



STAFF REPORT

Site Plan Review (Type III)

REVIEWER: Tom Dixon, Community Development Administrator

HEARING BODY: Planning Commission

DATE & TIME: September 13, 2017 at 6:00 p.m.

HEARING LOCATION: Council Chambers, City Hall, 500 Central Avenue, Coos Bay

APPLICANT: Coos Bay School District #9
1255 Hemlock
Coos Bay, Oregon

REPRESENTATIVE: Joe Slack, AIA, HGE, Inc.
333 South 4th Street
Coos Bay, Oregon

SITE LOCATION: 3333 Ocean Boulevard, Coos Bay, Oregon
25 S 13 W 21 C Tax Lots 501 & 700

CASE FILE/SUBJECT: **#187-ZON17-055 Site Plan Review (SPR) for improvements to the south side bleacher area of Marshfield High School's Susick Stadium including: the installation of permanent seating, a roof cover over the spectator and bleachers area, a new press box, restrooms, a memorial plaza, and enhanced access for ADA mobility in the Urban Public district.**

I. APPLICANT'S REQUEST

The applicant is requesting approval of certain improvements at Susick Stadium at Marshfield High School including completion of the south side bleacher seating, a roof structure over the spectator area, a press box, restrooms, a memorial walkway plaza, and new ADA accessibility connection to the upper parking lot and handicapped parking spaces.

II. BACKGROUND

The property is presently developed as a high school campus complex which includes a main high school, gymnasium, auditorium, sports fields and structures, associated buildings for education support, and several areas for pedestrian movement and on-campus parking.

III. APPLICABLE REGULATIONS

Coos Bay Municipal Code Chapter 17.255 Urban Public (UP)
Coos Bay Municipal Code Chapter CBMC 17.320 Site Plan Review
Coos Bay Municipal Code Chapter CBMC 17.340 Off-Street Parking and Loading Requirements
Coos Bay Municipal Code Chapter CBMC 17.362 Supplemental Development Standards

IV. STAFF RECOMMENDATION

Staff prepared the following report based on the applicant’s submittal information available at City Hall and the City of Coos Bay Land Development Code (CBMC Title 17).

Staff finds there is sufficient evidence in the record upon which an approval can be based; therefore, staff is recommending approval of application #187-ZON2017-055 with conditions as found on page 6 of this staff report.

V. SECTION 17.320 DECISION CRITERIA, STATEMENT OF FACT/FINDINGS AND CONCLUSIONS

The following is a list of the decision criteria applicable to the request. According to Chapter 17.320 of the City of Coos Bay Municipal Code (CBMC) a Site Plan Review request must be supported by the applicable decision criteria. Each criterion is followed by findings or justification statements.

APPROVAL CRITERION 1. The proposed use is permitted within the district in which it is located.

STATEMENTS OF FACT AND FINDINGS:

The Urban Public (UP) district is intended for land uses that are desirable and/or necessary for public use that benefit the community. Education service and related buildings, which includes schools and ancillary buildings and facilities, is a permitted use in the UP district. Therefore, this criterion is satisfied.

APPROVAL CRITERION 2. The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located.

STATEMENTS OF FACT AND FINDINGS:

As proposed and based on both the site plan and the elevations being reviewed, the proposed improvements will satisfy all dimensional requirements of the UP district which includes lot area, building setbacks, lot coverage, and building height. Although the furthest reaches of a portion of the new roof structure may exceed the 35-foot height limitation, the tallest support structure for the roof is illustrated as being 32 feet which is determined to comply with this dimensional requirement.

This criterion is satisfied based on the submitted plan and structure profiles, which are included in this review as Attachment * and Attachment *, respectively.

APPROVAL CRITERION 3. The proposal meets the screening, buffering and landscape strip requirements, as set forth in Chapter 17.362 CBDC, Supplemental Development 17.362 Standards.

STATEMENTS OF FACT AND FINDINGS:

Landscaping already exists on the school site, dispersed to give sufficient relief from structures and paved areas endemic to such a campus. Additional screening and buffering are not required due to the distance of the proposed improvements relative to nearby residential areas. Besides, a roof structure similar to what is being proposed is difficult to screen and is not dissimilar to an existing roof cover on the north side of the stadium.

This criterion is sufficiently satisfied.

APPROVAL CRITERION 4. Minimum parking and loading space requirements are met, as required by Chapter 17.340 CBDC, Off-Street Parking and Loading Requirements.

STATEMENTS OF FACT AND FINDINGS:

The Marshfield High School campus provides several off-street parking areas to serve student, faculty, and support services. No new parking is proposed with these improvements nor could additional on-campus parking be provided without sacrificing landscaping or other site components, and therefore, diminishing the quality of the campus layout. The improvements to the stadium are intended to serve limited special events such as football games, track and field events, and perhaps an occasional school-related happening. To base parking on these more demanding and infrequent occurrences would not be desirable either from a cost/benefit analysis nor an aesthetics assessment.

This criterion is satisfied with existing parking provisions and provided that none will be lost with the proposed improvements.

APPROVAL CRITERION 5. Improvement requirements are provided in accordance with the applicable sections of the Coos Bay development code.

STATEMENTS OF FACT AND FINDINGS:

No public improvements for this project are necessary since it is a fully developed school site, no additional accesses or other impacts to the City's rights-of-way are occurring, and the construction activity is well within the interior of the large campus area. However, on-site infrastructure relating to sanitary and storm sewer facilities may be impacted or may impact elements of this project and are addressed more fully under Criterion 8, below.

This criterion would be met provided that provisions under Criterion 8 are also met to the satisfaction of City of Coos Bay requirements, and as reflected in conditions of approval.

APPROVAL CRITERION 6. All conditions of any applicable previous approvals, e.g. conditional use, have been met.

STATEMENTS OF FACT AND FINDINGS:

Over the past decade, only minor modifications to the campus have occurred, most recently new dugouts and ground leveling for the baseball field. In examining permits from this 10-year period, there are no outstanding conditions from previous actions that need to be resolved.

This criterion is satisfied.

APPROVAL CRITERION 7. Development subject to site plan review has provided underground public and private utility lines including but not limited to those for electricity and communication.

STATEMENTS OF FACT AND FINDINGS:

Any new utility lines required for the project will have to be placed underground from the point of connection. The satisfaction of this criterion will occur when final building plans are submitted that depict the location of such facilities if, in fact, any additional one are needed.

The following service providers for the high school are identified as follows (the City of Coos Bay does not have jurisdiction over the following utilities):

Electricity- Pacific Power

Internet, cable and telephone- Charter Communications

Internet and telephone- Frontier

Natural gas -Northwest Natural

Potable water – Coos Bay-North Bend Water Board

This criterion can be satisfied by making utility or services connections and/or extensions with the relevant providers, if necessary.

APPROVAL CRITERION 8. Public water, sewer and stormwater lines have been installed in conformance with the standards of the city code. Public water, sewer and stormwater lines within or along the frontage of a development have been extended to the extreme property lines of that development unless it can be demonstrated to the public works department that such extensions are impractical or infeasible or inappropriate.

STATEMENTS OF FACT AND FINDINGS:

The Coos Bay Engineering Division provided the following comments regarding the review of this criterion:

“Proposed Plaza Walkway and ADA ramp along with corresponding improvements are considered to be permanent structures. Per the design and submitted plans it appears that the locations of these structures may be crossing public and private infrastructure consisting of a 10” sanitary sewer main, a 12” storm sewer main, and unidentified storm sewer line(s) originating at the north side of the parking lot of the Waterfall Clinic. The City does not allow permanent structures to be placed over public sewer (storm or sanitary) systems.

In regards to the 12"-storm sewer line, and the Waterfall Clinic storm line(s) the City is proposing two options: (See exhibit)

Sanitary Storm sewer

- A. Privatization of these assets to become the responsibility of the Coos Bay School District to maintain the integrity of this pipeline prior to and thereafter as to avoid conflict.*
- B. Remove and replace the existing pipeline from manholes 34AD-10s to 34AD-9s (approximately 135') and relocation of the manhole on the 12" storm line located by the French drain on the north side of the proposed ADA ramp to remove it from the footprint of the structure. The manhole must be relocated at a minimum horizontal distance from the permanent structure in accordance with City standards, which is based on the depth of the manhole. The minimum horizontal distance from the structure with depths 5 feet or less is 7.5 feet. For each additional 5 feet of cover over 5 feet (rounded up), the horizontal distance will increase in 5 feet increments from the center of manhole.*

The application only shows one pipe from the north parking lot that serves the Waterfall Clinic to manhole 34AD-9s. However, the City has information that was submitted with the Waterfall Clinic that proposed to construct another pipe from said parking lot to just upstream of manhole 34AD-9s. As a result, with this option, there are potentially two storm drain pipes that extend from the north parking lot that shall be replaced (Approximately 180').

Sanitary sewer

In regards to 10" sanitary sewer line this asset will remain a publicly maintained utility and the City is requiring that the pipeline be replaced with engineering approved piping and installation specifications from manholes 34AD-5 to 34AD-3 (approximately 175'). Additionally, relocate Manhole 34AD-4 from the proposed structure's foot print. The manhole must be relocated at a minimum horizontal distance from the permanent structure in accordance with City standards, which is based on the depth of the manhole. The minimum horizontal distance from the structure with depths 5 feet or less is 7.5 feet. For each additional 5 feet of cover over 5 feet (rounded up), the horizontal distance will increase in 5 feet increments from the center of manhole. (See exhibit)

The satisfaction of this criterion can only be achieved with conditions of approval which relate directly to proposed plans and/or when development occurs and addresses these issues. This criterion is capable of being satisfied, subject to conditions of approval included in this review.

APPROVAL CRITERION 9. Proposed phasing plans do not exceed six years and all required public infrastructure is installed in the first phase of the development.

STATEMENTS OF FACT AND FINDINGS:

No phasing plan is proposed with this request although elements may be staggered due to the sequential nature of the improvements. Therefore, this criterion does not apply.

VI. RECOMMENDATION

Based on the adopted Findings and Conclusions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachments A through F, approve a Site Plan Review, identified as #187-ZON17-055, for improvements to the south side bleacher area of Marshfield High School's Susick Stadium including: the installation of permanent seating, a roof cover over the spectator and bleachers area, a new press box, restrooms, a memorial plaza, and enhanced access for ADA mobility, with the following conditions:

- 1. The applicant shall secure all building, site development, and other applicable permits, as required, from the City of Coos Bay or the State of Oregon, and in particular City of Coos Bay Municipal Codes 13.15, 18.20 and 18.25.**
- 2. Recorded drawings shall be submitted to the City of Coos Bay and be prepared by a licensed engineer.**
- 3. The project design shall substantially adhere to the site and elevation plans presented with the original application except as modified by necessity to address conditions of approval.**
- 4. Prior to Building Permit issuance, the applicant must enter into an easement agreement with the City of Coos Bay for all public storm and sanitary sewer lines that the project impacts.**
- 5. Should applicant choose not to take ownership of the storm sewer lines, applicant shall replace all of the sections of piping and relocate manholes that are identified. All sanitary sewer/storm piping and materials must meet the City's approval.**
- 6. Applicant shall replace all sections of the sanitary sewer lines and relocate manholes that are identified. All sanitary sewer/storm piping and materials must meet the City's approval.**

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.



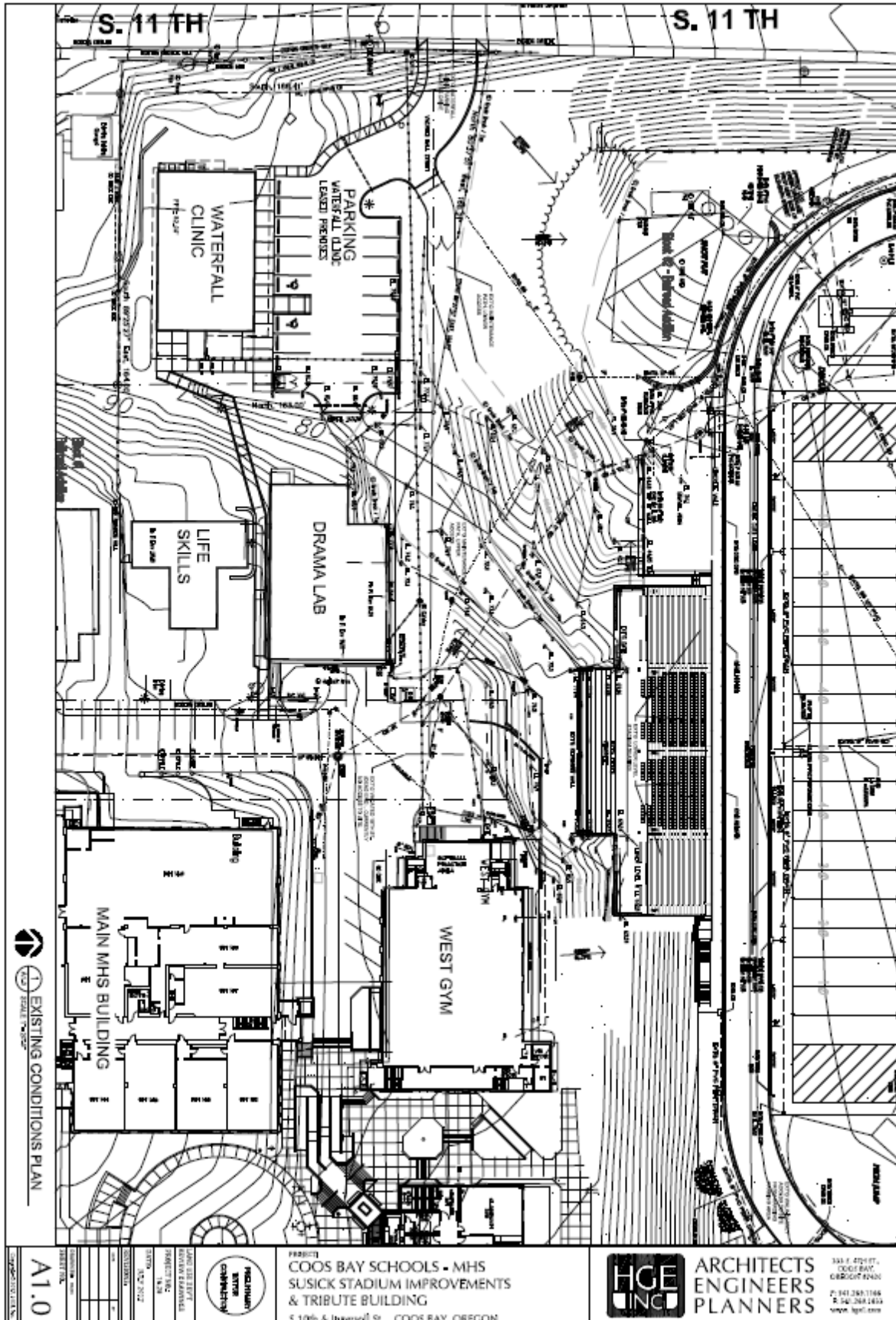
DATE MAILED: September 6, 2017

Tom Dixon, Community Development Administrator

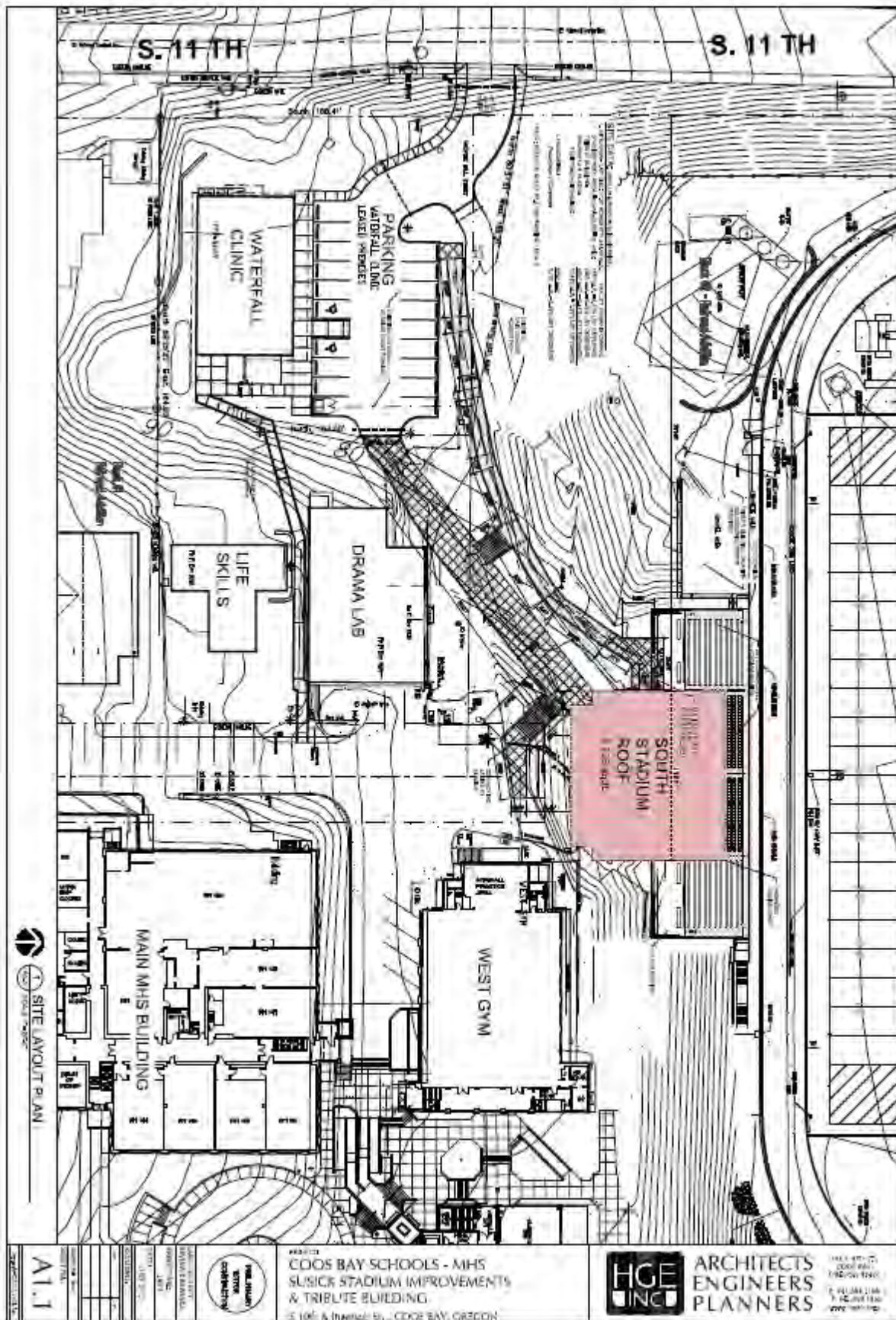
cc: Applicant

ATTACHMENTS: A – Existing conditions plan
 B – Site Layout plan
 C – Side view elevation
 D – Panoramic rendering

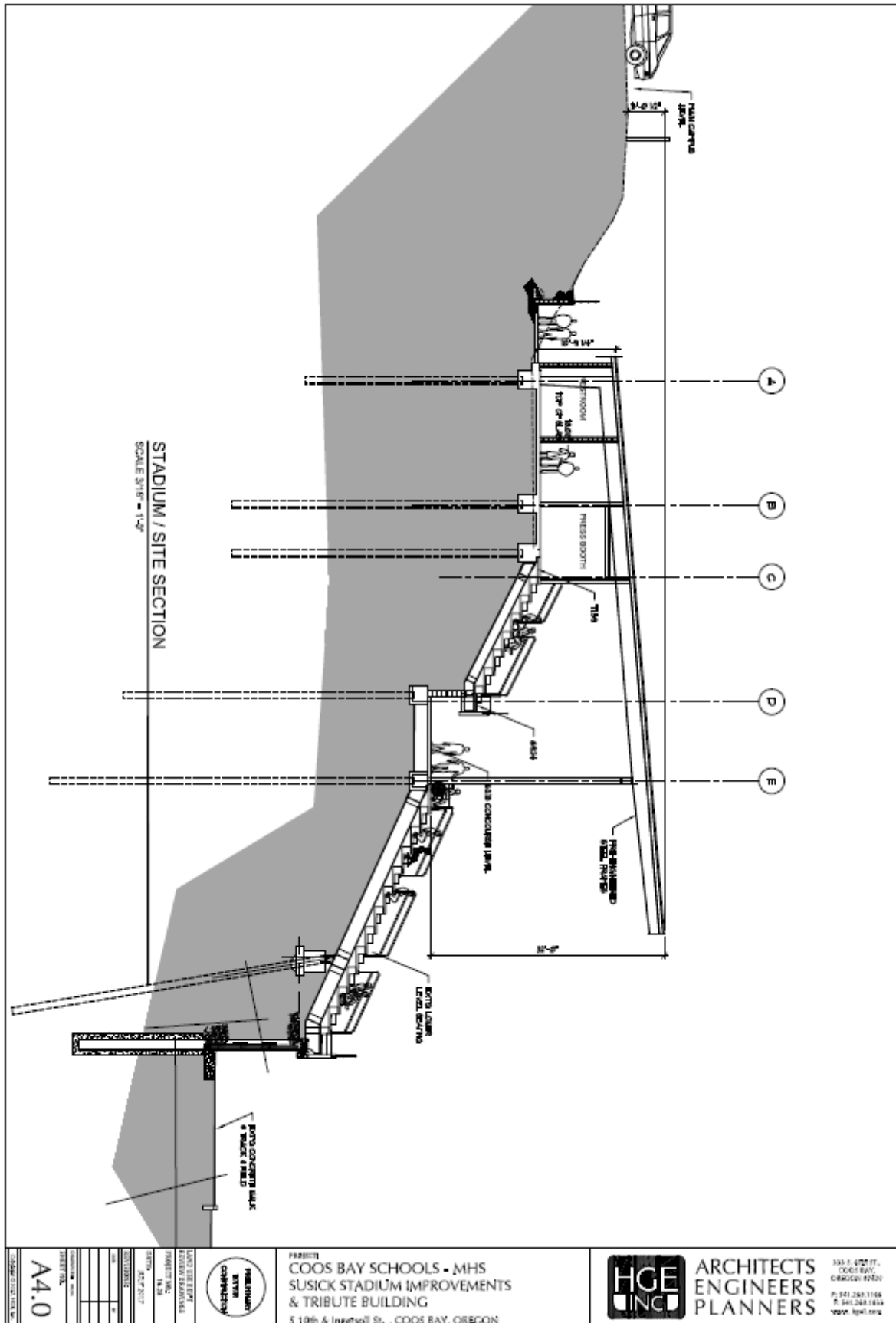
Attachment A



Attachment B





Attachment C



Attachment D



ARTISTIC RENDERING - VIEW FROM NORTHWEST
NOT TO SCALE

	PROJECT: COOS BAY SCHOOLS - MHS SUSICK STADIUM IMPROVEMENTS & TRIBUTE BUILDING 5 10th & Ingham St., COOS BAY, OREGON	 ARCHITECTS ENGINEERS PLANNERS	300 S. 47th ST., COOS BAY, OREGON 97420 P: 541.264.1166 F: 541.264.1834 www.hgeinc.com
	DATE: 12.22.2017 PROJECT NO.: 18-001 SCALE: AS SHOWN DESIGNED BY: [] CHECKED BY: [] DATE: []		