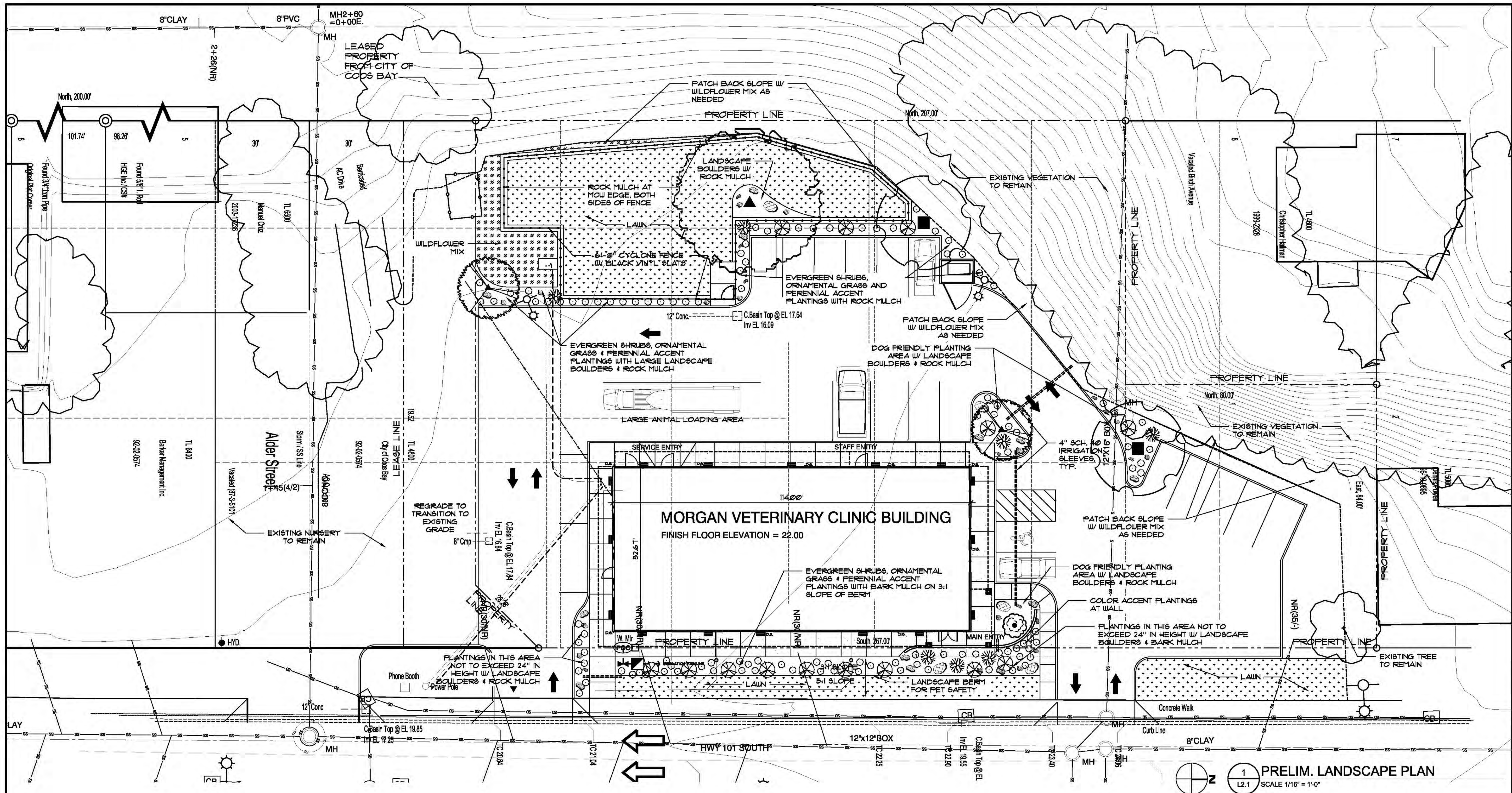
**WEST ELEVATION**  
1/8" = 1'-0"

**SOUTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"

**NORTH ELEVATION**  
1/8" = 1'-0"



1 PRELIM. LANDSCAPE PLAN  
SCALE 1/16" = 1'-0"

PRELIMINARY PLANT LIST		
<b>TREES</b>	<b>SHRUBS</b>	<b>GROUND COVERS &amp; BOULDERS</b>
<ul style="list-style-type: none"> <li>AUTUMN PURPLE ASH</li> <li>PURPLE LEAF FLOWERING PLUM</li> <li>KWAZAN FLOWERING CHERRY</li> </ul>	<ul style="list-style-type: none"> <li>BURKWOOD OSMANTHUS</li> <li>HEBE</li> <li>DWARF JUNIPER</li> <li>DWARF MUGO PINE</li> <li>COMPACT RHODODENDRON</li> </ul> <p><b>ACCENT PLANTS</b></p> <ul style="list-style-type: none"> <li>ORNAMENTAL GRASSES</li> <li>WINTER CREEPER</li> <li>ENGLISH LAVENDER</li> <li>SHASTA DAISY</li> <li>WEIGELA</li> <li>ANNUALS (AT MAIN ENTRY WALL)</li> </ul>	<ul style="list-style-type: none"> <li>LAWN</li> <li>WILDFLOWER MIX</li> <li>BIRD &amp; BUTTERFLY MIXTURE</li> <li>PROVIDING SEEDS AND NECTAR TO SONGBIRDS, HUMMINGBIRDS AND BUTTERFLIES</li> <li>ROCK MULCH: 1"-3" RIVER ROCK</li> <li>LANDSCAPE BOULDERS</li> <li>12-18"</li> <li>18-24"</li> <li>30-36"</li> </ul> <p><b>LANDSCAPE DESIGN NOTES &amp; DESIGN CRITERIA:</b></p> <ol style="list-style-type: none"> <li>THIS PLANTING PLAN IS FOR CONCEPT ONLY. LANDSCAPE ARCHITECT TO PREPARE FINAL LANDSCAPE PLAN &amp; IRRIGATION PLAN. ACTUAL PLANT SPECIES, TYPE AND SIZE TO BE DETERMINED.</li> <li>LANDSCAPING TO BE FULLY IRRIGATED. CONNECT TO EXISTING WATER METER FOUND ON SITE.</li> <li>SLOPED AREA WILL BE RESTORED AS NEEDED. EXISTING TREE/SHRUB LINE TO REMAIN (SIMILAR TO EXISTING). NO CLEARING IS ANTICIPATED.</li> </ol>

IRRIGATION LEGEND	
	WATER METER
THE IRRIGATION SYSTEM WILL BE DESIGNED WITH AN ASSUMED STATIC OR WORKING WATER PRESSURE OF 65 PSI. VERIFY AVAILABLE WATER PRESSURE IN THE FIELD AT ALL POC'S PRIOR TO CONSTRUCTION. CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS IN THE FIELD FOR PROPER OPERATION OF THE IRRIGATION SYSTEM.	
	POINT OF CONNECTION: FIELD VERIFY EXACT LOCATION.
	BALL VALVE: SAME SIZE AS LINE SIZE. INSTALL AFTER POC.
	REDUCED PRESSURE BACKFLOW DEVICE: INSTALL SAME SIZE AS POC AND ENCLOSE IN SOLID SIDE LE MEUR ENCLOSURE, COLD ROLLED STEEL, PAINTED FOREST GREEN.
	IRRIGATION MAINLINE

SYMBOL LEGEND	
	NEW SANITARY SEWER
	EXISTING WATERLINE
	RIGHT-OF-WAY
	EXISTING GAS LINE
	EXISTING BURIED TELEPHONE
	EXISTING BURIED ELECTRICAL
	EASEMENT LINE
	EXISTING SANITARY SEWER
	DITCH FLOW LINE
	PROPERTY LINE
	TOP
	TOE
	AC PAVEMENT
	EXISTING METER
	EXISTING WATER VALVE
	SPOT ELEVATION
	EXISTING FIRE HYDRANT w/ VALVE
	COMBINATION AIR VALVE
	UTILITY/POWER POLE w/ ANCHOR
	TELEPHONE PEDESTAL
	POWER PEDESTAL
	ROAD SIGN
	MAILBOX
	LOCATED MONUMENT
	TREE
	CATCH BASIN

**HGE INC**  
ARCHITECTS, ENGINEERS, SURVEYORS & PLANNERS  
375 PARK AVE., COOS BAY, OREGON 97420  
P: 541.269.1166 F: 541.269.1833 www.hge1.com

PROJECT:  
MORGAN VETERINARY BUILDING REMODEL  
625 NORTH BROADWAY, COOS BAY, OR

PRELIMINARY NOT FOR CONSTRUCTION

PLANNING APPLICATION
PROJECT NO.: 14.42
DATE: NOVEMBER, 2014
REVISIONS:
DATE BY
DRAWN BY: JAS
SHEET NO. L2.1
Copyright © 2014, HGE, Inc.



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**Disclaimer:**  
 This document is produced using a Geographic Information System (GIS). The data contained herein is intended to be a graphical representation only and is by no means an official survey or legal interpretation thereof. The City of Coos Bay provides this data in good faith and makes no warranties, guarantees or representations of any kind, either expressed or implied, as to the content, accuracy, completeness or reliability of this data.

**ATTACHMENT B**



1 inch = 63 feet

Date: 1/6/2015

Prelim, Landscape plan: Contest leaving or removing tree, is under the control of this Hearing. We have controlled and maintained the area from about two (2) feet South of the power pole, planted with a native Rose on its North side, and Flowering Iris on its South, with a line in relationship to the asphalt on the ground, including the Plum Tree between there and our building. All maintained and used for the last thirty (30) Years. That line runs from the sidewalk, West past the Camellia Bush, South side of Lot 5000. We do not object to the conditional use permit for Morgan Veterinary. Our concern is with the landscaping plan, which limits our parking and ingress and egress to our property. It also creates the opportunity for an attractive nuisance adjacent to our home.

We have owned the property at 765 and 737 N Broadway since 1985, and have lived in either one or the other residences for the last 30 years. During this time we have accessed the 737 property from the adjacent lot, using the paved right of way and a driveway that was approximately 10 feet south of our property, for deliveries, maintenance to our property and parking.

In 2007 when Highway, 101 (N Broadway) was repaved and new sidewalks were put in, ODOT eliminated that driveway and raised the curb cut. At that time we were told by ODOT employees "No Problem", just use the paved right of way and the driveway that accesses Lot 4900 and 4700, (625 N Broadway). which is vacated Birch Avenue.

See Attached:

1. Photo, Prior removed driveway.
2. Photo, Prior Curb Cut.
3. ODOT Region 3 Project Information Sheet, "US101: Coos Bay Paving&Signal Repair.
4. ODOT drawings of driveway location before removal.
5. ODOT detail drawing of proposed driveway additions and removal.
6. Photo, Raised the Curb Cut, 2008
7. Plot Plan, of the subject property.

The landscaping plan shows the right of way area, on Lot 4900, we have been using planted with grass. This would not allow us continued access to our property and would create hazardous conditions along the sidewalk and on N Broadway (Highway 101 South) when we enter and exit our driveway at 737 N Broadway. The posted speed is 30 MPH but automobiles, skateboards and bicycles fly down this area, as it is a steep downhill. Coos Bay Police frequently park across from <sup>our</sup> house and issue traffic citations.

Reference:

CBMC Reference to subject Hearing and Decision

Chapter 17, Sections:

17.345.010 General: (a) Implement the policies, goals, and standards of the city council and the comprehensive plan. (f) Encourage development with appropriate access and transportation systems, and prevent undue traffic congestion and pedestrian hazards.

17.345.050 Decision: (4) Based on anticipated vehicular and pedestrian traffic generation, adequate rights-of-way and improvements to streets, pedestrian ways, bikeways, and other ways are provided to promote safety, reduce congestion, and provide emergency equipment access.

17.345.060 Conditions. The planning commission may impose other reasonable conditions deemed to be necessary if it is determined the development may have an impact on the site or surrounding property. These conditions shall be stated in terms that are specific and measurable so the applicant is fully aware of the intent and justification of the condition and how and when implementation is to be accomplished. These conditions may include but not be limited to those listed in Chapter 17.355 CBMC and below:

(1) Refine the landscaping plan to specify the size, type by common name, and spacing of trees, shrubbery, ground cover, and other plantings and where this landscaping shall occur. Include, as part of the landscaped plan, clearances from specified trees, rocks, waterponds or watercourses, or other natural features. Require that the landscape plan be prepared by a licensed landscape architect, contractor, or nursery proprietor.

(7) Special studies, investigations, or reports to verify that any aspect of the development will not create hazardous conditions for persons or property, for such impacts as geologic or soils conditions, noise, traffic, or landscaping.

The 2013 extension of the sidewalk past our house has created much more pedestrian, bicycle and skateboard traffic past our home, going both North and South.

Most of the foot traffic, maybe 85 percent, is from transient and homeless persons and their animals going to and from T.H.E. House and the Gospel Mission. Having a nice grass area in the right of way could create a place for dogs to poop and for people to congregate and visit, right next our home. It also could create a traffic hazard, by blocking view of persons trying to pull out onto 101 South, from the existing driveway.

In addition to increased pedestrian traffic, the flow of traffic on 101 South has changed recently, making it more difficult to access from side streets and driveways.

The left turn arrows at Newmark and Coos Bay Boulevard create longer intervals between stop for South bound traffic, causing a more continuous, and steady flow of traffic along this route of 101, making access more difficult. Also the recent change to stoplight, pedestrian control at 101 and Central caused traffic to stack up North of Central. This often turns 101 South (N. Broadway) into a parking lot in front of 737 and 765, making access more difficult.

For the above reasons, we are requesting the City of Coos Bay not require grass in the right of way adjacent to 737 N Broadway but require it to remain paved, so it can continue to be used as it has for 30 years, safe access to our home.

Sincerely

Denny Powell



Carol Taylor Powell

See Attached:

1. Photo, Prior removed driveway.
2. Photo, Prior Curb Cut.
3. ODOT Region 3 Project Information Sheet, "US101:Coos Bay Paving&Signal Repair.
4. ODOT drawings of driveway location before removal.
5. ODOT detail drawing of proposed driveway additions and removal.
6. Photo, Raised the Curb Cut, 2008
7. Plot Plan, of the subject property.



We have owned the property at 765 and 737 N Broadway since 1985, and have lived in either one or the other residences for the last 30 years. During this time we have accessed the 737 property from the adjacent lot, using the paved right of way and a driveway that was approximately 10 feet south of our property, for deliveries, maintenance to our property and parking.



In 2007 when Highway, 101 (N Broadway) was repaved and new sidewalks were put in, ODOT eliminated that driveway and raised the curb cut. At that time we were told by ODOT employees "No Problem", just use the paved right of way and the driveway that accesses Lot 4900 and 4700, (625 N Broadway). which is vacated Birch Avenue.

*old curb cut*

Don Rev 7



# US101: Coos Bay Paving & Signal Repair

## What is ODOT planning to do?

As part of ODOT's ongoing pavement maintenance, US 101 through downtown Coos Bay will be repaved in 2008. The project stretches from the north end of the US 101 couplet (Fir Street) to south of Bunker Hill Elementary School. The paving process includes grinding out 4-5 inches of the old pavement replacing it with new asphalt.

The project will also include replacement of damaged sidewalk along the southbound lanes north of Market Avenue, as well as a section of new sidewalk along the northbound lanes north of Market.

The project also upgrades the traffic signal at the intersection of southbound US 101 and Johnson Avenue. This work includes replacement of the signal poles and lights, new pedestrian signals and an upgraded control system. The signal hardware on the northbound leg of US 101 at Johnson was replaced last summer.

## How will drivers be affected during construction?

The process of grinding and paving requires closing sections of the roadway to traffic. The contractor will be required to keep at least one lane open to traffic in each direction at all times. Because traffic through downtown is so heavy during the day, the majority of the work will occur at night when fewer cars are on the road. Some daytime closures may be needed, but traffic impacts will be minimized.

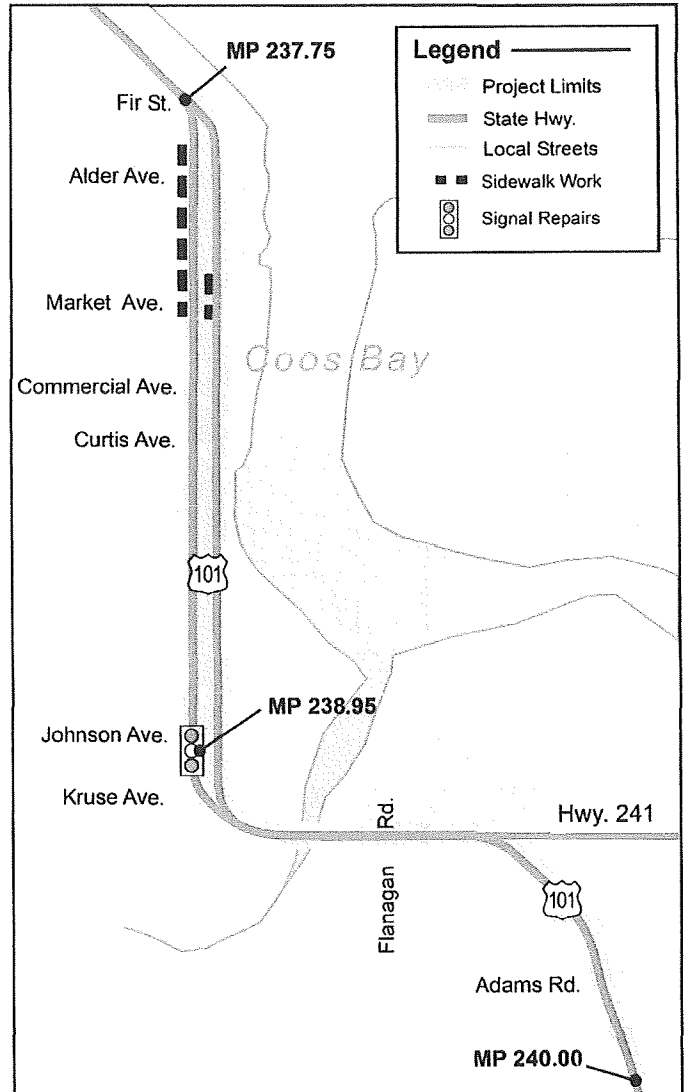
On the north end of the project the southbound lanes are too narrow to keep traffic moving while the work is being completed. At these times, southbound traffic will be shifted to the northbound lanes with one lane of traffic for each direction.

During construction, information regarding closures and project progress will be provided to the public, businesses along US 101, and the trucking industry in advance of any changes.

## Need More Information?

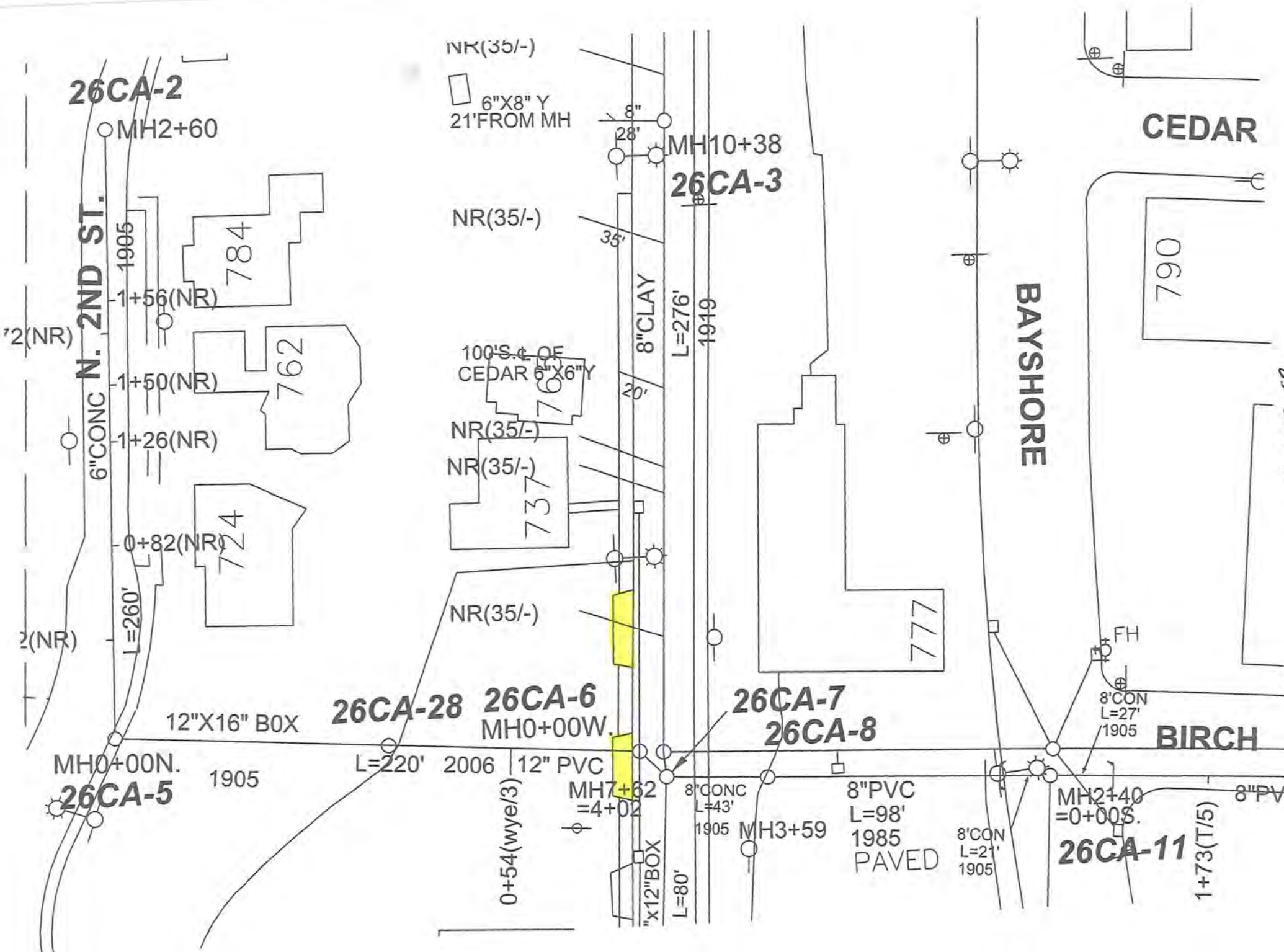
**Dan Latham**  
ODOT Public Information  
3500 Stewart Parkway  
Roseburg, OR 97470  
541.957.3601

*Information in this update is subject to change. Alternate formats will be made available upon request.*



## Project Fast Facts

<b>Location</b>	City of Coos Bay; US 101, mile point 237.7-240.0
<b>Construction Budget</b>	\$2.9 million
<b>Design Schedule</b>	Jan. 2006 to Feb. 2008
<b>Approximate Construction Timeframe</b>	May 2008 through Sept. 2008
<b>General Goals</b>	<ul style="list-style-type: none"> <li>Preserve US 101 pavement through Coos Bay.</li> <li>Repair sidewalks north of Market Avenue.</li> <li>Upgrade signal hardware at the intersection of southbound US 101 and Johnson Avenue.</li> </ul>



**26CA-2**

MH2+60

**6" CONC N. 2ND ST.**

NR(35/-)

6"X8" Y  
21' FROM MH

MH10+38

**26CA-3**

NR(35/-)

100'S. & OF  
CEDAR 6"X6" Y

8" CLAY

L=276'

**BAYSHORE**

**CEDAR**

790

1905

1+56(NR)

1+50(NR)

1+26(NR)

0+82(NR)

L=260'

2(NR)

784

762

724

NR(35/-)

NR(35/-)

NR(35/-)

737

777

12"X16" BOX

**26CA-28**

**26CA-6**  
MH0+00W.

**26CA-7**

**26CA-8**

8" CON  
L=27'  
1905

**BIRCH**

MH0+00N.

**26CA-5**

1905

L=220'

2006

12" PVC

MH7+62  
=4+02

8" CONC  
L=43'  
1905

MH3+59

8" PVC  
L=98'

1985  
PAVED

8" CON  
L=21'  
1905

MH2+40  
=0+00S.

**26CA-11**

1+73(T/5)

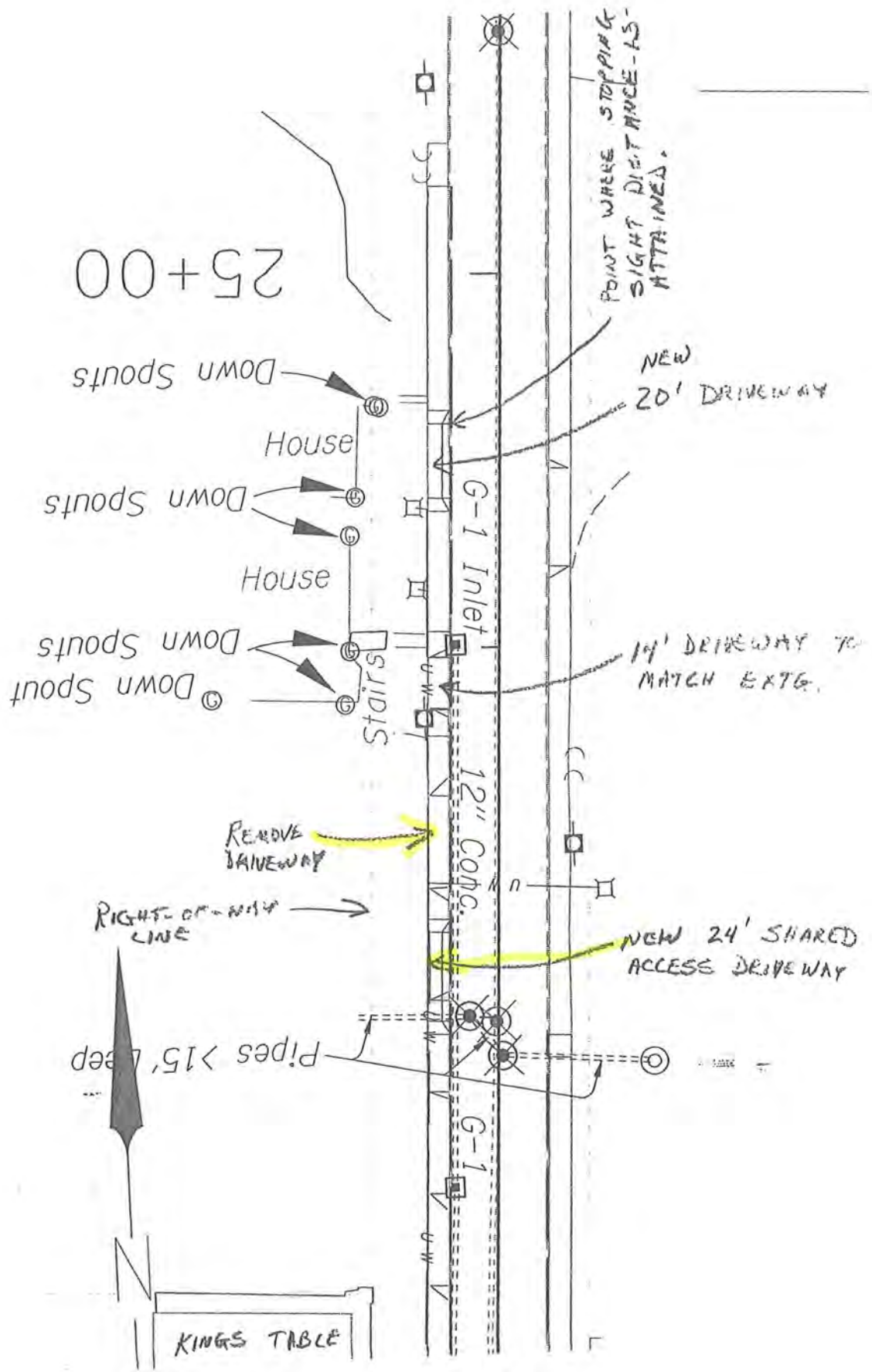
0+54(wye/3)

8"X12" BOX

L=80'

Page 5 of 9







**Raised the curb cut.** In 2007 when Highway, 101 (N Broadway) was repaved and new sidewalks were put in. Picture taken December, 2008.

NORTH

STREET

2ND

4000	3902.4
4101	3900
64100	3800
4200	3700
4300	3700

4400	5100
4500	5000
4600	4900
4700	5000
4800	5100

VACATED BIRCH	1877
4700	5300
4700	5400
4700	5500
4800	5300
VACATED ALDER	87-3-5101

NORTH

BROADWAY STREET

(THIRD) ALDER AVE.

3500	3600
3600	3700
3700	3800

5200	5300
5300	5400
5400	5500

5300	5400
5400	5500
5500	5600

NORTH U.S. HWY. NO. 101  
 DRIVE (FIFTH) AVE.  
 DRIVE (FOURTH) AVE  
 NORTH BAYSHORE  
 MEANDER

3400	3200	3100
2900	3000	3100
2800	2700	2600
2400	2500	2600
2300	2100	2200

2800	2700
2600	2500
2400	2500
2300	2100
2100	2200

2300	2100
2100	2200
2200	2300
2100	2200
2200	2300

NORTH

PACIFIC

SOUTHERN



To Whom it may concern.

December 21, 2014

RECEIVED  
DEC 22 2014  
8:25 AM  
S. S. ALR

Hello, as owners and occupants of 737 and 765 North Broadway, Adjacent to property know as the Kings Table, we wanted to share our concerns of possible new owners and neighbors.

I bought the property, 737,765, in 1985, lived in both houses several times and reared two generation of children here.

There has always been ODOT, right away access for ingress and egress from the south side of the property. Prior to 2007, there was a driveway, less than 10 feet from our south boundary and the next lot to the South. ODOT, removed the driveway. (Lot 1, Block 41 E.B. Clements Plat of the Town of Marshfield Coos Bay, Coos County, Oregon, 97420,. Together with that portion of vacated Birch Avenue (/ No 1877), that would insure to said property by operation of law. )

No one conferred with us. So when asking the inspector/project supervisor, "where's the driveway", we have been using it for years. No problem he says, you can just go down the right away to the next driveway, problem solved.

We have been using the right away since 1985.

The right away also allows delivery access, for wood, pellets, consumer goods used at the residents, allowing a safe and sane non interference with traffic on highway 101 South.

We have in a limited way parked in the lot, South of 737 N Broadway, all these years. When Greg operated the Kings Table Restaurant, he preferred us parking there so we did not block the view of his restaurant to traffic on 101 South, and it seemed people were in there eating. There also was the measure of our presents for security.

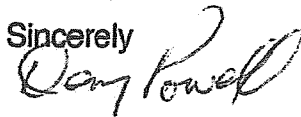
We had always picked up trash and left no clutter around our vehicles. When Bruce took over the property in 2007 we began to maintain the landscape as well.

In 2009 we made a written offer to purchased this lot. Bruce told us he could not make a decision at the time because the City had not told him the number of parking spaces required for his restaurant on the property.

Bruce never again updated, even though we approached him with another offer in 2010

In speaking to Janice Barker recently, she noted nothing could be happening with the property until after the redemption period, December 1 2014. We were waiting until then to make an offer on the lot, South to 737 N Broadway, Lot-4900. We want to keep the zoning and use the same as it is now, parking.

Sincerely



Denny Powell



Carol Taylor Powell