



CITY OF COOS BAY
Community Development Department

500 Central Avenue
Coos Bay, OR 97420

541.269.8918
www.coosbay.org

STAFF REPORT

Site Plan & Architectural Review

HEARING BODY: Planning Commission
DATE & TIME: January 12, 2016 at 6:00 p.m.
LOCATION: City Council Chambers, City Hall, 500 Central Avenue, Coos Bay

OWNER: Ron Crowder, P.O. Box 308, North Bend, Oregon 97459
APPLICANT: Richard Turi, Architect (Owner Representative)

LOCATION: 488 Dunn Street, Coos Bay, Oregon
T. 25S, R. 13W, S. 21CB, Tax Lot 2900

SUBJECT: Site Plan and Architectural Review (SPAR) #187-ZON15- 52
Establishment of a one story 4,200 square foot storage building

I. APPLICANT'S REQUEST

The applicant is requesting approval of a Site Plan and Architectural Review application for the construction of a one-story, 60 foot by 70-foot (4,200 square foot) storage structure for floor covering materials. The proposed site development includes paved off-street parking, installation of water, storm water and electrical service and the possible relocation of existing on-site sanitary sewer line.

II. BACKGROUND

The subject property is vacant. According to our records, in 2005 a cyclone fence was installed and a business license was issued for Bay Cities Auto Sales (February 2005 to July 2006). The business owner placed a temporary office structure (10 x 16) on the property, that was not connected to the sanitary sewer system and it was removed in 2006 when the business closed. There is an existing 8" sanitary sewer line that runs west to east across the property (*Attachment A – Site Plan*). If the sewer line is not relocated, it would be located under the proposed structure.

III. APPLICABLE REGULATIONS

Coos Bay Municipal Code Chapter 17.75 General Commercial District (C-2)
Coos Bay Municipal Code Chapter 17.145 Access Management
Coos Bay Municipal Code Chapter 17.170 Utilities and Public Facilities
Coos Bay Municipal Code Chapter 17.175 Drainage Facilities
Coos Bay Municipal Code Chapter 17.200 Off-Street Parking and Loading
Coos Bay Municipal Code Chapter 17.345 Site Plan & Architectural Review

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 shall 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-ZON14-052 with conditions as found on page 12-13 of this staff report.

V. DESIGN REVIEW GOALS AND STANDARDS / FINDINGS AND CONCLUSION

The following is a list of the decision criteria applicable to the request as stated in Coos Bay Municipal Code, Chapter 17.345. 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.

DECISION CRITERION #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 applicant indicates the proposed structure is a typical "box-style" warehouse building to be used for materials storage by Modern Floors, a floor covering business whose main retail establishment is located immediately to the East of this project. This facility is not meant to be accessed by the public. It is for staff access only (*Attachment A – Criteria*).

The size and shape of the proposed structure is typical of many commercial buildings located along Ocean Blvd., including the existing Modern Floors facility which is comprised of a one story retail space with attached "high wall" warehouse space.

- 1b. The applicant's submittal indicates the following color pallet and construction material: "Beige" vertical exterior metal siding; "Dark Brown" composition shingles; "Brown-Beige tone" cultured stones (*Attachment A – Plans*).

- 1c. Based on submitted plans the structure will be one-story, 4,200 square foot (60 x 70) and 30-feet in height.
- 1d. The applicant proposes to provide cultured stone on the east elevation (facing Dunn Street) and on the south elevation (facing Ocean Blvd) approximately four feet in height.
- 1e. The applicant's submittal indicates that while landscaping is not required (*per CBMC Chapter 17.200 when parking spaces total less than 10*) landscaping will be provided as follows:
 - a. Large angular rock will be installed at cut bank along Ocean Blvd., and at the cut bank at North side of the property.
 - b. A lawn area will be provided at the flatter portion of the site along Ocean Blvd. and Dunn Streets, similar to what exists at the existing adjacent Modern Floors facility and across Ocean Blvd. at the RV Sales facility.
- 1f. The plans indicate a three to four foot landscape wall will be provided along the north and west property line with a 12-foot setback will be installed if application's Option No. 1 is exercised. The wall will be constructed with landscape blocks.

CONCLUSION: The location, size, height, and visual impacts of the proposed structure will have impacts similar to existing commercial structures in the surrounding area. The decision criteria have been adequately addressed and approval of the proposal can be supported.

DECISION CRITERION #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's submittal indicates an existing 8" sanitary sewer line is currently crossing through the center of the project site. Two options are proposed to address this issue.

Option No. 1 proposes to re-route this line to the North and West sides of the proposed building pad within a newly proposed 15' wide easement.

Option No. 2 proposes to replace the portion of the line that will lie beneath the new structure with an upgraded assembly. Both options need to be performed in accordance with the requirements of the Coos Bay Public Works Department and the Oregon State Plumbing Division. A permit will be required for this specific work.

A 12" storm sewer line is present on the North side of Ocean Blvd. We propose to connect our on-site storm water collection system to this line.

A 12" water line is located along the North side of Ocean Blvd, and a 4" water line that travels up the center of Dunn Street. We will work with the Coos Bay/North Bend Water Board to verify where the best place is to connect, and to locate a water meter.

An existing fire hydrant is located at the northwest side of the intersection of Ocean Blvd and Dunn Street.

- 2b. Ron A. Hoffine, P.E., Operations Director, Coos Bay - North Bend Water Board indicated in an email dated December 16, 2015 that there is a 12" water main along the north side of Ocean Blvd and a 4" water main that goes up the center of Dunn Street. He indicated that both mains are available to provide service to the property and they will work with the applicant to locate a new meter.

He added that there is a fire hydrant at the west side of Ocean Blvd and Dunn Street, but they do not have a flow on record. If required by the Building Official or requested by the applicant, they can verify the flow prior to construction (*Attachment C*).

- 2c. In an email dated January 5, 2015 Fire Chief Mark Anderson determined that, based on the size and use of the proposed structure, if the fire hydrant on the NW corner of Ocean Blvd and Dunn Street has a minimum flow of 1,400 gpm no additional fire protection measures (i.e. sprinkler system) will be required. He added that exit signage, emergency lighting, fire extinguisher placement and address labeling and other life safety considerations must meet the 2014 Oregon Fire Code prior to occupancy. Staff has requested that the Coos Bay/North Bend Water Board conduct a flow test (*Attachment D*).

- 2d. Mike Smith, Coos Bay Building Codes Administrator indicated in an email dated January 4, 2016 (*Attachment E*) that the building code is silent on constructing a building over an easement. However, the information provided by the state plumbing inspector, Randy Jones, indicates that the materials within two feet (2') of a structure is required to meet certain criteria and be of a material that is approved for use within the footprint of a structure. Also, the support of the structure on fill would be addressed under engineered fill material. Otherwise, whatever the terms of the easement between the two parties, is would be adhered to.

References :

OPSC 313 Protection of Piping, Materials, and Structures.
OPSC 301 Alternate Materials and Methods
OPSC 718 Grade, Support, and Protection of Building Sewers
OPSC 721 Location
OSSC 1803 Geotechnical Investigations
OSSC 1804 Excavation, Grading and Fill
OSSC 1809 Foundations
OSSC chapter 17 Special Inspections

- 2e. In a letter dated 28, 2015 (*Attachment F*) Public Work Director, Jim Hossley explained that in 2008 the owner of the property obtained a letter from the City stating that he would be allowed to construct a building over the public sanitary sewer line that crosses 488 Dunn Street.

The conditions of this approval were that that the portion of the pipe that will be under the building would be replaced and extended five feet beyond each side of the building and encased. While today this condition would not be approved nor does the City recommend that any structure be constructed over an existing sewer main, the City will allow what was approved in 2008, at the owner's expense, with the additional following Conditions:

- a. Approval is pending any land use approvals that the applicant is currently applying for;
- b. and approval does not set a precedent for future projects;
- c. If the building is constructed over the sewer main, the City will require that the portion of sanitary sewer that will be under the proposed structure and the portion of sanitary sewer that extends 5 foot beyond either side of the structure be replaced. The new pipe shall be a City approved material with a cast iron pipe encasement;
- d. A manhole shall be installed west of the building within the property limits. This will allow access to the line at both the upstream and downstream limits;
- e. The backfill material will be per the recommendation of the engineer of work;
- f. A declaration will be crafted for the owner to sign, acknowledging that the City will not be responsible for any damage caused to the structure as a result of the pipe.
- g. An easement allowing the City access to maintain and repair this line for the life of the line; and,
- h. Upon approval of land use applications, a sewer permit can be obtained to perform this work. Detailed plans and specifications shall accompany the sewer permit. Due to the public nature of this sanitary sewer line, the plans and specifications shall be prepared a licensed professional.

Staff strongly recommends realignment of the line so that it is aligned around (rather than under) the proposed structure, with required easements and possible cost sharing with the City. Having a sanitary sewer line under a structure is not recommended and it would appear to be a risky encumbrance on the property. The property owner is advised that the person that approved this condition in 2008 was not a licensed engineer and the City assumes no responsibility should a failure of the pipe occur or damage to the building occur as a result of the sanitary sewer alignment.

- 2f. As outlined in the "Engineering Comments for SPAR Staff Report" dated December 28, 2015 (*Attachment G - CB Engineering Comments*) the Engineering Department had the following comments:

Water: Applicant shall coordinate with Coos Bay-North Bend Water Board regarding water (potable) facilities and fire protection.

Storm Sewer: Based on the information submitted, the site is proposing to increase the impervious area and add a connection at Ocean Boulevard. It does not appear that the project is proposing any measures for storm water quality and/or quantity. If project is proposing a new connection or the replacement of the existing connection to the storm sewer system it must be in conformance with both local and state requirements. Prior to approval of building permits project must submit information that the increased runoff from the project will not adversely impact storm drain system. A (storm) sewer connection permit must be approved prior to connection to storm sewer. Permit must provide plans and specifications for storm sewer connection

Sanitary Sewer: This project has an 8 inch public sewer line that bisects the property. The project is proposing two options at the owner's expense. **Option 1** is to reroute the sewer such that it is not aligned under the proposed building. **Option 2** is to replace the existing sewer in the same alignment. The City strongly encourages the owner to coordinate with the City to pursue **Option 1**. The City can work with the owner regarding cost sharing and deviations from easement width requirements.

Conditions of Approval for Option 1:

1. Unless otherwise requested and approved, the utility easement requirement will be as follows: The minimum easement width for installations of storm and sewer with depths of cover of 5-feet or less (measured at the top of pipe) is 15 feet. For each additional 5-feet of cover over 5-feet (rounded up), the minimum easement width will be increased by 10-feet. Easements shall be centered over the utility.
2. If the proposed tie in to the manhole is not at flow line, an inside drop manhole will be required.
3. Detailed plans and specifications, prepared by a licensed professional, for the sewer realignment shall be submitted and approved prior to issuance of building permits.
4. All improvements must be in accordance with local and State requirements/standards.
5. Owner shall certify a utility easement, prepared by the City for the sewer realignment. This document must be recorded prior to issuance of building permits and applicant is responsible for recording fees.

Condition of approval for Option 2:

1. Sewer replacement must extend a minimum 5 feet beyond either side of the proposed building.
2. All improvements must be in accordance with local and State requirements/standards.
3. Must obtain the approval from the State Plumbing official prior to issuance of building permits.

4. Detailed plans and specifications, prepared by a licensed professional, for sewer realignment shall be submitted and approved prior to issuance of building permits.
5. Owner shall certify a declaration of real covenant/easement, prepared by the City that defines that the property owner is responsible for any damage to the proposed structure or public sewer that is aligned under the structure. This document must be recorded prior to issuance of building permits and applicant is responsible for recording fees.
6. Replaced pipe shall be encased in a cast iron pipe and a manhole shall be installed on the property west of the proposed structure to ensure maintenance at both the downstream and upstream limits.

CONCLUSION: A complete review for fire protection will be conducted at the time construction plans are submitted. Based on CB/NB Water Board verification of proposed use, staff concurs that water facilities meet city standards. Staff recommends applicant's **Option No. 1** to address the relocation of the sanitary sewer line. The decision criteria have been adequately addressed and approval of the proposal can be supported, subject to the following Conditions:

CONDITIONS:

1. Unless otherwise requested and approved, the utility easement requirement will be as follows: The minimum easement width for installations of storm and sewer with depths of cover of 5-feet or less (measured at the top of pipe) is 15 feet. For each additional 5-feet of cover over 5-feet (rounded up), the minimum easement width will be increased by 10-feet. Easements shall be centered over the utility;
2. If the proposed tie in to the manhole is not at flow line, an inside drop manhole will be required;
3. Detailed plans and specifications, prepared by a licensed professional, for the sewer realignment shall be submitted and approved prior to issuance of building permits;
4. All improvements must be in accordance with local and State requirements/standards; and,
5. Owner shall certify a utility easement, prepared by the City for the sewer realignment. This document must be recorded prior to issuance of building permits and applicant is responsible for recording fees.
6. If the fire hydrant at the NW corner of Ocean Blvd and Dunn Street has a flow of less than 1,400 gpm additional fire protection measures may be required by the Fire Chief for compliance with the 2014 Oregon Fire Code fire code.
7. Exit signage, emergency lighting, fire extinguisher placement and address labeling and other life safety considerations must meet the 2014 Oregon Fire Code prior to occupancy.

DECISION CRITERION #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. The applicant's submittal indicates that the existing building pad for this project lies approximately 36" below the property to the North, and approximately 24" below the property to the West. The site then slopes gently away from each neighboring property towards each respective street. The slope in the southerly direction towards Ocean Blvd. is about 2.5%. The slope in the easterly direction towards Dunn Street is about one (1) percent. If **Option No.1** of the sewer line re-route (discussed previously in Decision Criteria 2) is pursued, the building pad elevation will need to be lowered about one foot, and a 3' to 4' high landscape block retaining wall installed along the North and West property lines. This area behind the new building will be re-graded to drain surface water into area drains, which will be connected to the storm water system. This re-grading is primarily due to the need to keep the re-routed sewer line from being greater than 5' below grade. If **Option No. 2** (sewer line retrofit) is pursued, then on-site grading would be minimal and a landscape block retaining wall would not be required.

Water from the building's roof will be collected by a gutter/downspout system. The downspouts will be connected to sealed drain lines, as will the area drains previously mentioned. The asphalt parking lot will be sloped to direct storm water to a single catch basin. The catch basin and sealed drain lines will then be piped to the City storm drain system on Ocean Blvd.

- 3b. As per the City Engineering Department, based on the information submitted, the site is proposing to increase the impervious area and add a connection at Ocean Boulevard. It does not appear that the project is proposing any measures for storm water quality and/or quantity. If project is proposing a new connection or the replacement of the existing connection to the storm sewer system it must be in conformance with both local and state requirements. Prior to approval of building permits project must submit information that the increased runoff from the project will not adversely impact storm drain system. (*See Attachment G - CB Engineering Comments*).

CONCLUSION: The applicant has provided documentation that the proposed grading and contouring of the site will be constructed to insure that there is no adverse effect on the neighboring properties, public right of way, or the public storm drainage and comply with City policies. The decision criteria have been adequately addressed and approval of the proposal can be supported, subject to the following conditions:

CONDITIONS: If proposing a new connection or the replacement of the existing connection to the storm sewer system, such connection must be in conformance with both local and state requirements and prior to approval of building permits applicant must submit information indicating that the increased runoff from the project will not adversely impact storm drain system.

DECISION CRITERION #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 platted right-of-way width of Ocean Blvd is 80-feet and it is currently developed to 56-feet with curb/gutter and sidewalk on the north side. The platted right of way Dunn Street is 60-feet feet and it is currently developed to 36-feet wide with curb/ gutter.
- 4b. As per the City Engineering Department If the project is anticipated to generate more than 500 average daily trips, per Coos Bay Municipal Code a traffic impact analysis is required (*See Attachment G - CB Engineering Comments*).
- 4c. According to the applicant's submittal, the nature of this warehouse use will result in very low vehicular traffic and pedestrian use. There is an existing 16' wide curb cut located on Dunn Street that appears to have been sized for a residential use. The applicant is proposing a new 40-foot wide curb cut be installed to accommodate larger delivery trucks.

Dunn Street is a 60' wide platted right-of-way that has been improved to 36' wide (curb-to-curb). The improvements consist of a paved street and concrete curb only.

Given the low vehicular traffic use and that the facility is not open to the public, additional street improvements for vehicles and pedestrians do not appear to be warranted.

- 4d. Randy Dixon, City of Coos Bay Operations Administrator indicated in an email dated January 4, 2015 (*Attachment H*) that Operations has no issues with allowing a 40-foot curb cut for commercial use on Dunn Street.
- 4e. Backing out in to the street is prohibited, as regulated by CBMC Chapter 17.200.030(1a) Access. *"All access to individual parking spaces on a nonresidential parcel or lot shall be from a street or alley directly to the parcel or lot itself. Parking spaces in a nonresidential lot and for multiple-family units of four or more shall be arranged so that ingress to or egress from a parking space does not require backing into a public street or over a sidewalk"*.
- 4f. Based on the submitted site plan the off-street parking area provides adequate maneuvering for vehicles, so that backing into the street would not be necessary.

CONCLUSION: Staff concurs that there is currently adequate rights-of-way and improvements to streets and pedestrian ways to serve the proposed use of a storage warehouse. The existing developed rights of way promote safety, reduce congestion, and provide emergency equipment access. The decision criteria have been adequately addressed and approval of the proposal can be supported.

DECISION CRITERION #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. According to the CBMC, Chapter 17.200.040 the use “Warehouse and manufacturing” requires one off-street parking space per 1,000 square feet, but must yield no less than one per employee. The proposed 4, 200 square foot structure will require five (5) off-street parking spaces.
- 5b. According to the applicant’s submitted site plan five off-street parking spaces including one ADA accessible space will be provided and the structure will only be accessed by employees already working at the existing Modern Floors facility.
- 5c. Backing out in to the street is prohibited, as regulated by CBMC Chapter 17.200.030(1a) Access. “All access to individual parking spaces on a nonresidential parcel or lot shall be from a street or alley directly to the parcel or lot itself. Parking spaces in a nonresidential lot and for multiple-family units of four or more shall be arranged so that ingress to or egress from a parking space does not require backing into a public street or over a sidewalk”.

Based on the submitted site plan the off-street parking area provides adequate maneuvering for vehicles, so that backing into the street would not be necessary.

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

DECISION CRITERION #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. According to the applicants submittal, a 15-foot wide sewer line easement is proposed along the North and West property lines should the **Option No. 1** sewer re-route be exercised. No other dedication of property for public use appears to be necessary.
- 6b. According to the City of Coos Bay, Engineering Department (*See Attachment G- CB Engineering Comments*), they are recommending applicant’s **Option No. 1** be exercised and declaration/easement must be approved and recorded prior to permit issuance for the public sanitary sewer located on private property, as described in Finding “2e”. If the applicant’s **Option No. 2** is exercised a declaration/easement must be approved and recorded prior to permit issuance for the public sanitary sewer located on private property, as described in Finding “2f”. The applicant will be responsible for recording fees.

CONCLUSION: The dedication or reservation of real property for public use and easements has been addressed. Staff recommends applicant's **Option No. 1** be exercised. The decision criteria have been adequately addressed and approval of the proposal can be supported, subject to the Conditions noted in Finding "2f".

DECISION CRITERION #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. According to the applicant's submittal, the size of this facility have been deemed (by the Owner) to adequately suit the storage needs of the main business (Modern Floors) for many years to come. The location is ideal, given that it is directly across the street from the existing main retail store. The structural design will be performed in accordance with the Oregon State Structural Specialty Code.

Exterior materials selected include a 30 year architectural-grade composition shingle for the roofing, and a pre-painted ribbed metal siding for the walls. These materials were selected for their ease of maintenance and their cost effectiveness. To "dress-up" the two most visible walls of the building (East and South), a cultured stone wainscot band is proposed.

Should Option No. 1 of the sewer re-route be exercised, a 3' to 4' high landscape block retaining wall is proposed along the North and West property lines. There are no other walls, fences, berms, traffic islands, median areas or signs proposed.

- 7b. The applicant's submittal indicates the following color pallet and construction material: "Beige' vertical exterior metal siding; "Dark Brown" composition shingles; "Brown-Beige tone" cultured stones (*Attachment A – Plans*).
- 7c. Mike Smith stated specific requirements to verify compliance with State Building Codes, will be determined by Building Codes at the time complete building plans are submitted for review.

CONCLUSION: The size, color scheme and construction material for new structure will be compatible with existing structures in the adjacent General-Commercial (C-2) zone. The decision criteria have been adequately addressed and approval of the proposal can be supported.

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

STATEMENTS OF FACT AND FINDINGS:

- 8a. The subject property and property immediately surrounding the proposed structure is zoned General Commercial (C-2). The zone changes to Single-Family and Duplex Residential (R-2) one property north of the subject property.

8b. The property development standards for the C-2 zone (as outlined by Chapter 17.75 of the CBMC) are as follows:

1. Lot Standards: There are no minimum widths or minimum area requirements in the I-C zone.
2. Building Coverage: There are no minimum or maximum lot coverage requirements in the I-C zone.
3. Building Height: There are no height restrictions other than those imposed by building codes.
4. Yards: There are no setback requirements other than those imposed by building codes.
5. All storage and trash areas must be enclosed and screened from public view.

8c. The applicants submitted indicates that while landscaping is not a requirement (CBMC per Chapter 17.200) when parking spaces total less than 10, landscaping will still be provided as follows:

1. Large angular rock will be installed at cut bank along Ocean Blvd., and at the cut bank at North side of the property.
2. A lawn area will be provided at the flatter portion of the site along Ocean Blvd. and Dunn Streets, similar to what exists at the existing adjacent Modern Floors facility and across Ocean Blvd. at the RV Sales facility.

8d. The applicants submitted indicates that screening is not necessary as there will not be any exterior heating/cooling equipment, and all trash, debris and cardboard will be brought to existing collection area at the adjacent main store.

CONCLUSION: The proposed storage structure complies with all property development requirements of the General-Commercial (C-2) zoning district. The decision criteria have been adequately addressed and approval of the proposal can be supported.

RECOMMENDATION:

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 Site Plan & Architectural Review #187-ZON15-052, allowing the construction of the proposed one-story 4,200 square-foot storage structure, subject to the following Conditions:

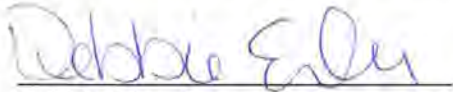
1. ***If, at any time, the use of the structure changes from storage, compliance with the current Coos Bay Municipal Code will be required through a Site Plan and Architectural Review.***

2. ***Relocation of the sanitary sewer line Option No.1:***
 - a. ***Unless otherwise requested and approved, the utility easement requirement will be as follows: The minimum easement width for installations of storm and sewer with depths of cover of 5-feet or less (measured at the top of pipe) is 15 feet. For each additional 5-feet of cover over 5-feet (rounded up), the minimum easement width will be increased by 10-feet. Easements shall be centered over the utility;***
 - b. ***If the proposed tie in to the manhole is not at flow line, an inside drop manhole will be required;***
 - c. ***Detailed plans and specifications, prepared by a licensed professional, for the sewer realignment shall be submitted and approved prior to issuance of building permits;***
 - d. ***All improvements must be in accordance with local and State requirements/standards; and,***
 - e. ***Owner shall certify a utility easement, prepared by the City for the sewer realignment. This document must be recorded prior to issuance of building permits and applicant is responsible for recording fees.***
3. ***If the fire hydrant at the NW corner of Ocean Blvd and Dunn Street has a flow of less than 1,400 gpm, additional fire protection measures may be required by for compliance with the 2014 Oregon Fire Code fire code.***
4. ***Exit signage, emergency lighting, fire extinguisher placement and address labeling and other life safety considerations must meet the 2014 Oregon Fire Code prior to occupancy.***
5. ***If project is proposing a new connection or the replacement of the existing connection to the storm sewer system, such connection must be in conformance with both local and state requirements and prior to approval of building permits applicant must submit information indicating that the increased runoff from the project will not adversely impact storm drain system.***
6. ***All outside storage and trash areas must be enclosed and screened from public view.***
7. ***The applicant/owner must secure all structural and development permits as required, from the City, State and Federal agencies;***
8. ***Temporary sediment and erosion control measures shall be installed prior to and during construction where applicable to prevent construction debris from entering into the storm system.***

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 1

DATE MAILED: January 5, 2016

cc: Owner/Applicant, Dave Perry, DLCD

ATTACHMENTS:

- A - Application, including site plan and construction plans
- B - Aerial/Zone/Utility Map
- C - Water Board email of December 16th
- D - Fire Department email of January 5th
- E - Building Codes Administrator email of January 4th
- F - Public Works letter of December 31th
- G - Engineering Comments of December 28th
- H - Operations Email reply of January 4th



City of Coos Bay

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

LAND USE DEVELOPMENT REVIEW APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT NO(S). <u>187-20N15052</u>

Type of Review (Please check all that apply):

- | | | | | | |
|------------------------------------------------------|-------------|------------------------------------------------------------------------|-------------|----------------------------------------|------------------|
| <input type="checkbox"/> Annexation | CBMC 17.385 | <input type="checkbox"/> Home Occupation | CBMC 17.260 | <input type="checkbox"/> Subdivision | CBMC 17.335 |
| <input type="checkbox"/> Appeal and Review | CBMC 17.305 | <input type="checkbox"/> Legislative/Text Amendment | CBMC 17.380 | <input type="checkbox"/> Temporary Use | Resolution 83-17 |
| <input type="checkbox"/> Architectural Design Review | CBMC 17.390 | <input type="checkbox"/> Lot Line Adjustment | CBMC 17.325 | <input type="checkbox"/> Vacation | CBMC 17.375 |
| <input type="checkbox"/> Conditional Use | CBMC 17.355 | <input type="checkbox"/> Partition | CBMC 17.330 | <input type="checkbox"/> Variance | CBMC 17.350 |
| <input type="checkbox"/> Cultural Resources | CBMC 17.365 | <input type="checkbox"/> Planned Unit Development | CBMC 17.270 | <input type="checkbox"/> Zone Change | CBMC 17.360 |
| <input type="checkbox"/> Estuarine Use/Activities | CBMC 17.205 | <input checked="" type="checkbox"/> Site Plan and Architectural Review | CBMC 17.345 | <input type="checkbox"/> Other | |

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

Site Location/Address: <u>488 DOWN ST. COOS BAY</u>	Assessor's Map No./Tax Lot(s): <u>255 13 21 CB 0290</u>
	Zoning: <u>C-2 GENERAL COMMERCIAL</u>
	Total Land Area: <u>9,785 S.F. ±</u>

Detailed Description of Proposal:

Modern Floors wishes to construct a single story, 4,200 s.f. storage building on a presently undeveloped lot that is located immediately west of its current floor coverings store. The building will be used to store floor covering materials. Also included in this project is the construction of a 5 car parking lot which will also serve as access to the storage building. Other work will include the relocation of an existing on-site sanitary sewer line, and the typical water, storm water and electrical service connections.

Applicant/Owner Name: <u>ROD CROWDER, OWNER</u> <small>(please print)</small>	Phone: <u>(541) 888-5531</u>
Address: <u>P.O. BOX 308</u>	Email: <u>modernfloors@live.com</u>
City State Zip: <u>N. BEND, OR. 97459</u>	
Applicant's Representative: <u>RICHARD TORI, ARCHITECT</u> <small>(please print)</small>	Phone: <u>(541) 756-1111</u>
Address: <u>P.O. BOX 1107</u>	Email: <u>tori@frontier.com</u>
City State Zip: <u>N. BEND, OR 97459</u>	

- Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application for architectural design review. In either case, include a copy of the deed for the subject property.
- Attach (a) a certified list of names and addresses of all owners of property within 250 feet of the exterior boundaries of the subject property according to the latest adopted County tax role and (b) an assessor's map showing all lots and parcels of land within that area.
- Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
- Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
- Ten (10) 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 Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.

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.

	<u>11/25/15</u>		<u>11-25-15</u>
Applicant's signature	Date	Owner's signature (required)	Date



Modern Floors

- **Proposed Warehouse Building Project**
488 Dunn Street
Coos Bay, Oregon
Project No. 1308
(Revised December 14, 2015)

SITE PLAN AND ARCHITECTURAL REVIEW APPLICATION

Approval Criteria per Coos Bay Municipal Code Section 17.345.050

1. Compatibility of structure to surroundings:

The proposed structure is a typical “box-style” warehouse building to be used for materials storage by Modern Floors, a floor covering business whose main retail establishment is located immediately to the East of this project. This facility is not meant to be accessed by the public. It is for staff access only.

The size and shape of the proposed structure is typical of many commercial buildings located along Ocean Blvd., including the existing Modern Floors facility which is comprised of a one story retail space with attached “high wall” warehouse space.

2. Sewer and Water Facilities

An existing 8” sanitary sewer line is currently crossing through the center of the project site. Two options are proposed to address this issue. Option No. 1 proposes to re-route this line to the North and West sides of the proposed building pad within a newly proposed 15’ wide easement. Option No. 2 proposes to replace the portion of the line that will lie beneath the new structure with an upgraded assembly. Both options need to be performed in accordance with the requirements of the Coos Bay Public Works Department and the Oregon State Plumbing Division. A permit will be required for this specific work.

A 12” storm sewer line is present on the North side of Ocean Blvd. We propose to connect our on-site storm water collection system to this line.

A 12” water line is located along the North side of Ocean Blvd, and a 4” water line that travels up the center of Dunn Street. We will work with the Coos Bay/North Bend Water Board to verify where the best place is to connect, and to locate a water meter.

An existing fire hydrant is located at the West side of the Ocean Blvd. / Dunn Street intersection.

ATTACHMENT A - Criteria (3 pgs)

3. Site Grading & Water Drainage

The existing building pad for this project lies approximately 36" below the property to the North, and approximately 24" below the property to the West. The site then slopes gently away from each neighboring property towards each respective street. The slope in the southerly direction towards Ocean Blvd. is about 2.5%. The slope in the easterly direction towards Dunn Street is about 1%. If Option No.1 of the sewer line re-route (discussed in item 2 previously) is pursued, the building pad elevation will need to be lowered about one foot, and a 3' to 4' high landscape block retaining wall installed along the North and West property lines. This area behind the new building will be re-graded to drain surface water into area drains, which will be connected to the storm water system. This re-grading is primarily due to the need to keep the re-routed sewer line from being greater than 5' below grade. If Option No. 2 (sewer line retrofit) is pursued, then on-site grading would be minimal and a landscape block retaining wall would not be required..

Water from the building's roof will be collected by a gutter/downspout system. The downspouts will be connected to sealed drain lines, as will the area drains previously mentioned. The asphalt parking lot will be sloped to direct storm water to a single catch basin. The catch basin and sealed drain lines will then be piped to the City storm drain system on Ocean Blvd.

4. Adequacy of Street Improvements

The nature of this warehouse use will result in very low vehicular traffic and pedestrian use. There is an existing 16' wide curb cut located on Dunn Street that appears to have been sized for a residential use. It is proposed that a new 40' wide curb cut be installed to accommodate larger delivery trucks. Dunn Street is a 60' wide right-of- way that has been improved to 36' wide (curb-to-curb). The improvements consist of a paved street and concrete curb only.

Given the low vehicular traffic use and that the facility is not open to the public, additional street improvements for vehicles and pedestrians do not appear to be warranted.

5. Off-Street Parking

The City's off-street parking requirement for warehouse structures is one space per 1,000 s.f. At 4,200 s.f., this structure is required to have 5 parking spaces. This structure will only be accessed by employees already working at the existing Modern Floors facility

6. Reservation of Real Property and Easements

As described in item no. 2 above, a 15' wide sewer line easement is proposed along the North and West property lines should the Option No. 1 sewer re-route be exercised. No other dedication of property for public use appears to be necessary.

7. Design, Location and Materials serve their intended purpose

The size of this facility have been deemed (by the Owner) to adequately suit the storage needs of the main business (Modern Floors) for many years to come. The location is ideal, given that it is "next door" to the existing main retail store. The structural design will be performed in accordance with the Oregon State Structural Specialty Code.

Exterior materials selected include a 30 year architectural-grade composition shingle for the roofing, and a pre-painted ribbed metal siding for the walls. These materials were selected for their ease of maintenance and their cost effectiveness. To "dress-up" the two most visible walls of the building (East and South), a cultured stone wainscot band is proposed.

Should Option No. 1 of the sewer re-route be exercised, a 3' to 4' high landscape block retaining wall is proposed along the North and West property lines. There are no other walls, fences, berms, traffic islands, median areas or signs proposed.

8. Other Requirements of Zoning District

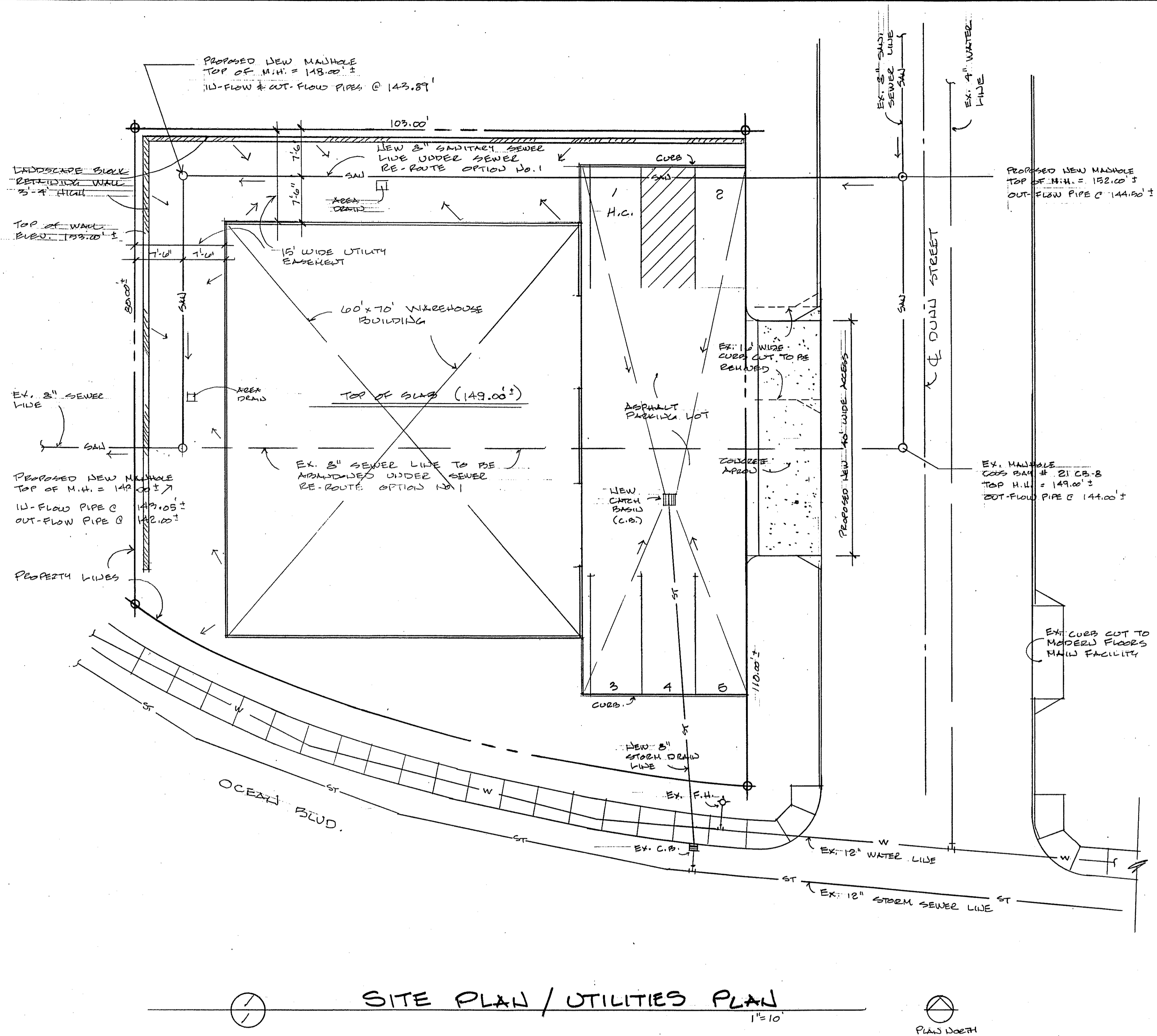
Per Section 17.75.050 – Property Development Standards for a C-2 Zone:

- a. **Lot Standards:** no requirements
- b. **Building Coverage:** no requirements
- c. **Building Height:** no restrictions
- d. **Yards:** no requirements
- e. **Landscaping:** is not a requirement (per Chapter 17.200) when parking spaces total less than 10. However, landscaping will still be provided as follows:
 - 1. Large angular rock will be installed at cut bank along Ocean Blvd., and at the cut bank at North side of the property.
 - 2. A lawn area will be provided at the flatter portion of the site along Ocean Blvd. and Dunn Streets, similar to what exists at the existing adjacent Modern Floors facility and across Ocean Blvd. at the RV Sales facility.
- f. **Screening:** not necessary
There will not be any exterior heating/cooling equipment, and all trash, debris and cardboard will be brought to existing collection area at the adjacent main store.

Respectfully submitted by:

Richard P. Turi
Architect





SITE PLAN / UTILITIES PLAN
1"=10'

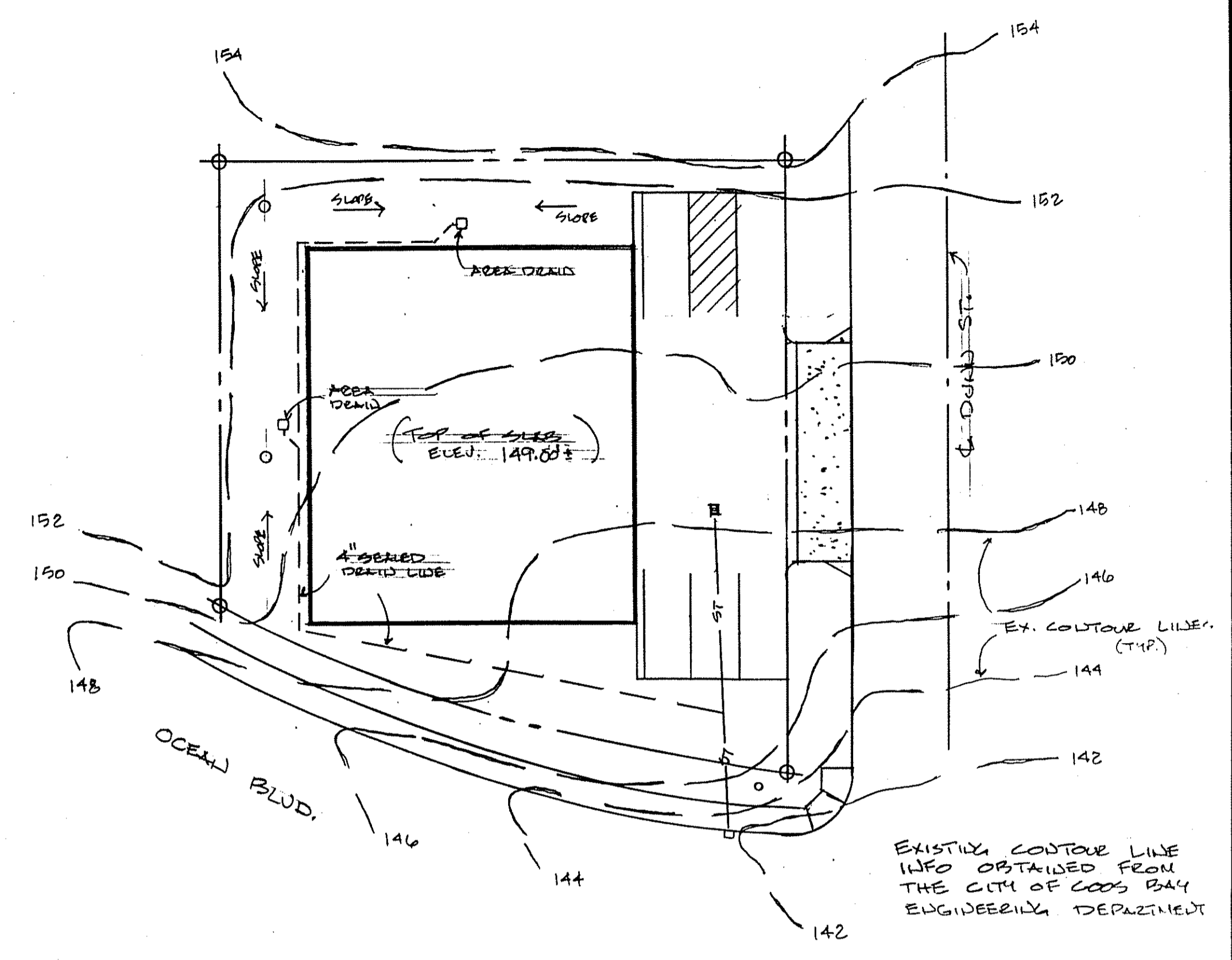
PROPOSED SANITARY SEWER RE-ROUTE OPTIONS

ISSUE: AN EXISTING PUBLIC SEWER LINE IS CURRENTLY BISECTING THE SUBJECT PROPERTY AND WOULD END UP LYING BENEATH THE NEW PROPOSED BUILDING.

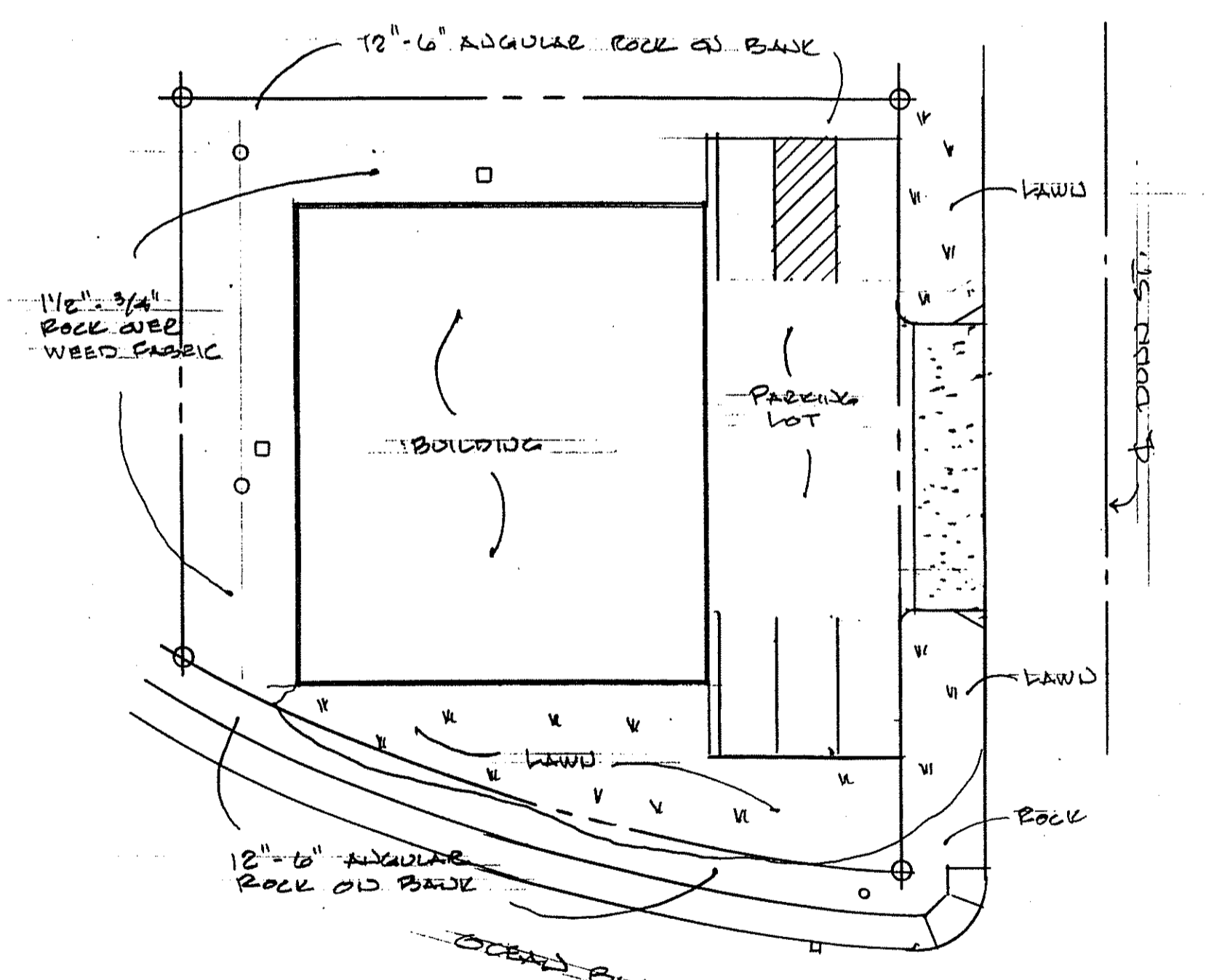
SOLUTIONS:

OPTION NO. 1
RE-ROUTE SEWER LINE ALONG THE NORTH AND WEST PORTIONS OF THE SITE. MINIMUM EASEMENT REQUIRED IS 15'. WORK WOULD INCLUDE THREE (3) NEW MANHOLES AND APPROXIMATELY 180 L.F. OF NEW 8" DIAMETER SEWER PIPE.

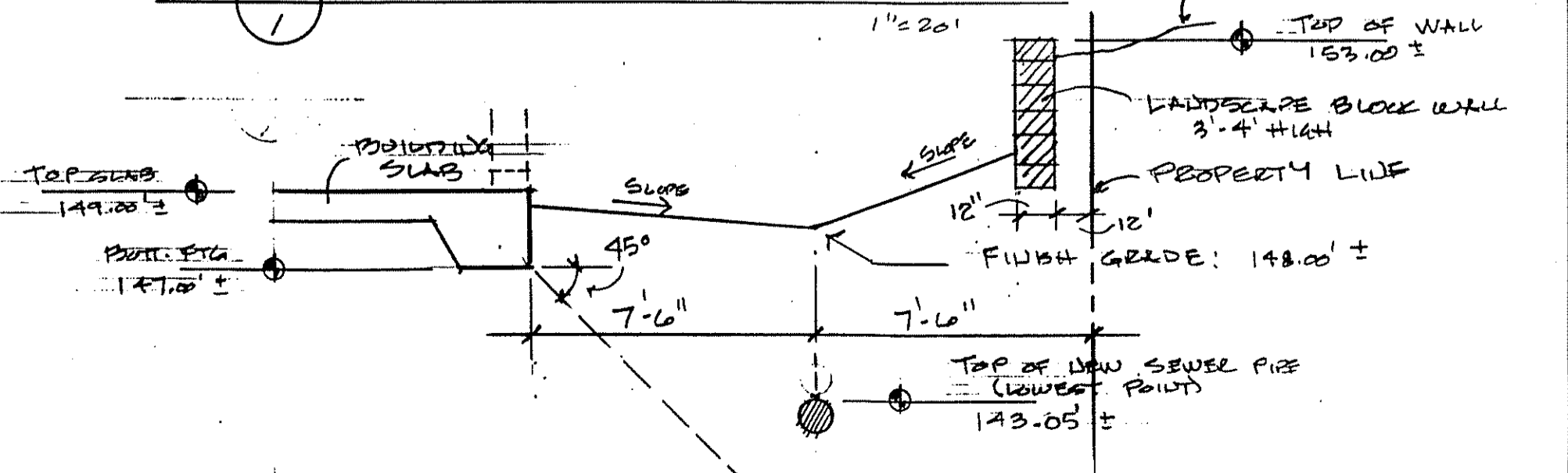
OPTION NO. 2
REPLACE THAT PORTION OF THE EXISTING SEWER PIPE THAT WOULD LIE BENEATH THE NEW BUILDING (PLUS AT LEAST 5' AT EACH END) WITH DUCTILE IRON MATERIAL AS APPROVED BY THE CITY. PIPING TO BE BACK-FILLED WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THIS PROPOSAL WOULD REQUIRE FINAL APPROVAL FROM BOTH THE CITY'S ENGINEERING DEPARTMENT AND THE STATE PLUMBING CODE DIVISION.



SITE GRADING PLAN
1"=20'



LANDSCAPE PLAN
1"=20'

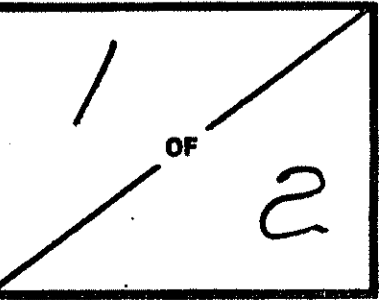


GRADING / SEWER LINE DET.
1/4"=10'

RPT
RICHARD P. TURI
ARCHITECTURE & PLANNING
P.O. BOX 1107
NORTH BEND, OR.
(541) 756-1111
97459

MODERN FLOORS STORAGE BUILDING
CORNER OF OCEAN BLVD. & DUNN STREETS
COOS BAY, OREGON

DATE: NOVEMBER 2015
REVISIONS:
12/14/15
JOB NO. 1308



THIS DRAWING IS FOR DESIGN PURPOSES ONLY. IT IS NOT TO BE USED TO OBTAIN A BUILDING PERMIT OR FOR CONSTRUCTION PURPOSES.

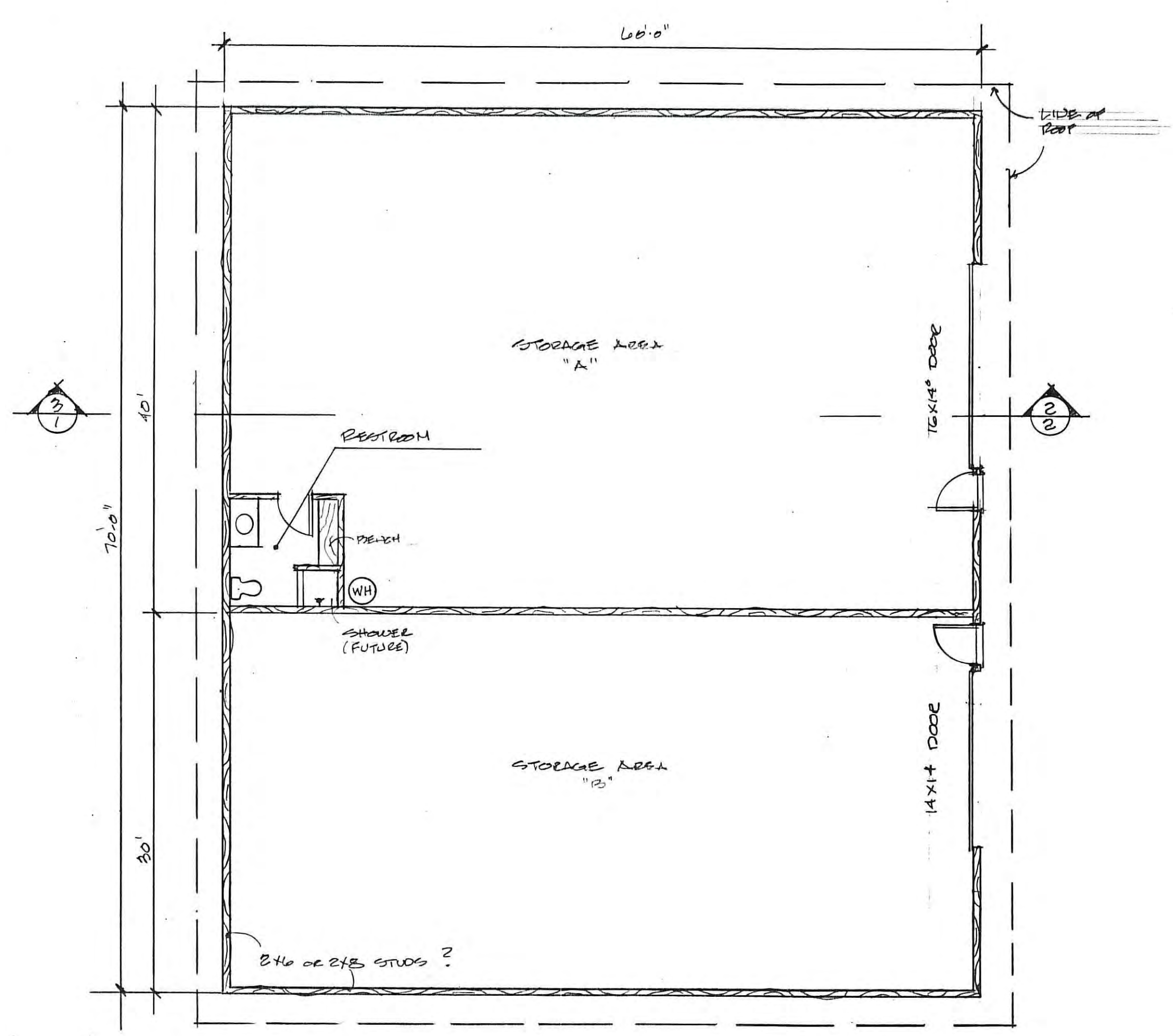


RPT
RICHARD P. TURI
 ARCHITECTURE & PLANNING
 P.O. BOX 1107
 NORTH BEND, OR. 97459
 (541) 756-1111

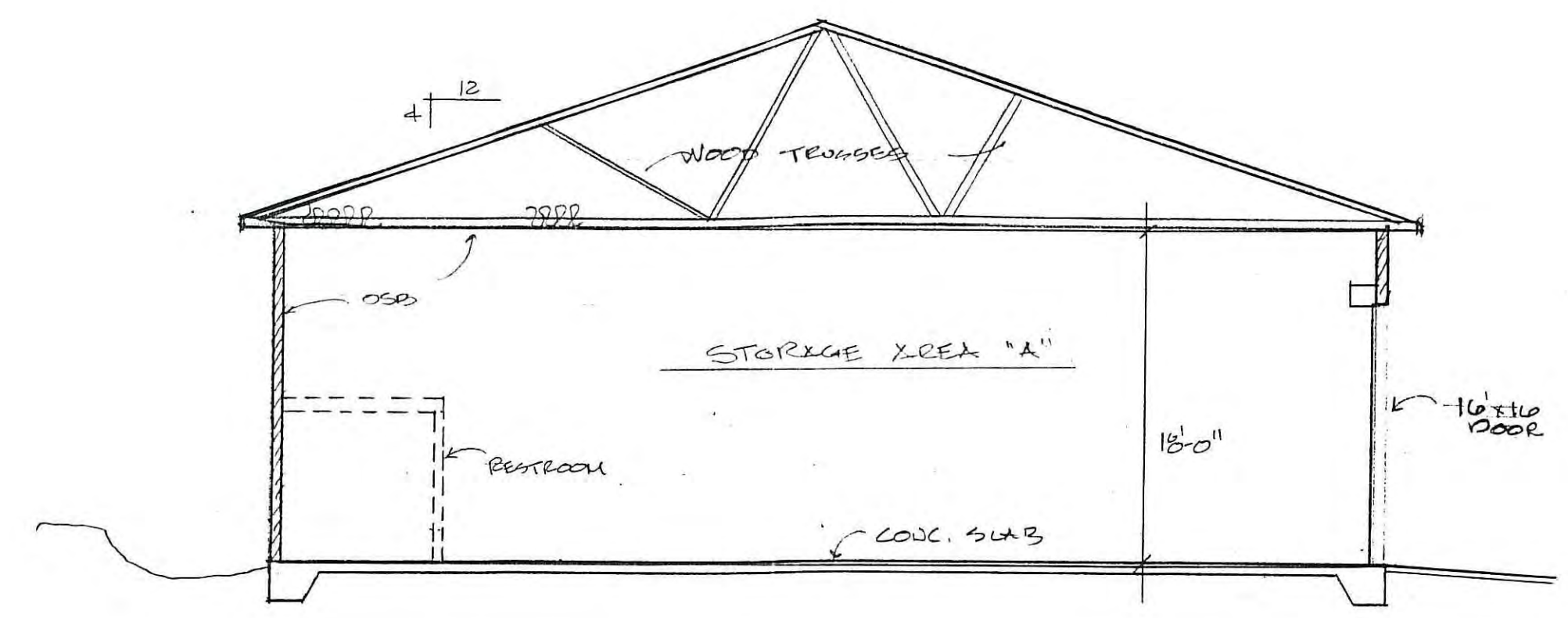
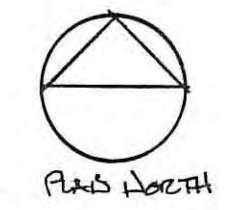
MODERN FLOORS STORAGE BUILDING
 CORNER OF OCEAN BLVD. & DUNN STREETS
 COOS BAY, OREGON

DATE: NOVEMBER 2015
 REVISIONS:
 DRAW. BY:
 JOB NO. 1308

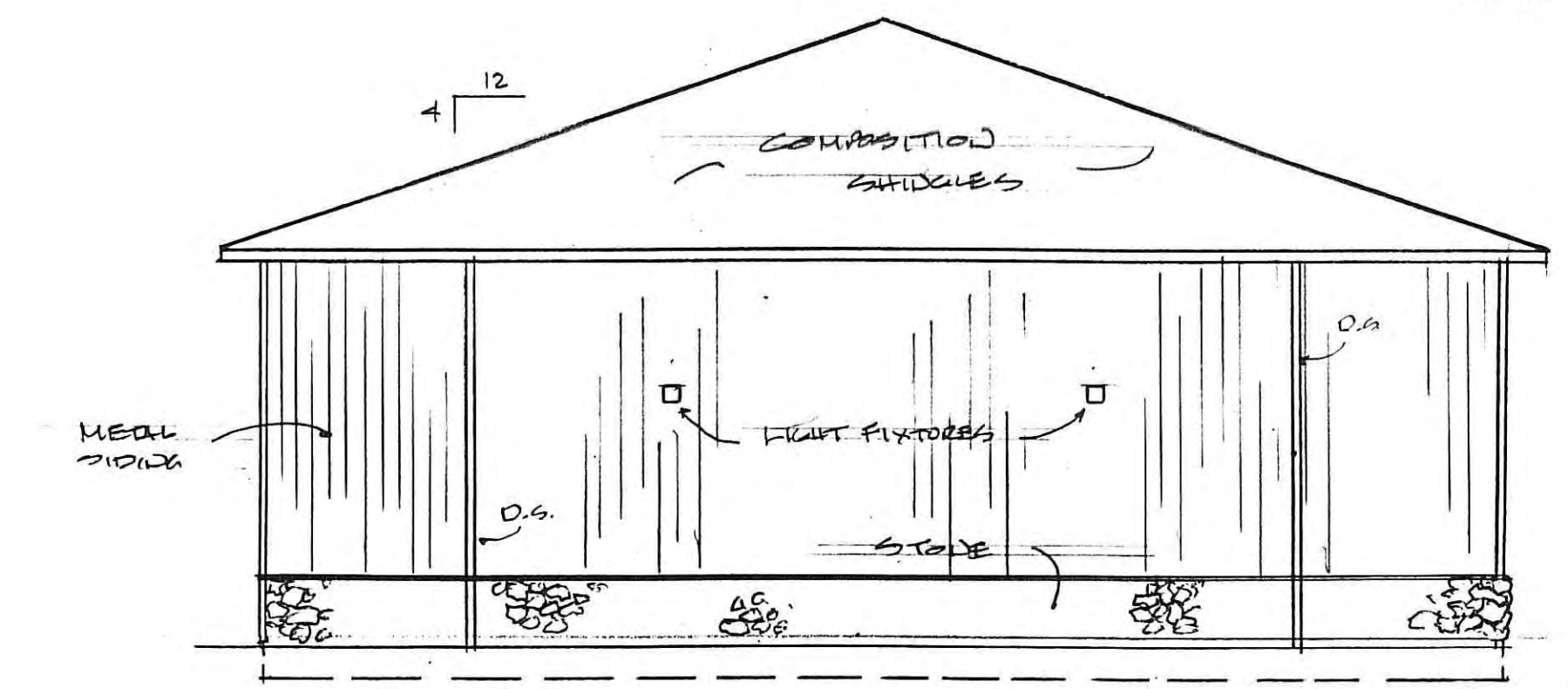
2 OF 2



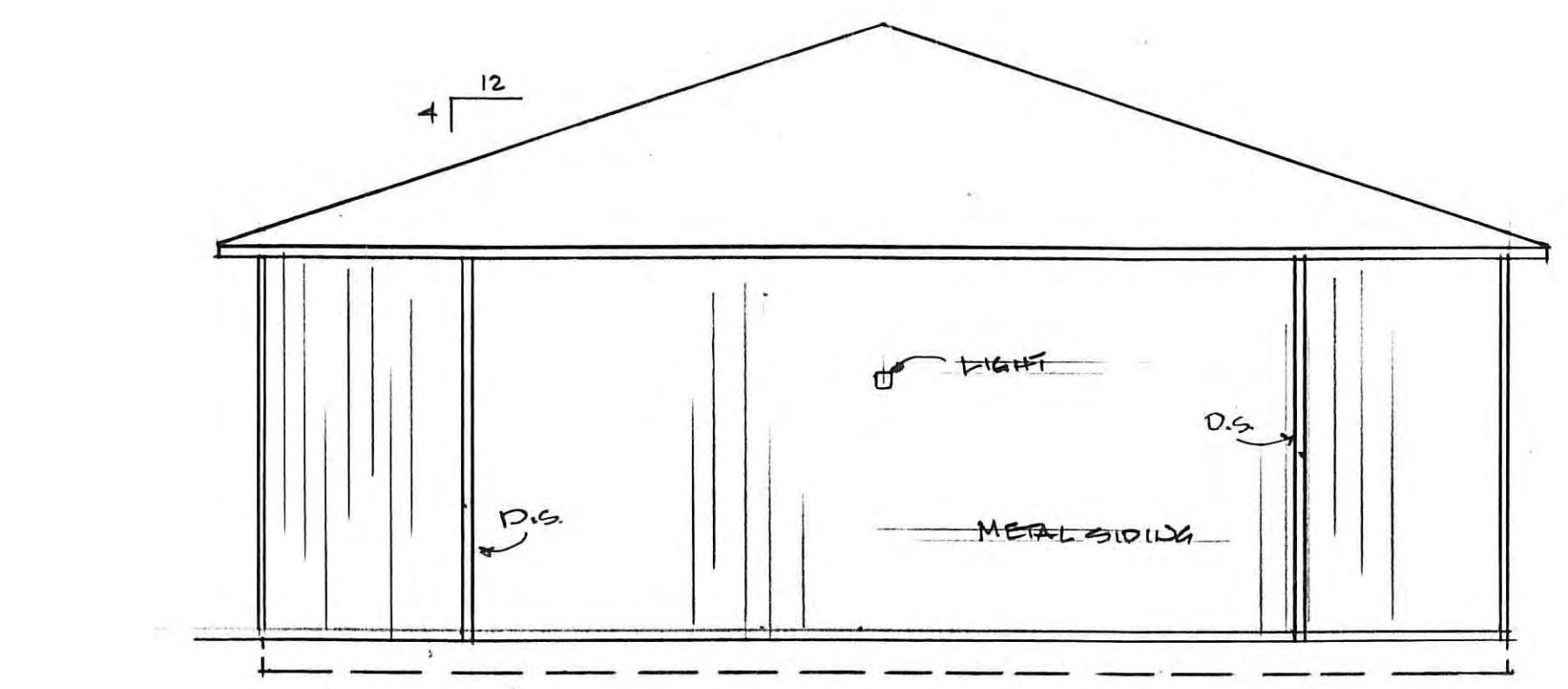
1/2 FLOOR PLAN 1/8"=1'-0"



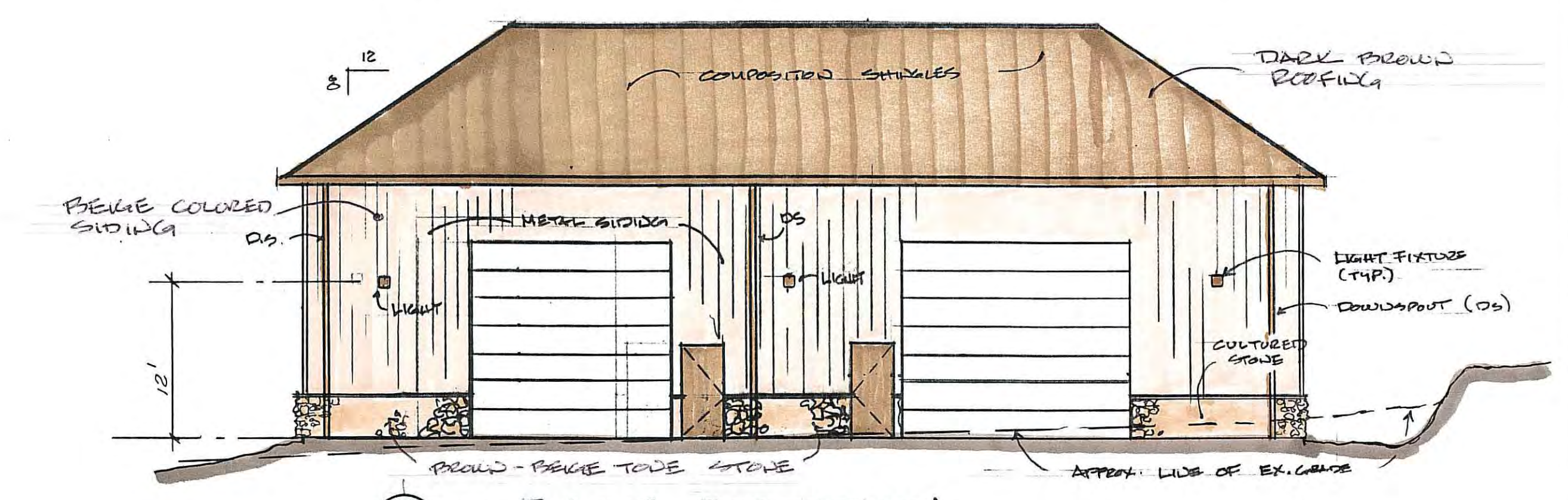
2/2 CROSS SECTION 1/8"=1'-0"



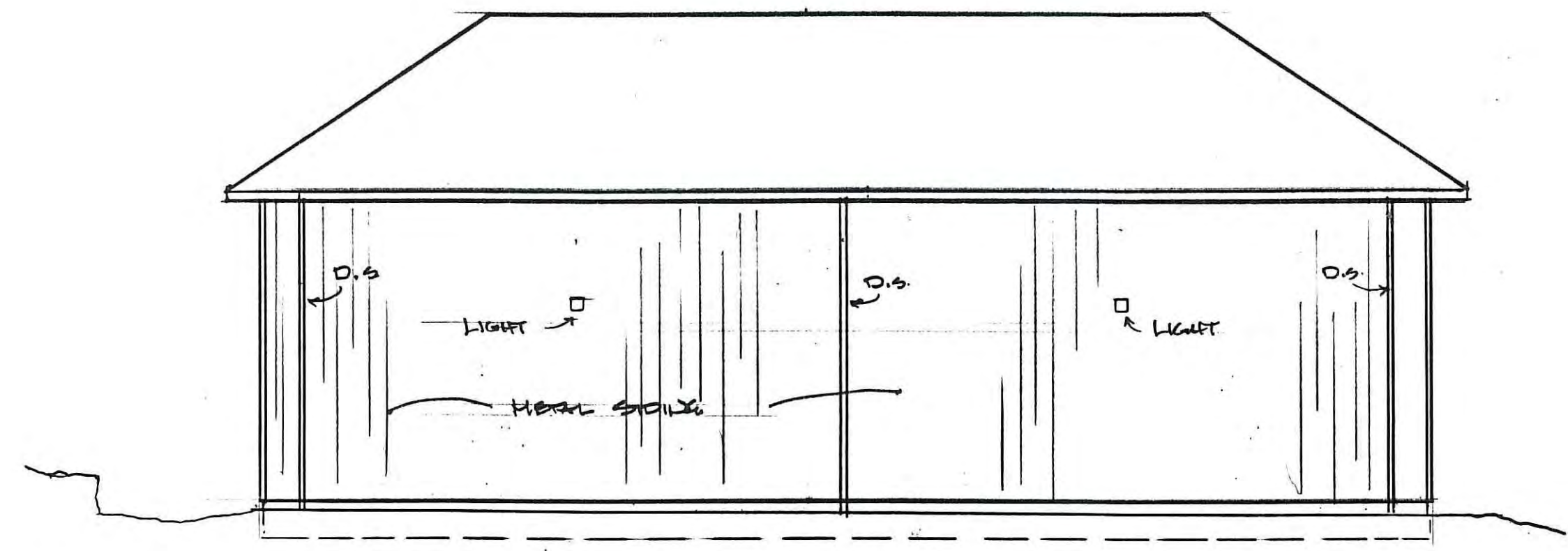
3/2 SOUTH ELEVATION 1/8"=1'-0"



4/2 NORTH ELEVATION 1/8"=1'-0"



5/2 EAST ELEVATION 1/8"=1'-0"
 (INTENT OF EXTERIOR COLOR SCHEME IS TO MATCH EXISTING BUILDING)



6/2 WEST ELEVATION 1/8"=1'-0"



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.

Image Date: 7/6/2010

**ATTACHMENT B - Aerial
 with zone & utility lines**



1 inch = 55 feet

Date: 12/16/2015

From: [Ron Hoffine](#)
To: [Debbie Erler](#)
Subject: RE: 488 Dunn Street
Date: Wednesday, December 16, 2015 11:33:11 AM

Debbie:

We have water mains as stated below, both in Ocean Blvd and Dunn Street. So these mains are available to provide service to the property and we will work with the applicant to locate a new meter. A hydrant does exist as stated below, however we do not have a flow test on record. Does the applicant want or will the building department require fire sprinkling within the building?

From: Debbie Erler [mailto:deberler@coosbay.org]
Sent: Wednesday, December 16, 2015 9:17 AM
To: ron_hoffine@cbnbh2o.com
Subject: 488 Dunn Street

Hi Ron, I attached a notice for an upcoming hearing. The applicant indicated in his written documents that there is a 12" water line located along the N side of Ocean and a 4" water line that goes up the center of Dunn Street. He indicated that they will work with the WB to verify the best locate to connect and locate a water meter. He also indicated an existing hydrant at the west side of Ocean and Dunn intersection. Do you see any water service/hydrant issues for a 4,200 sq. ft. storage building.

Thank you,

Debbie Erler, Planner
City of Coos Bay
Community Development
derler@coosbay.org
phone 541.269.1181 x 2259
fax 541.269.8916

ATTACHMENT C



January 5, 2016

Debbie Erler, Planner
City of Coos Bay
Community Development

D. Erler,

I have reviewed the proposal for a storage building to be located at 488 Dunn St. in Coos Bay. With regard to access and fire protection I have determined that the structure is adequately accessible by fire department equipment and personnel. The 60 foot by 70 foot (4200 ft²) wood-frame, metal-sided structure would require a water source capable of providing 1400 gallons per minute for fire suppression. The proposed structure is within 100 feet of a fire hydrant at the NW corner of Dunn and Ocean. Provided that this hydrant is able to provide a minimum of 1400 GPM, no additional measures are required. If the Coos Bay/North Bend Waterboard is unable to verify that the flow can meet the minimum requirement, an automatic fire sprinkler system may be necessary.

Exit signage, emergency lighting, fire extinguisher placement, address labeling and other life safety considerations must meet the 2014 Oregon Fire Code. Based on the size and use of the proposed structure, no additional conditions are required.

Respectfully,

A handwritten signature in black ink, appearing to read "Mark Anderson", is written over a white background.

Mark Anderson, Fire Chief
Coos Bay Fire Department

ATTACHMENT D

From: [Mike Smith](#)
To: [Debbie Erler](#); [Jennifer Wirsing](#); [Sheri Corgill](#)
Cc: [Tom Dixon](#); [Nik Rapelje](#); [Randy Dixon](#); [Eric Day](#)
Subject: RE: [SPAM] MODERN FLOORS- NEW STORAGE BLDG. - 488 DUNN, COOSBAY
Date: Monday, January 04, 2016 5:08:56 PM

Debbie,

The building code is silent on constructing a building over an easement.

However, the information provided by the state plumbing inspector, Randy Jones, is correct in that the materials within two feet (2') of a structure is required to meet certain criteria and be of a material that is approved for use within the footprint of a structure. Also, the support of the structure on fill would be addressed under engineered fill material.

Otherwise, whatever the terms of the easement between the two parties is would be adhered to.

References :

- OPSC 313 Protection of Piping, Materials, and Structures.
- OPSC 301 Alternate Materials and Methods
- OPSC 718 Grade, Support, and Protection of Building Sewers
- OPSC 721 Location
- OSSC 1803 Geotechnical Investigations
- OSSC 1804 Excavation, Grading and Fill
- OSSC 1809 Foundations
- OSSC chapter 17 Special Inspections

M.J. Smith, CEO

Building Codes Administrator

City of Coos Bay

500 Central Ave.

Coos Bay, OR 97420

(o) 541.269.1181 x-2235

(f) 541.269.8916

(c) 541.294.9571

msmith@coosbay.org

From: Debbie Erler
Sent: Monday, September 28, 2015 5:15 PM
To: Jennifer Wirsing; Sheri Corgill; Tom
Cc: Tom Dixon; Nik Rapelje; Mike Smith; Randy Dixon; Eric Day; Aaron Real
Subject: RE: [SPAM] MODERN FLOORS- NEW STORAGE BLDG. - 488 DUNN, COOSBAY

We all need to add a saving statement when giving development information that indicates that the information provided is based on current standards and is subject to change as guideline and standards change. It would save us from being tied to some old determination.

Debbie Erler, Planner
City of Coos Bay

ATTACHMENT E



City of Coos Bay

Public Works and Development

500 Central Ave., Coos Bay, Oregon 97420 • Phone (541) 269-8918
Fax (541) 269-8916

December 31, 2015

Rich Turi, Registered Architect
P.O. Box 1107
North Bend, OR 97459

RE: Sewer Line – 488 Dunn, Coos Bay, Oregon

Mr. Rich Turi:

This letter is in response to our telephone conversation on the morning of December 28, 2015 regarding the new building proposed for 488 Dunn Street in Coos Bay. As I understand it, in 2008 the owner of this property obtained a letter from the City stating that he would be allowed to construct a building over the public sanitary sewer line that crosses 488 Dunn Street. The conditions of this approval were that that the portion of the pipe that will be under the building shall be replaced and extended five feet beyond each side of the building and encased. While today this condition would not be approved nor does the City recommend that any structure be constructed over an existing sewer main, the City will allow what was approved in 2008, at the owner's expense, with the additional requirements discussed below. This approval is pending any land use approvals that the applicant is currently applying for. Please understand that the person that approved this condition in 2008 is not a licensed engineer and the City assumes no responsibility should a failure of the pipe occur or damage to the building occur as a result of the sanitary sewer alignment. Additionally, this approval does not set a precedent for future projects.

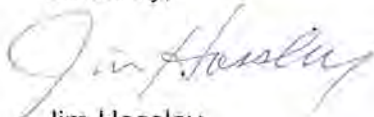
If the building is constructed over the sewer main, the City will require that the portion of sanitary sewer that will be under the proposed structure and the portion of sanitary sewer that extends 5 foot beyond either side of the structure be replaced. The new pipe shall be a City approved material with a cast iron pipe encasement. A manhole shall be installed west of the building within the property limits. This will allow access to the line at both the upstream and downstream limits. The backfill material will be per the recommendation of the engineer of work. A declaration will be crafted for the owner to sign, acknowledging that the City will not be responsible for any damage caused to the structure as a result of the pipe. An easement shall also be crafted allowing the City access to maintain and repair this line for the life of the line. Upon approval of land use applications, a sewer permit can be obtained to perform this work. Detailed plans and specifications shall accompany the sewer permit. Due to the public nature of this sanitary sewer line, the plans and specifications shall be prepared a licensed professional.

Mr. Turi
December 31, 2015
Page 2 of 2

It is my understanding that you have discussed this project with Jennifer Wirsing, the City's Wastewater Project Engineer. She has informed me that she spoke to you about re-aligning this sanitary sewer line around the building and even discussed that there may be some cost sharing capabilities between the owner and the City. She informed me that there is concern by you that the easement width criteria may not be met should the sewer be realigned around the building. Understanding these issues, it may be possible to approve an exception for the easement width. I would strongly encourage you to discuss this sewer realignment and easement requirements with City Staff in more detail. Having a sanitary sewer line under a structure is not recommended and it would appear that it would be an encumbrance on the property. Should the owner decide to pursue the sewer realignment around the building, I would support discussions regarding cost sharing.

Please let me know if you have further questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jim Hossley".

Jim Hossley
Public Works Director

cc
Jennifer Wirsing – City of Coos Bay
Tom Dixon – City of Coos Bay
Debbie Erler – City of Coos Bay



City of Coos Bay
Public Works and Development Department
 500 Central Avenue, Coos Bay, OR 97420
 PH 541-269-8918 – FAX 541-269-8916
www.coosbay.org

Engineering Comments for SPAR Staff Report

Date: December 28, 2015
 Project Name: Modern Floors
 Project Representative: _____
 Project Rep's Email: _____
 Project Rep's Contact Number: _____

Commercial/Industrial/Residential Project: _____
 Date of Pre-Application Meeting⁽¹⁾: No preapp meeting was held.
 Preparer of Staff Report: Jennifer Wirsing

(1) Reference pre-application comments/notes if pre-app meeting was performed. Otherwise State that no pre-app occurred.

The following comments are from the Engineering Department for the above referenced project as it relates to City of Coos Bay Municipal Code Section 17.345.050. Not all criteria were commented on because it does not pertain to the Engineering Department:

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.

City Comment: Criteria were not commented on because it does not pertain to the Engineering Department.

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.

City Comment: Water: Applicant shall coordinate with Coos Bay-North Bend Water Board regarding water (potable) facilities and fire protection.

Storm Sewer: Based on the information submitted, the site is proposing to increase the impervious area and add a connection at Ocean Boulevard. It does not appear that the project is proposing any measures for storm water quality and/or quantity. If project is proposing a new connection or the replacement of the existing connection to the storm sewer system it must be in conformance with both local and state requirements. Prior to approval of building permits project must submit information that the increased runoff from the project will not adversely impact storm drain system. A (storm) sewer connection permit must be approved prior to connection to storm sewer. Permit must provide plans and specifications for storm sewer connection.

Sanitary Sewer: This project has an 8 inch public sewer line that bisects the property. The project is proposing two options at the owner's expense. Option 1 is to reroute the sewer such that it is not aligned under the proposed building. Option 2 is to replace the existing sewer in the same alignment. The City strongly encourages the owner to coordinate with the City to pursue Option 1. The City can work with the owner regarding cost sharing and deviations from easement width requirements.

Conditions of Approval for Option 1: 1) Unless otherwise requested, the utility easement requirement will be as follows: The minimum easement width for installations of storm and sewer with depths of cover of 5-feet or less (measured at the top of pipe) is 15 feet. For each additional 5-feet of cover over 5-feet (rounded up), the minimum easement width will be increased by 10-feet. Easements shall be centered over the utility. 2) If the proposed tie in to the manhole is not at flow line, an inside drop manhole will be required. 3) Detailed plans and specifications, prepared by a licensed professional, for the sewer realignment shall be submitted and approved prior to issuance of building permits. 4) All improvements must be in accordance with local and State requirements/standards. 5) Owner shall certify a utility easement, prepared by the City for the sewer realignment. This document must be recorded prior to issuance of building permits and applicant is responsible for recording fees.

Condition of approval for Option 2: 1) Sewer replacement must extend a minimum 5 feet beyond either side of the proposed building. 2) All improvements must be in accordance with local and State requirements/standards. 3) Must obtain the approval from the State Plumbing official prior to issuance of building permits. 4) Detailed plans and specifications, prepared by a licensed professional, for sewer realignment shall be submitted and approved prior to issuance of building permits. 5) Owner shall certify a declaration of real covenant/easement, prepared by the City that defines that the property owner is responsible for any damage to the proposed structure or public sewer that is aligned under the structure. This document must be recorded prior to issuance of building permits and applicant is responsible for recording fees. 6) Replaced pipe shall be encased in a cast iron pipe and a manhole shall be installed on the property west of the proposed structure to ensure maintenance at both the downstream and upstream limits.

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 ensure 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.

City Comment: Based on the information submitted, the site is proposing to increase the impervious area and add a connection at Ocean Boulevard. It does not appear that the project is proposing any measures for stormwater quality and/or quantity. If project is proposing a new connection or the replacement of the existing connection to the storm sewer system it must be in conformance with both local and state requirements. Prior to approval of

building permits project must submit information that the increased runoff from the project will not adversely impact storm drain system.

Grading shall be in conformance with local standards. Grading shall not adversely impact adjacent neighbors and/or right of way.

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.

City Comment: If the project is anticipated to generate more than 500 average daily trips, per Coos Bay Municipal Code a traffic impact analysis is required.

Criteria 5 - There are adequate off-street parking and loading facilities provided in a safe, well-designed, and efficient manner.

City Comment: Criteria were not commented on because it does not pertain to the Engineering Department.

Criteria 6 - Adequate dedication or reservation of real property for public use, as well as for easements and right of entry for construction, maintenance, and future expansion of public facilities are addressed.

City Comment: A declaration/easement must be approved and recorded prior to permit issuance for the public sanitary sewer located on private property. Applicant will be responsible for recording fees.

Criteria 7 - The structural design, location, size, and materials used for buildings, walls, fences, berms, traffic islands, median areas, and signs serve their intended purposes.

City Comment: Criteria were not commented on because it does not pertain to the Engineering Department.

Criteria 8 - Other property development requirements of the zoning district are satisfied.

City Comment: Criteria were not commented on because it does not pertain to the Engineering Department.

Other Considerations

1. It is recommended that the building official review the locations of the retaining wall and provide comment as necessary.
2. It is recommended by the Engineering Department that the Public Works Operations Department comment on Criteria 4. Engineering did not comment on width of driveway; however driveway does exceed the maximum distance (20 feet) for commercial driveways per the approved standard.
3. Has anyone discussed expanding the sidewalk along the property limits at Dunn Street?

From: [Randy Dixon](#)
To: [Debbie Erler](#)
Subject: RE: 488 Dunn St - Submitted documents and Draft TC ltr and Draft written notice for January 12th PC hearing
Date: Monday, January 04, 2016 7:42:34 AM
Attachments: [image003.png](#)

Debbie,

Operations has no issues with allowing a 40' curb cut for commercial use on Dunn Street. Thanks.

Randy Dixon, Operations Administrator
Public Works and Development Department
500 Central Avenue, Coos Bay, OR 97420
Office: (541) 269-1181 Ext. 2201
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ATTACHMENT H