CITY OF COOS BAY
Community Development Department

500 Central Avenue
Coos Bay, OR 97420

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STAFF REPORT

Type III - Site Plan Review

TO:	Planning Commission
FROM:	Debbie Erler, Planner Community Development Division
HEARING DATE/TIME:	**Tuesday, December 12, 2017 at 6:00 p.m.** City of Coos Bay Council Chambers
LOCATION:	500 Central Avenue, Coos Bay
APPLICANT/OWNER:	Genesis KC Development Inc. / Mark Kinney 6245 South Victor Avenue, Tulsa, OK 94136
SUBJECT PROPERTY:	**520 Lindy Lane, Coos Bay, OR 97420 (25-13-21CB – Tax Lot 5901)**
APPLICATION:	**SITE PLAN REVIEW #187-ZON17-082** One-story 7,153 square foot dialysis medical facility

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I. APPLICANT'S REQUEST

The applicant is proposing to construct a one-story, 7,153 square foot dialysis medical facility. The project includes parking lot, loading zone, drop-off lane, bicycle racks, entry canopy, walkways, and landscaping. The subject property is zoned Medical Park (MP). According to Coos Bay Municipal Code, Chapter 17.260.050, the establishment of any use in the MP zoning district requires approval of a Site Plan Review application. The hours of operation will be 5:00 a.m. to 7:00 p.m. seven days a week.

II. BACKGROUND/HISTORY

During the Pre-Application Conference the possibility of past fill was discussed with the applicant and their representatives. A review of past land use applications and development permits was conducted, including prior fill permits on abutting property. The scanned documents were provided to the applicant's representative on October 11, 2017.

III. APPLICABLE REGULATIONS

Coos Bay Municipal Code Chapter 12 Streets, Sidewalks and Public Places
Coos Bay Municipal Code Chapter 17.260 Medical Park (MP)
Coos Bay Municipal Code Chapter 17.320 Site Plan Review

Coos Bay Municipal Code Chapter 17.337 Signs
Coos Bay Municipal Code Chapter 17.340 Off-Street Parking and Loading
Coos Bay Municipal Code Chapter 17.362 Supplementary Development Standards
Coos Bay Municipal Code Chapter 18 Engineering Design Standards
Coos Bay Traffic Safety Plan

IV. STAFF RECOMMENDAATION

Staff prepared the following report based on the applicant's submittal, City of Coos Bay Development Code, City of Coos Bay Transportation System Plan, information available at City Hall and City of Coos Bay Comprehensive Plan. These findings were used by Staff 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-ZON17-082 with conditions found on Pages 14 and 15 of this staff report.

V. CRITERIA FOR SITE PLAN APPROVAL / FINDINGS AND CONCLUSION

It is the responsibility of the director or designee to review each plan for compliance with the applicable provisions of this chapter and any other applicable regulations. The following is a list of the decision criteria applicable to the request as stated in Coos Bay Municipal Code, Chapter 17.320.060. Each of the criteria is followed by findings or justification statements which may be used 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 final decision.

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

DECISION CRITERION #A: The proposed use is permitted within the district in which it is located.

STATEMENTS OF FACT AND FINDINGS:

A1. The property is located in the Medical Park (MP) zoning district. The property is currently vacant. The proposed use of a dialysis medical facility is listed in CBMC Chapter 17.260.020 Permitted use (3) Commercial Use Type "Medical office, clinic and related service".

A2. The medical park district is designed to achieve the following city objectives (As outlined in CBMC Chapter 12.606.10 Intent):

(1) Encourage the centralization of Coos Bay's medical facilities.

(2) Provide space for semipublic facilities needed to complement medical facilities.

(3) Facilitate the establishment of the medical park district as an efficient regional referral center.

(4) Facilitate the planning and programming of desirable and/or needed utilities and facilities to adequately accommodate planned service level and intensity of use.

(5) Create an aesthetically pleasing, park-like environment conducive to the promotion of mental health and general well-being.

(6) Establish and reserve appropriately located areas for desirable mixtures of medically related professional, limited complementary commercial, administrative business offices, and medically related multifamily residential uses.

(7) Control the encroachment of medically related facilities into established or intended residential areas.

CONCLUSION: The proposed use is a permitted commercial use type in the Medical Park zoning district; Therefore, the decision criteria has been adequately addressed and approval of the proposal can be supported.

DECISION CRITERION #B: 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:

B1. According to CBMC Chapter 17.260.050 Property development requirements.

(2) Lot Standards.

(b) Nonresidential.

(i) Minimum area: none required.

(ii) Minimum width: none required.

(3) Building Coverage. Maximum lot coverage by buildings and structures shall not exceed 50 percent of the total lot area.

(4) Building Height. No building or structure shall have a height greater than three stories, not to exceed 35 feet, unless otherwise approved through site plan.

(5) Landscaping and Screening.

(a) Screen heating and air equipment from public view. This does not apply to roof-mounted equipment.

(b) Enclose and screen all storage and trash areas from public view

B2. The submitted site plan complies with the applicable pproperty development requirements of the Medical Park (MP) zoning district as outlined in CBMC Chapter 17.260.050 (as listed below).

Lot Standards: No minimum area or width. Using existing legal lots.

Building Coverage: Parcel 1 is approximately 70,036 square and Parcel 2 is approximately 28,982 square feet for a total of approximately 99,018 square feet. The proposed structure is approximately 7,153 square feet and the covered entry is approximately 400 square feet for a total lot coverage of less

than 10 percent. The Medical Park zoning district allows up to 50 percent of the total lot area.

Building Height. The height of the proposed structure is just under 19-feet. The district allows up to 35 feet, unless otherwise approved through site plan.

Landscaping and Screening: The submitted site plan shows approximately 2 percent of the area being developed (structure and impervious area) is landscaped.

The heating and air equipment will be roof mounted equipment and not visible to the public and the proposed storage and trash area is fenced and screened from public view (as shown on page A-201 & A-202).

CONCLUSION: The proposal meets the lot, yard, building, height requirements of the Medical Park zoning district; Therefore, the decision criteria has been adequately addressed and approval of the proposal can be supported.

DECISION CRITERON #C: The proposal meets the screening, buffering and landscape strip requirements, as set forth in Chapter 17.362 CBDC, Supplemental Development Standards.

STATEMENTS OF FACT AND FINDINGS:

C1. Height of fences and hedges (CBMC Chapter 17.362.020) Front and Street Side Yards. Fences shall be no higher than eight feet (measured from ground level) within five feet of a front property line or street side property line

Fencing is not part of the proposed project.

C2. Solid waste (CBMC Chapter 17.362.030) If refuse containers are used by more than one unit for temporary storage of solid wastes, the container(s) shall be screened from view from off-site by a sight-obscuring fence and/or evergreen landscaping and the area kept clean of all litter.

The applicant's submittal includes an enclosed trash area that is screened from public view.

C3. Noise (CBMC Chapter 17.362.050) All development shall comply with the noise standards established in the city

Noise affiliated with the proposed use is similar to existing uses in the zoning district. The hours of operation will be 5:00 a.m. to 7:00 p.m. seven days a week.

C4. Lighting (CBMC Chapter 17.362.040) requires the following:

(1) Street lighting shall be a required component of all residential, commercial and industrial developments within the city of Coos Bay. Lighting plans shall be a required component of complete preliminary subdivision, partition and site plan applications. All lighting plans shall be approved by the director.

(2) Lighting, including permitted illuminated signs, shall be designed and arranged so as to not:

(a) Reflect or cast glare into any residential zone;

(b) Rotate, glitter, or flash; or

(c) Conflict with the readability of traffic signs and control signals.

(3) Lighting on any site shall not cause more than one foot-candle measured at any property line.

C5. Landscaping (CBMC Chapter 17.362.060)

The following standards apply to landscaping and screening on private property required pursuant to this title. The city's public works department shall review and authorize landscaping and screening within public rights-of-way.

(1) At a minimum, 15 percent of each new commercial or industrial zoned lot or development must be landscaped to the standards within this chapter.

According to the submitted landscape plan only 2 percent of the site will be landscaped. Prior to the issuance of permit, the applicant must show compliance with the minimum required landscaping of 15 percent of the lot, which can include existing vegetation.

(2) Applicants are encouraged to provide flexible landscaping design that takes advantage of natural features and addresses the use and function of the proposed development. Landscaping choices should consider the aesthetic qualities of the existing site and provide attractive variety in tree and shrub species, texture, color, height and density.

The proposed landscape plan appears to provide natural features and an extension of plant used in abutting developments landscaping.

(3) Existing vegetation may fulfill landscaping and screening requirements of this chapter if the existing landscaping provides at least an equivalent level of screening as the standard required for the development in question.

The applicant has provided a landscape plan for the proposed development that did not include existing vegetation.

(4) As a condition of approval for a conditional use or PUD, the city may require an applicant to provide landscaping and screening that differs from the standards in this section where necessary to comply with the other applicable approval standards for the use or development.

Does not apply to this application.

(5) Landscaped areas required for stormwater management purposes may be used to satisfy the landscaping area requirements of this chapter, even though those areas may be inundated by surface water. Required stormwater management facilities are not classified as areas inundated by water.

Water quality detention basin has been shown on the submitted landscape plan as part of the overall landscape plan. If required, the feature must be approved by the Engineering Department as outlined in Decision Criterion H.

(6) Required landscaping and screening shall be located on the perimeter of a lot or parcel. Required landscaping and screening shall not be located on a public right-of-way or private street easement, unless authorized by the city's public works department.

According to the submitted landscape plan all landscaping will be provided on the applicant's property or within an existing private easement area.

CONCLUSION: The applicant has provided adequate landscape/fence/screening; therefore, the Decision Criterion has been adequately addressed and approval of the proposal can be supported, subject to the following Conditions:

CONDITIONS:

1. Exterior lighting must comply with CBMC 17.362.040 Lighting.

2. Prior to the issuance of permit, the applicant must show compliance with the minimum required landscaping of 15 percent of the lot, which can include existing vegetation.

3. Any Water quality detention feature must be approved by the Engineering Department prior to issuance of development permits.

DECISION CRITERION #D: 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:

D1. According to the submitted site Plan 29 off-street parking spaces will be provided. CBMC Chapter 17.340 Off-Street Parking and Loading Requirements, indicates that a medical build must provide one (1) space per 250 square feet of floor area. The proposed structure is approximately 7,153 square feet which would have a parking demand of 29 off-street parking spaces; Therefore, the proposed off-street parking would be adequate.

D2. According to CBMC Chapter 17.340.040 Loading every use for which a building is erected or structurally altered which will require the receipt or distribution of materials or merchandise by truck or similar vehicle shall provide off-street loading space on the basis of minimum requirements per Table 17.340.040(A)

(1) Commercial, industrial, and public uses shall provide truck loading or unloading berths in accordance with: Square feet of floor area between 5,000 to 30,000 requires One (1) berths.

The submitted site plan indicates one 60-foot and 24-foot loading zone will be provided; Therefore, an adequate loading/unloading area has been provided *(See applicant's submittal "Sheet 4 of 5").*

D3. The submitted site plan indicates four ADA compliant spaces have been provided, which exceeds the required number of spaces per State Building Codes (based on the number of spaces provided).

D4. On November 28, 2017 the City received one letter of concern via email from Patrice & Bill Parrott, 2050 Thompson Road, Coos Bay, expressing concern about a traffic study not being required for the proposed development. They indicated that there has been a lot of development on Thompson Road has greatly increased traffic on Thompson and Kinney Roads. They expressed concern about only having a two way stop sign at the Thompson Road/Kinney Road Intersection with the increase in traffic and speed *(Attachment D)*.

D4. The following comments are from the Engineering Department dated November 29, 2017 *(Attachment C)*.

Transportation: Joint usage (shared) driveways may be considered where sufficient spacing is not available. This may be from a driveway connected to an adjoining property that has direct access to a public street or where the access straddles property lines. It appears that the project is utilizing the existing access associated with TL 3700 An access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the driveway. At a minimum the easement agreement shall address construction and maintenance responsibilities. No TIA will be required, proposed development is less than 20,000 SF.

CONCLUSION: Minimum parking and loading space requirements are met; Therefore, the Decision Criterion has been adequately addressed and approval of the proposal can be supported.

DECISION CRITERION #E: Improvement requirements are provided in accordance with the applicable sections of the Coos Bay development code.

STATEMENTS OF FACT AND FINDINGS:

E1. The proposed structure must comply with Fire Code regulations, at the time permits are issued.

Comments received October 11, 2017 (email) from Fire Chief Mark Anderson are as follows:

- Assuming that the Building Official categorizes this occupancy use as an I-2 occupancy, the structure will be required to be protected by an automatic fire sprinkler system meeting NFPA 13 standards.
- The structure, at 7,153 square feet, will require between 1500 and 2250 gallons per minute of water as the required fire flow depending on the construction type. If the structure is to be equipped with an automatic fire sprinkler system meeting NFPA 13 standards, the required fire flow would be 1500 GPM.
- The location of the existing hydrant along the private access road is acceptable. The 8-inch water main should be adequate to provide the required 1500 GPM; however, the developer should verify these numbers with the Coos Bay/North Bend Waterboard.

- The Fire Department Connection (FDC) for the automatic fire sprinkler system shall be located within 10-feet of the private drive at the North side of the main entrance. The FDC shall be equipped with a 5-inch Storz connection. Check with fire department for location and additional details.
- The access road or traffic flow (including the one-way drop off lane) around the parking area is to be a minimum of 20 feet in width.
- The municipal code requires that structures exceeding 4000 square feet be equipped with a lock box. Check with the fire department for location and details.

E2. The proposed structure must comply with Building Code regulations, at the time permits are issued.

Comments received on October 5, 2017 (email) from Mike Smith, Building Official, indicate any construction shall be per the most current adopted Oregon Specialty Codes:

2014 OSSC	(Structural)
2009 ICC A117.1	(Accessibility)
2014 OMSC	(Mechanical)
2014 OPSC	(Plumbing)
2014 OFC	(Fire)
2014 OESC	(Electrical)
2014 OEESC	(Energy Efficiency)
NFPA	National Fire Protection Association)

Site work for permanent cut and/or fill slopes shall be not steeper than one-unit vertical in two units horizontal. (50% slope) *Note: Deviation from this requirement may be permitted only upon the presentation of an approved soil investigation report. (OSSC 3304 & 1803).

Excavation, grading and fill soils supporting footings, foundations or surcharges shall be designed, installed and tested per OSSC 1804, 3304 and 1705.6 (geo-tech engineering). The development must also provide and maintain approved erosion control measures.

CONCLUSION: Proposed improvement are provided in accordance with the applicable sections of the Coos Bay development code; Therefore, approval of the proposal can be supported, subject to the following conditions:

CONDITION: The proposed structure must comply with Building and Fire Code regulations, at the time permits are issued.

DECISION CRITERION #F: All conditions of any applicable previous approvals, e.g. conditional use, have been met.

STATEMENTS OF FACT AND FINDINGS:

F1. Additional land use approvals are not required.

CONCLUSION: The decision criteria does not apply; Therefore, the Decision Criterion has adequately addressed and approval of the proposal can be supported.

DECISION CRITERION #G: 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:

G1. The following comments are from the Engineering Department Comments dated November 29, 2017 *(Attachment C)*.

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

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

It is the property owner's responsibility to contact these utilities for service information.

G2. Comments provided for the October 5, 2017 Pre-Application Conference from Linda Kennedy, NW Natural indicate there is an existing gas lines on Thompson Road and on the private roadway with a stub out to provide gas to the facility. NW Natural requires conduit be installed to the building at the time of site development and they will run their line through the conduit. The cost (if any) will be determined at the time of application. She said service can be provided within 13 days According to the applicant's submittal after the tank is installed Suburban Propane will seek permitting installing electrical lines in the yard for the install of an electrical yard light and an electrical connection to the pump on the skid. The comments were provided to the applicant.

G3. Comments provided on September 28, 2017 via email at the Pre-Application Conference from Michael Smith, Estimator, indicate if the site owner is requesting that Pacific Power give input/comment on this proposed project, please have their designer/engineering group or site owner call our business center to get a request started with Pacific Power (Ph.# 888-221-7070). We will contact them after they have called in a request through our business center. Also, their designer can utilize our online ESR manual, available at http://www.pacificpower.net/esr. The comments were provided to the applicant.

G4. Comments provided on September 28, 2017 via email at the Pre-Application Conference from Matt Whitty, Engineering Manager, Coos Bay-North Bend Water Board (541.267.3128, ext.232) indicated the Water Board has an 8-inch diameter PVC water main within the PUE near the property that can provide service to the new facility.

The developer should contact Operations Manager, Bill Hagan at the Water Board to determine the location, size and cost for domestic water service and fire service (if needed).

The applicant should also contact Field Service Technician Vince Stonesifer at the Water Board for premise isolation requirements including an RPDA (reduce pressure detector assembly) and other internal fixture requirements for the protection of the public water supply. The comments were provided to the applicant.

CONCLUSION: The applicant will coordinate installation of underground public and private utilities with the affected utility. Decision Criterion has been adequately addressed and approval of the proposal can be supported.

DECISION CRITERION #H: Public water, sewer and storm water lines have been installed in conformance with the standards of the city code. Public water, sewer and storm water 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:

H2. The following comments are from the Engineering Department dated November 29, 2017 (Attachment C).

1. *Public Water: The applicant must contact Coos Bay North Bend Water Board.*

2. *Sanitary Sewer: Per the submitted drawing there is a Sanitary Sewer easement heading along the northern portion of the property line. The applicant has submitted drawings showing a sanitary sewer connection to an existing Sanitary Sewer Lateral east of the proposed building. The plans show this Sanitary Sewer lateral however, the City has no records of this lateral extending through the northerly boundary of tax lot 3800 conveying through tax lot 3500 to Thompson Rd.*

   Per CBMC 13.15.170 Separate private laterals require - Exceptions states: "Separate Laterals Required. Except as otherwise provided in this section, a separate private lateral shall be provided to connect each building to a collection line." However; item 3 in the same section states: "Service Lines for Multiple Buildings Not on a Single Lot, Parcel, or Unit of Land. A service lateral for multiple buildings not on a single lot, parcel, or unit of land may be approved by the director, if the property owner or owners demonstrate they have established an entity responsible for the maintenance and repair of the service lateral, and the service line meets all applicable codes, ordinances, and other regulations. Should the entity so established cease to exist or to maintain the service lateral, the owners of the property so served shall immediately notify the director of this fact, at which time separate private laterals shall be provided. Ord. 331 § 3, 2003]."

If the intention of the applicant is to connect to the private sewer lateral traversing through the proposed development site, then a Declaration of Real Covenant shall be submitted to the City and recorded with the County, prior to permit approvals.

The Public Sanitary Sewer system, in which the project is tying into, has been identified in the City's Sewer Master Plan as in need of being "upgraded to a larger size for increased capacity". To allow a connection to the system the applicant can provide a "payment in lieu". The payment will be based on the Equivalent Dwelling Units (EDU's) methodology already established in the 2006 City report titled, Wastewater Collection and Storm Drainage System Development Charge Study.

The cost per EDU is $6,647 plus a technology fee of 5% of the total cost of the EDU charge amount. Submit for approval calculation of equivalent dwelling units (EDU) for review and approval. Calculation must be based on methodology already established in the 2006 City report titled, "Wastewater Collection and Storm Drainage System Development Charge Study" and must be prepared by a licensed engineer. The payment in lieu shall be due prior to issuance of building permit. Should applicant not agree with the approved methodology for calculating EDUs, the applicant can follow the appeal process that is also located in the study.

3. *Storm Water: Per the submitted surveyors drawing there is a "variable width" private storm water easement heading west from the southwestern corner of TL 3600 then heading northwest to the northern most property line. It is unclear from the proposed drawing if the owner plans to connect to the public storm water collection system. Engineered drawing showing the intended storm water plans are required.*

4. *Drainage: Historic drainage patterns must be maintained. Drainage from the site cannot adversely affect adjacent neighbors or downstream system. In accordance with CBMC, Chapter 18, all projects disturbing 1,000 square feet or more shall incorporate permanent storm water management controls. This can include but is not limited to bioswales, rain gardens, porous pavement, etc. Post water quality measures shall be employed and approved by the City. Applicant must submit for review and approval an inspection and maintenance procedure manual for the permanent water quality features prior to issuance of building permits. Once approved, these procedures will be recorded with a Declaration that states that the owner is responsible to maintain these features into perpetuity. The City will prepare the Declaration and the owner will be responsible for recording fees.*

5. *Excavation: The submitted documentation indicates that there are unstable slopes located on the property. Prior to issuance of Building Permits a Geotechnical &/or Structural Engineering report may be required to support the Building Permit.*

Based on location of the proposed structure. It appears that there will be excavation and fill work to be performed. All earthwork will be required to follow CBMC Chapter 18.30 Site Grading and Erosion ControlCut slopes shall be no steeper than two feet horizontal to one-foot vertical (2:1) unless a geological study prepared by an Oregon licensed geotechnical engineer or (depending upon the nature of the project) a certified engineering geologist is submitted which justifies that a steeper slope can be safely constructed and will not create a hazard to adjoining public or private property.

The top of cut slopes shall not be made nearer to a site boundary line than one-fifth the height of cut, with a minimum of two feet and a maximum of 10 feet. Fill slopes shall not exceed two feet horizontal to one-foot vertical (2:1) unless approved by a qualified Oregon licensed geotechnical engineer or (depending upon the nature of the project) a certified engineering geologist. The toe of fill slopes shall be setback from exterior property boundaries at least one-half the height of the fill with a minimum of two (2) feet and a maximum of 20 feet. Where a fill slope is to be located near the property boundary, precautions shall be taken to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to:

a. Additional setbacks.
b. Provision for retaining or slough walls.
c. Mechanical or chemical treatment of the fill slope surface to minimize erosion.
d. Provisions for the control of runoff

H2. Comments provided for the October 5, 2017 Pre-Application Conference from Linda Kennedy, NW Natural indicate there is an existing gas lines on Thompson Road and on the private roadway with a stub out to provide gas to the facility. NW Natural requires conduit be installed to the building at the time of site development and they will run their line through the conduit. The cost (if any) will be determined at the time of application. She said service can be provided within 13 days According to the applicant's submittal after the tank is installed Suburban Propane will seek permitting installing electrical lines in the yard for the install of an electrical yard light and an electrical connection to the pump on the skid. The comments were provided to the applicant.

H3. Comments provided on September 28, 2017 via email at the Pre-Application Conference from Michael Smith, Estimator, indicate if the site owner is requesting that Pacific Power give input/comment on this proposed project, please have their designer/engineering group or site owner call our business center to get a request started with Pacific Power (Ph.# 888-221-7070). We will contact them after they have called in a request through our business center. Also, their designer can utilize our online ESR manual, available at http://www.pacificpower.net/esr. The comments were provided to the applicant.

H4. Comments provided on September 28, 2017 via email at the Pre-Application Conference from Matt Whitty, Engineering Manager, Coos Bay-North Bend Water Board (541.267.3128, ext.232) indicated the Water Board has an 8-inch diameter PVC water main within the PUE near the property that can provide service to the new facility. The developer should contact Operations Manager, Bill Hagan at the Water Board to determine the location, size and cost for domestic water service and fire service (if needed).

The applicant should also contact Field Service Technician Vince Stonesifer at the Water Board for premise isolation requirements including an RPDA (reduce pressure detector assembly) and other internal fixture requirements for the protection of the public water supply. The comments were provided to the applicant.

CONCLUSION: The applicant will coordinate installation of underground public and private utilities with the affected utility. Public water, sewer and storm water lines must be installed in conformance with the standards of the city code. The City's Engineering Department has reviewed the submitted plans and determined the criterion can be adequately addressed and approval of the proposal can be supported, subject to the following Conditions:

CONDITIONS:

1. Project is required to adhere to all codes related to City of Coos Bay Municipal Codes 13.15, 18.20 and 18.25.

2. In accordance with CBMC, Chapter 18, all projects disturbing 1,000 square feet or more shall incorporate permanent storm water management controls. Post water quality measures shall be employed and approved by the City.

3. Post construction Water Quality measures must be installed onsite and maintained into perpetuity. Applicant must submit for review and approval an inspection and maintenance procedure manual for the permanent water quality features. Once approved, these procedures will be recorded with a Declaration. The City will prepare the Declaration and the owner will be responsible for recording fees.
4. To allow a connection to the system the applicant can provide a "payment in lieu". The payment will be based on the Equivalent Dwelling Units (EDU's) methodology already established in the 2006 City report titled, Wastewater Collection and Storm Drainage System Development Charge Study.

5. Historic drainage patterns must be maintained. Drainage from the site cannot adversely affect adjacent neighbors or downstream system

6. Prior to issuance of Building Permits a Geotechnical and/or Structural Engineering report will be required to support the Building Permit.

DECISION CRITERION #I: 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:

I1. The applicant is not proposing phasing.

CONCLUSION: Phasing is not proposed. Therefore, the decision criterion has been adequately addressed and approval can be supported.

CONCLUSION: Phasing is not proposed; Therefore, the decision criteria has been adequately addressed and approval of the proposal can be supported.

VII. DECISION

Based on the adopted Findings and Conclusions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachments "A", approve land use application #187-ZON17-082 for the proposed dialysis medical facility, subject to the following Conditions:

1. Project is required to adhere to all codes related to City of Coos Bay Municipal Codes 13.15, 18.20 and 18.25.

2. In accordance with CBMC, Chapter 18, all projects disturbing 1,000 square feet or more shall incorporate permanent storm water management controls. Post water quality measures shall be employed and approved by the City.

3. Post construction Water Quality measures must be installed onsite and maintained into perpetuity. Applicant must submit for review and approval an inspection and maintenance procedure manual for the permanent water quality features. Once approved, these procedures will be recorded with a Declaration. The City will prepare the Declaration and the owner will be responsible for recording fees.

4. To allow a connection to the system the applicant can provide a "payment in lieu". The payment will be based on the Equivalent Dwelling Units (EDU's) methodology already established in the 2006 City report titled, Wastewater Collection and Storm Drainage System Development Charge Study.

5. Historic drainage patterns must be maintained. Drainage from the site cannot adversely affect adjacent neighbors or downstream system

6. Prior to issuance of Building Permits a Geotechnical &/or Structural Engineering report will be required to support the Building Permit.

7. It shall be the responsibility of the applicant to ensure that all applicable resource agency permits and approvals are obtained prior to commencement of work. The resource agencies may include but are not limited to Department of Environmental Quality, Army Corps of Engineers, Department of State Lands, local tribes etc. and design standards.

8. The proposed structure must comply with Building and Fire Code regulations, at the time permits are issued.

9. Prior to the issuance of permit, the applicant must show compliance with the minimum required landscaping of 15 percent of the lot, which can include existing vegetation.

10. Exterior lighting must comply with CBMC 17.362.040 Lighting.

EXPIRATION AND EXTENSION OF DECISIONS (CBMC 17.130.140)

1. Except as otherwise expressly provided by the Coos Bay Development Code or the decision in question, decisions made pursuant to this chapter expire two years after the effective date of the decision unless, within that time, the applicant or a successor in interest files an application for an extension of the decision or submits an application for project review or a building permit, or undertakes substantial development of the use authorized by the decision. Approval of a preliminary subdivision or partition shall expire within five years from the date of approval.

2. An application for extension of a decision is subject to a Type III process. An applicant for an extension shall submit the requisite fee, a completed application review form provided for that purpose by the city, and text describing how the application complies with the approval criteria for an extension, and basic facts and other substantial evidence to support the text.

3. The Community Development Director may approve a single one-year extension of a decision if he or she finds that the relevant facts and the law have not changed substantially since the original approval, or that the application can comply with the law in effect on the date the application for the extension was filed by complying with applicable additional and/or modified conditions of approval, and those additional conditions and/or modifications are adopted.

TRANSFER PROHIBITED (CBMC 17.325.050): An approved conditional use permit is specific to the subject property and cannot be transferred to another property.

Debbie Erler

December 5, 2017

Debbie Erler, Planner 1
Community Development Department

cc: Applicant, Dave Perry, DLCD

ATTACHMENTS:

A - Application, including site plan
B - Location map
C - City of Coos Bay Engineering comments
D - Letter of 11-28-2017 from Patrice & Bill Parrott, 2050 Thompson Road

CITY OF COOS BAY
Public Works & Community Development Department
500 Central Avenue, Coos Bay, Oregon 97420
Phone 541-269-8918 Fax 541-269-8916

Permit No. 187-ZON___-_____

Date Received: _____

LAND USE DEVELOPMENT REVIEW APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT NO(S).

Type of Review (Please check all that apply):

- ☐ Annexation
- ☐ Appeal and Review
- ☐ Architectural Design Review
- ☐ Conditional Use
- ☐ Cultural Resources
- ☐ Estuarine Use/Activities
- ☐ Home Occupation
- ☐ Legislative/Text Amendment
- ☐ Lot Line Adjustment
- ☐ Partition
- ☐ Planned Unit Development
- ☒ Site Plan Review
- ☐ Subdivision
- ☐ Temporary Use
- ☐ Vacation
- ☐ Variance
- ☐ Zone Change
- ☐ Other_____

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

Site Location/Address: 1935 Thompson Road	Assessor's Map No./Tax Lot(s): T.25-R.13-S.22CB / 3500, 3800
	Zoning: Medical Park (MP)
	Total Land Area: 99,018 Sq. ft. (2.27 acres)

Detailed Description of Proposal:

Construct a single story, 7,153 sq. ft. kidney dialysis medical facility with parking lot, loading zone, drop-off lane, bicycle racks, entry canopy, walkways, and landscaping.

Applicant/Owner Name: (please print) Genesis KC Development Inc./ Mark Kinney — Phone: 918-271-8240

Address: 6245 S. Victor Ave — Email: mark.kinney@davita.com

City State Zip: Tulsa, OK 94136

Applicant's Representative: (please print) Stuntzner Engineering & Forestry, LLC/ Ralph Dunham — Phone: 541-267-2872

Address: P.O. Box 118 — Email: ralph@stuntzner.com

City State Zip: Coos Bay, OR 97420

1. Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application.
2. Copy of the deed for the subject property.
3. Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
4. Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
5. Type II requires three (3) complete hard-copy sets (single sided) of application & submitted documents must be included 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.
6. Type III requires Ten (10) complete hard-copy sets (single sided) of application & submitted documents must be included 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.

Per City of Coos Bay Resolution 17-03, a 5% Technology Fee will be assessed on all permit and plan review fees.

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.

Mark Kinney
Digitally signed by Mark Kinney
DN: cn=Mark Kinney, o=Davita, ou=Team Genesis, email=mark.kinney@davita.com, c=US
Date: 2017.10.27 08:26:06 -05'00'

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

ATTACHMENT A

WRITTEN NARATIVE

DAVITA DIALYSIS
LOCATED AT 1935 THOMPSON ROAD
25-13-22CB - TAX LOT 3500 & 3800

Description of Use

- The propose use is a kidney dialysis treatment medical facility.

Types of Structures Proposed

- The building containing the dialysis treatment facility will consist of one, single story, 7153 square foot medical structure, loading zone, parking lot, drop off lane, bicycle racks, entry canopy, walkways and landscaping.

Hours of Operation

- The hours of operation are 5:00 AM to 7:00 PM 7days a week.

Frequency of Deliveries

- There will be Semi deliveries once a week and UPS deliveries 1 to 2 times throughout the week

Construction Schedule

- The anticipated schedule is to start construction in April of 2018 with completion and operation by November 2018

LITHONIA LIGHTING®

Catalog Number	REAL6C-D6MW-1000L-35K-.65SC-ESL
Notes	Davita Dialysis
Type	B

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — LP6LN (New Construction): Rugged, 16-gauge galvanized steel mounting frame with torsion spring bracket to mount the finishing module. Vertically adjustable mounting brackets that use 16-gauge flat bar hangers (included), 1/2" conduit or C channel T-bar fasteners. Provides 3-3/4" total height adjustment.

6VL (New Construction): Galvanized steel mounting/plaster frame with torsion spring bracket to mount the finishing module. Integral galvanized bar hangers span up to 24" o.c. and feature built-in T-bar clips and nailers for T-bar or wood joist installations.

6VLR (Remodel): Galvanized steel remodel mounting/plaster frame with torsion spring bracket to mount the finishing module. Four (4) remodel ARC clips included for remodel installation.

All frames are equipped with galvanized steel junction box UL Listed for through wire applications. Junction boxes equipped with two combination 1/2"-3/4" and three 1/2" knockouts for straight-through conduit runs and removable access doors. Capacity: 4 (2 in, 2 out), No. 12 AWG conductors, rated for 90°C.

Post installation adjustment possible from below the ceiling.

Maximum 1-1/2" ceiling thickness.

LED Trim: Rugged, one-piece, die-cast heat sink design for optimum thermal management. Wet location rated lens is tightly fitted to the housing to reduce the ingress of dust.

OPTICS — Elliptical upper reflector and micro prism lens, provides precise beam control. Lower splay recesses optical system into the ceiling to reduce glare and provide a traditional PAR look. Standard fixture has a 0.65 spacing criteria. The luminaire is also available with a 0.95 spacing criteria option for use in general/ambient lighting applications.

CRI>80.

ELECTRICAL — On-board circuitry to ensure against wiring errors.

Thermal protection provided against improper insulation use.

High-efficiency, electronic LED 0-10V dimming driver mounted to the junction box, dims luminaire to 15% light output.

For dimming fixture requires two (2) additional low-voltage wires to be pulled.

The system maintains 70% lumen output for more than 50,000 hours.

Input wattage for 1000L is 14.2 W, 74 lumens per watt. Input wattage for 1500L is 18.8 W, 85 lumens per watt.

Actual wattage may differ by +/-15% when operating between 120-277V +/-10%.

LISTINGS — CSA certified to US and Canadian safety standards. Wet location listed. ENERGY STAR® qualified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

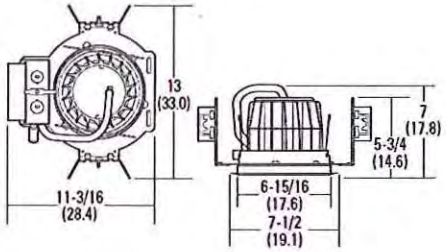
Note: Specifications subject to change without notice.

6" LED

REALITY™

Non-IC
New Construction

LP6LN



Specifications

Aperture: 4-3/8 (11.1)

Ceiling opening: 6-15/16 (17.6)

Overlap trim: 7-1/2 (19.1)

Height: 7 (17.8)

All dimensions are inches (centimeters) unless otherwise noted.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: REAL6C D6MW ESL 1500L 35K .95SC 277 LP6LN

REAL6C D6			ESL	1000L	35K	.65SC	120		
Series/Finish			**Type**	**Lumen output[1]**	**Color temperature**	**Distribution**	**Voltage**	**Mounting pan**	**Options**
Series		Finish	ESL ENERGY STAR® listed	1000L 14.2W, 1000 lumens	27K 2700K	.65SC .65 Spacing criteria	120	LP6LN 1000L[3]	PFMW Matte white plastic flange ring
REAL6C D6 6" open downlight		MW Matte white		1500L 18.8W, 1500 lumens	30K 3000K	.95SC .95 Spacing criteria	277	LP6LN 1500L[3]	PFBL Black plastic flange ring
		A Clear diffuse			35K 3500K		347[2]	6VL 1000L[3]	ELR Emergency battery pack with remote test switch[4]
		AZ Clear specular			40K 4000K			6VL 1500L[3]	GMF Single slow-blow fuse, must specify voltage
		BN Brushed nickel						6VLR 1000L[3]	ISH Insect shield
		BLZ Black specular						6VLR 1500L[3]	
		BZA Antique bronze							
		ORB Oil-rubbed bronze							
		WT Wheat diffuse							

Accessories: *Order as separate catalog number.*

NPP16 D	nLight® network relay pack with 0-10V dimming. Refer to TN-602.
NPP16 D ER	nLight® network relay pack with 0-10V dimming for emergency circuit operation. Refer to TN-602.[5]

6VLR

6VL

Notes

1. Total system nominal delivered lumens.
2. Using step-down transformer increases power draw by 15 watts.
3. Lumens only required when ordered separately.
4. Not available with 347V.
5. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.

D-Series Size 2
LED Area Luminaire

Catalog Number	DSX2 LED 80C 700 40K T4M DF
Notes	SPA HS DNAXD
Type	SL3

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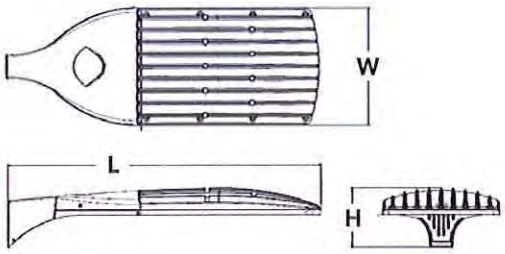
Specifications

EPA:	1.1 ft² (0.10 m²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/4" (18.4 cm)
Weight (max):	36 lbs (16.3 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED 80C 700 40K T4M 208 SPA

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** 80C 80 LEDs (four engine) 100C 100 LEDs (four engines) **Rotated optics** [1] 90C 90 LEDs	530 530 mA 700 700 mA 1000 1000 mA² (1 A) 1200 1200 mA² (1.2 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted [3]	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control [2,4] LCCO Left corner cutoff [2,4] RCCO Right corner cutoff [2,4]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [6] 480 [6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [7] RPUMBA Round pole universal mounting adaptor [7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [8]

HS DF DNAXD

Control options		Other options	Finish (required)
Shipped installed		**Shipped installed**	
PER NEMA twist-lock receptacle only (no controls) [9]	PIRH1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc [15]	HS House-side shield [10]	DDBXD Dark bronze
PER5 Five-wire receptacle only (no controls) [9,10]	BL30 Bi-level switched dimming, 30% [14,15]	SF Single fuse (120, 277, 347V) [5]	DBLXD Black
PER7 Seven-wire receptacle only (no controls) [9,10]	BL50 Bi-level switched dimming, 50% [14,15]	DF Double fuse (208, 240, 480V) [5]	DNAXD Natural aluminum
DMG 0-10V dimming driver (no controls) [11]	PNMTDD3 Part night, dim till dawn [17]	L90 Left rotated optics [20]	DWHXD White
DCR Dimmable and controllable via ROAM® (no controls) [12]	PNMT5D3 Part night, dim 5 hrs [17]	R90 Right rotated optics [20]	DDBTXD Textured dark bronze
DS Dual switching [13,14]	PNMT6D3 Part night, dim 6 hrs [17]	BS Bird spikes	DBLBXD Textured black
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc [15]	PNMT7D3 Part night, dim 7 hrs [17]		DNATXD Textured natural aluminum
	FAO Field Adjustable Output [13]		DWHGXD Textured white

Accessories

Ordered and shipped separately.

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [21]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [21]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [21]
DSHORT SBK U	Shorting cap [21]
DSX2HS 80C U	House-side shield for 80 LED unit [10]
DSX2HS 90C U	House-side shield for 90 LED unit [10]
DSX2HS 100C U	House-side shield for 100 LED unit [10]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [22]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

For more control options, visit DTL and ROAM online.

NOTES
1 Rotated optics option (L90 or R90) required for 90C.
2 Not available in AMBPC.
3 Only available with 530mA or 700mA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Not available with BL30, BL50 or PNMT options.
7 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
8 Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
10 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
11 DMG option for 347V or 480V requires 1000mA.
12 Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with DS, PIRH, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming.
13 Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with 80C 530, 90C 530, PER, PER5, PER7, DCR, BL30, BL50 or PNMT options.
14 Requires an additional switched circuit.
15 PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required
16 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options. Not available with PIRH1PFC3V.
17 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50. Not available with PIRH1FC3V. Separate on/off required.
18 Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT options, PIRH or PIRH1FC3V.
19 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
20 90 LEDs (90C option) only.
21 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
22 For retrofit use only.

WSR LED
Architectural Wall Sconce

Inverted available with WLU option only.

Catalog Number	WSR LED 2 10A700/40K SR4
Notes	MVOLT SF ELCW DNAXD
Type	AE

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Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSR LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications

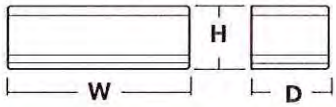
Luminaire

Height: 7-1/4" *(18.4 cm)*

Width: 18" *(45.7 cm)*

Depth: 9" *(22.8 cm)*

Weight: 17 lbs *(7.7 kg)*

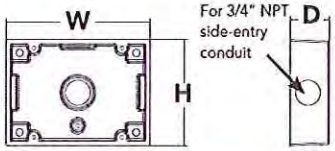


Optional Back Box (BBW)

Height: 4" *(10.2 cm)*

Width: 5-1/2" *(14.0 cm)*

Depth: 1-1/2" *(3.8 cm)*



Ordering Information

EXAMPLE: WSR LED 2 10A700/40K SR3 MVOLT DDBTXD

WSR LED	2	10A700/40I	SR4	MV	SF ELCW	DNAXD

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options[3]	Finish *(required)*
WSR LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	**700 mA options:** 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347 480	**Shipped included** (blank) Surface mount **Shipped separately[2]** BBW Surface-mounted back box UTS Uptilt 5 degrees	**Shipped installed** PE Photoelectric cell, button type[4,5] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup[6] WLU Wet location door for up orientation[7] PIR Motion/ambient light sensor[8] DS Dual switching[9] SPD Separate surge protection[10] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

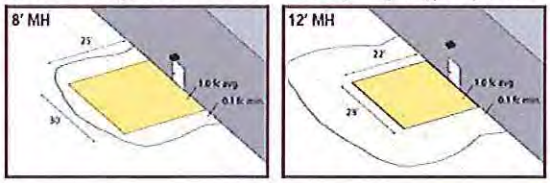
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4
MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
2. May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
3. Must be ordered with fixture; cannot be field installed.
4. Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5. Not available with 480V option. Not available with motion/ambient light sensor (PIR).
6. Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU. Not available with ELCW.
7. WLU not available with PIR or ELCW.
8. Specifies the SensorSwitch SFOD-7-ODP control (photocell included); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
9. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
10. See electrical section on page 2 for more details.

CITY OF COOS BAY
Community Development Department

500 Central
Avenue Coos
Bay, OR 97420

541.269.8918
www.coosbay.org

PRE-APPLICATION CONFERENCE NOTES

October 11, 2017

APPLICATION #: **187-ZON17-074**

SUBJECT PROPERTY: 1935 Thompson Road (25-13-22CB – TL 3500 & 3800)

TYPE OF REQUEST: **Site Plan Review**

ATTENDEES: **City Staff:** Tom Dixon (Community Development Director), Debbie Erler (Planning), Jennifer Wirsing (Engineering); Greg Hamblet (Engineering).
Applicant: Mark Kinney, Davita
Applicants Representatives: Ralph Dunham and Chris Hood, Stuntzner Engineering.
AGENCIES: Linda Kennedy, NW Natural

PRE-APPLICATION DATE: **Thursday, October 5, 2017**

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

1. TYPE OF APPLICATION AND APPLICABLE THE DEVELOPMENT CODE STANDARDS

The applicant must address all the applicable development standards and applicable criteria found in the Coos Bay Municipal Code. These include, but may not be limited to the following:

- Site Plan Review CBMC Title 17.320, including criteria for site plan approval.
- Medical Park (MP) CBMC Title 17.260, including the Property development requirements.
- Signs CBMC Title 17.337
- Off-Street Parking and Loading Requirements CBMC Title 17.340
- Supplementary Development Standards CBMC Title 17.362
- Engineering Design Standards CBMC Title 18.

PROCESS SUMMARY/ TIME FRAME FOR REVIEW PROCESS

The applicant will submit for a Site Plan Review which is a Type III review. The hearing bodies will be the Planning Commission.

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.

Review Process:

- Pre-application conference (completed).
- Application submittal.
- Staff review for completeness (allowed up to 30 days).
- If the application is determined to be 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.
- When application is determined to be technically complete, the applicant is vested.
- The hearing date is set before the Planning Commission.
- Public notices are mailed twenty (20) days prior to the hearing date.
- Staff report is prepared and made available to the applicant at least seven (7) days before the date of the Planning Commission public hearing for approval or denial based upon the staff recommendation and the criteria found in the CBMC.
- A Final Order is provided within seven (7) days of the decision.
- A mandatory 15-day appeal period follows the Final Order and if no appeal is filed the decision becomes final.

2. DOCUMENTATION REQUIRED FOR A COMPLETE APPLICATION

The required land use application is available from our office or on the City's website. Use one application for all review types. Mark each check-box that apply.

One copy of the proof of ownership and authorization by the owner allowing the given representative to act as the owner's agent in the land use and/or development process (if applicable).

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.,
- Narrative information address decision criteria, as stipulated in item 1.
- Site plan, construction plans, elevation drawings with material and color detail.
- Reports such as drainage and traffic impact analysis, if required.
- Detailed Landscape Plan and lighting plan.

3. LAND USE APPLICATION FEES*

Site Plan Review	$630 + 0.00357 per square foot. $100 mailed notice and site posting requirement.

x 5% of total technical fee

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

4. CONFERENCE NOTES/COMMENTS

At the applicant's request a review of past land use applications and development permits was conducted, including prior fill permits on abutting property. The scanned documents were provided to the applicant's representative on October 11, 2017 via "Drop Box" due to the size of the documents.

The following are items that were discussed during the conference or are items that may apply to the proposed development.

Site Development

Staff will review the final order for the development to the east. Should staff observe any conditions and/or findings in the final order that may affect the site development for the Genesis project, Staff will provide a copy to the applicant.

All earthwork will be required to follow CBMC Title 18.30 Site Grading and Erosion Control.

The submitted documentation indicates that there are unstable slopes located on the property. Prior to issuance of Building Permits a Geotechnical &/or Structural Engineering report may be required to support the Building Permit.

After land use approval and prior to commencement of construction, and in addition to the Structural Permits, at a minimum the following permits may be required from the City of Coos Bay:

- Site Development
- Curb Cut
- Sewer Connection (one storm and one sanitary sewer connection)
- Right of Way Use
- Grading

Drainage

Onsite drainage cannot adversely affect unstable slopes on the subject property. Site must maintain historic drainage conditions. If historic drainage conditions are proposed to change, site must mitigate for any adverse impacts such that post project flows do not exceed pre-project levels. Drainage from the site cannot adversely affect adjacent neighbors or downstream system. Detention may be required to mitigate impacts downstream.

In accordance with CBMC, Chapter 18, all projects disturbing 1,000 square feet or more shall incorporate permanent storm water management controls. This can include but is not limited to bio-swales, rain gardens, porous pavement, etc.
Prior to building permit Applicant must submit for review and approval an inspection and maintenance procedure manual for the permanent water quality features.

Prior to issuance of site development permit a Storm Water report shall be provided to support proposed drainage & post construction water quality measures. The City's Storm Water Master Plan indicates no deficiencies identified in the downstream public system.

Sanitary Sewer

Staff will review the final order for the development to the east. Should staff observe any conditions and/or findings in the final order that may affect the sanitary sewer lateral connection (or the placement of) for the Genesis project, Staff will provide a copy to the applicant.

The applicant states that "there is an existing Sanitary Sewer main" extending through the northerly boundary of tax lot 3800 conveying through tax lot 3500 to Thompson Rd.

This "sewer main" that the applicant is referencing is a private lateral associated with tax lot 3700 and is not owned by the City. Per CBMC 13.15.170 Separate private laterals required – Exceptions states: "Separate Laterals Required. Except as otherwise provided in this section, a separate private lateral shall be provided to connect each building to a collection line." However; item 3 in the same section states:

"Service Lines for Multiple Buildings Not on a Single Lot, Parcel, or Unit of Land. A service lateral for multiple buildings not on a single lot, parcel, or unit of land may be approved by the director, if the property owner or owners demonstrate they have established an entity responsible for the maintenance and repair of the service lateral, and the service line meets all applicable codes, ordinances, and other regulations. Should the entity so established cease to exist or to maintain the service lateral, the owners of the property so served shall immediately notify the director of this fact, at which time separate private laterals shall be provided. Ord. 331 § 3, 2003]." If the intention of the applicant is to connect to the private sewer lateral traversing through the proposed development site, then a Declaration of Real Covenant shall be submitted to the City and recorded with the County.

Prior to issuance of sanitary sewer permit, applicant must provide detailed information as to where the proposed connection will be located. This information will not be required for land use approval.

The downstream Sanitary Sewer system, in which the project is tying into, has been identified in the City's Sewer Master Plan as in need of being "upgraded to a larger size for increased capacity". To allow a connection to the system the applicant can provide a "payment in lieu". The payment will be based on the Equivalent Dwelling Units (EDU's) methodology already established in the 2006 City report titled, Wastewater Collection and Storm Drainage System Development Charge Study. The cost per EDU is $6,647 plus a technology fee of 5% of the total cost of the EDU charge amount. Submit for approval calculation of equivalent dwelling units (EDU) for review and approval. Calculation must be based on methodology already established in the 2006 City report titled, "Wastewater Collection and Storm Drainage System Development Charge Study" and must be prepared by a licensed engineer.

The payment in lieu shall be due prior to issuance of building permit. Should applicant not agree with the approved methodology for calculating EDUs, the applicant can follow the appeal process that is also located in the study.

Transportation

Joint usage (shared) driveways may be considered where sufficient spacing is not available. This may be from a driveway connected to an adjoining property that has direct access to a public street or where the access straddles property lines. It appears that the project is utilizing the existing access associated with TL 3700 An access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the driveway. At a minimum the easement agreement shall address construction and maintenance responsibilities. No TIA will be required, proposed development is less than 20,000 SF.

An e-mail received on September 28, 2017 from John McDonald, Development Review Planner for ODOT Southwestern Region (541.957.3688) indicated ODOT had no comments on the proposal.

Building Codes

Comments received on October 5, 2017 (email) from Mike Smith, Building Official (541-269-1181 ext. 2235, indicate any construction shall be per the most current adopted Oregon Specialty Codes:

2014 OSSC	(Structural)
2009 ICC A117.1	(Accessibility)
2014 OMSC	(Mechanical)
2014 OPSC	(Plumbing)
2014 OFC	(Fire)
2014 OESC	(Electrical)
2014 OEESC	(Energy Efficiency)
NFPA	National Fire Protection Association)

Site work for permanent cut and/or fill slopes shall be not steeper than one-unit vertical in two units horizontal. (50% slope) *Note: Deviation from this requirement may be permitted only upon the presentation of an approved soil investigation report. (OSSC 3304 & 1803).

Excavation, grading and fill soils supporting footings, foundations or surcharges shall be designed, installed and tested per OSSC 1804, 3304 and 1705.6 (geo-tech engineering) Provide and maintain approved erosion control measures.

Fire Protection and Access

Comments received October 11, 2017 (email) from Fire Chief Mark Anderson (541.269.1191) he reviewed the proposal and My fire and Life Safety comments are as follows:

- Assuming that the Building Official categorizes this occupancy use as an I-2 occupancy, the structure will be required to be protected by an automatic fire sprinkler system meeting NFPA 13 standards.

- The structure, at 7,153 square feet, will require between 1500 and 2250 gallons per minute of water as the required fire flow depending on the construction type. If the structure is to be equipped with an automatic fire sprinkler system meeting NFPA 13 standards, the required fire flow would be 1500 GPM.
- The location of the existing hydrant along the private access road is acceptable. The 8-inch water main should be adequate to provide the required 1500 GPM; however, the developer should verify these numbers with the Coos Bay/North Bend Waterboard.
- The Fire Department Connection (FDC) for the automatic fire sprinkler system shall be located within 10-feet of the private drive at the North side of the main entrance. The FDC shall be equipped with a 5-inch Storz connection. Check with fire department for location and additional details.
- The access road or traffic flow (including the one-way drop off lane) around the parking area is to be a minimum of 20 feet in width.
- The municipal code requires that structures exceeding 4000 square feet be equipped with a lock box. Check with the fire department for location and details.

Off-Site Improvements

- Comments received on October 3, 2017 (email) from Randy Dixon, Public Works Operations Administrator, indicate his only concern is there appears to be 29 off-street parking spaces planned for the facility. He would recommend traffic count on Thompson Road be performed to determine if Thompson Road can handle the additional flows (See Transportation comments above indicating that a TIA will not be required.

Coordination with City and outside Agencies

- Comments provided at the conference from Linda Kennedy, NW Natural indicate there is an existing gas lines on Thompson Road and on the private roadway with a stub out to provide gas to the facility. NW Natural requires conduit be installed to the building at the time of site development and they will run their line through the conduit. The cost (if any) will be determined at the time of application. She said service can be provided within 13 days (Attachment - drawing).

- Comments regarding the proposed development were received on September 28, 2017 (email) from Michael Smith, Estimator, indicate if the site owner is requesting that Pacific Power give input/comment on this proposed project, please have their designer/engineering group or site owner call our business center to get a request started with Pacific Power (Ph.# 888-221-7070). We will contact them after they have called in a request through our business center. Also, their designer can utilize our online ESR manual, available at: http://www.pacificpower.net/esr

- Comments regarding the proposed development were received on September 28, 2017 (email) from Matt Whitty, Engineering Manager, Coos Bay-North Bend Water Board (541.267.3128, ext.232) indicated the Water Board has an 8-inch diameter PVC water main within the PUE near the property that can provide service to the new facility. The developer should contact Operations Manager, Bill Hagan at the Water Board to determine the location, size and cost for domestic water service and fire service (if needed). The applicant should also contact Field Service Technician Vince Stonesifer at the Water Board for premise isolation requirements including an RPDA (reduce pressure detector assembly) and other internal fixture requirements for the protection of the public water supply.

- City permits including building permits for construction, mechanical, sewer connection, signage, site development and right of way use.

- State permits include plumbing and electrical. State Building Codes Office at Coos Bay City Hall, 500 Central Avenue, Coos Bay.

- Applicant will be responsible to obtain utility approvals from the appropriate utility (Coos Bay North Bend Water Board, NW Natural, Pacific Power, etc.

- Applicant is responsible to obtain all required regulatory approvals from the appropriate entity including but not limited to Department of Environmental Quality, Army Corps of Engineers, Fish and Wildlife, Department of State Lands, local tribes, etc.

- Noise: The noise level shall not exceed permitted levels measured at the appropriate measuring points established by the Oregon Department of Environmental Quality. If there is doubt that the proposed use will violate these standards or if a valid compliant has been registered about the level of noise, the owner or agent may be required to show written compliance with state regulations.

- Byproducts: There shall be no emissions, odor, gas, mist, vapor, pollen, soot, carbon, acid, smoke, fume, dust, particulate matter, or other air, water, or land pollution which exceeds permitted levels of local, state, or federal regulations. If there is doubt that the proposed use will violate these standards or if a valid complaint has been registered about possible pollution, the owner or agent may be required to show written compliance with state regulations.

Respectfully submitted,

Debbie Erler, Planner 1
City of Coos Bay
Public Works & Community Development
Ph. 541-269-1181 Ext 2259

Attachments provided via "Drop Box" 1935 Thompson Road:

Storm Water "As Built" submission
Sanitary Sewer "As Built" 1965-1968;
Sanitary sewer Force Main "As Built"
NW Natural line location map
1971 Thompson Rd - Sign
BLD2004-00316 - Spine Institute
BLD2005-00276 - Up fit of existing Med Office under construction
BLD2008-00215 - Dialysis Clinic
MIS2004-00101 - Fill
MIS2004-00122 - Driveway Access
MIS2004-00129 – ROW for sewer connection to Thompson
PLM2004-0064 - Sewer Connection - 1957 Thompson
PLM2008-00047 – Sewer Connection – 1971 Thompson
ZON2003-00018 - Zone Change
ZON2008-00023 - Partition
ZON2008-00072 - SPAR

THOMPSON ROAD

THOMPSON ROAD

Tax Lot - 3600

Tax Lot - 3500
PARCEL 1

Tax Lot - 3800
PARCEL 2

Tax Lot - 3700

WETLANDS AREA

WETLANDS AREA

30%

27%

24%

28%

25%

60'

70'

DH#2

DH#1

DH#3

DH#4

DH#6

DH#5

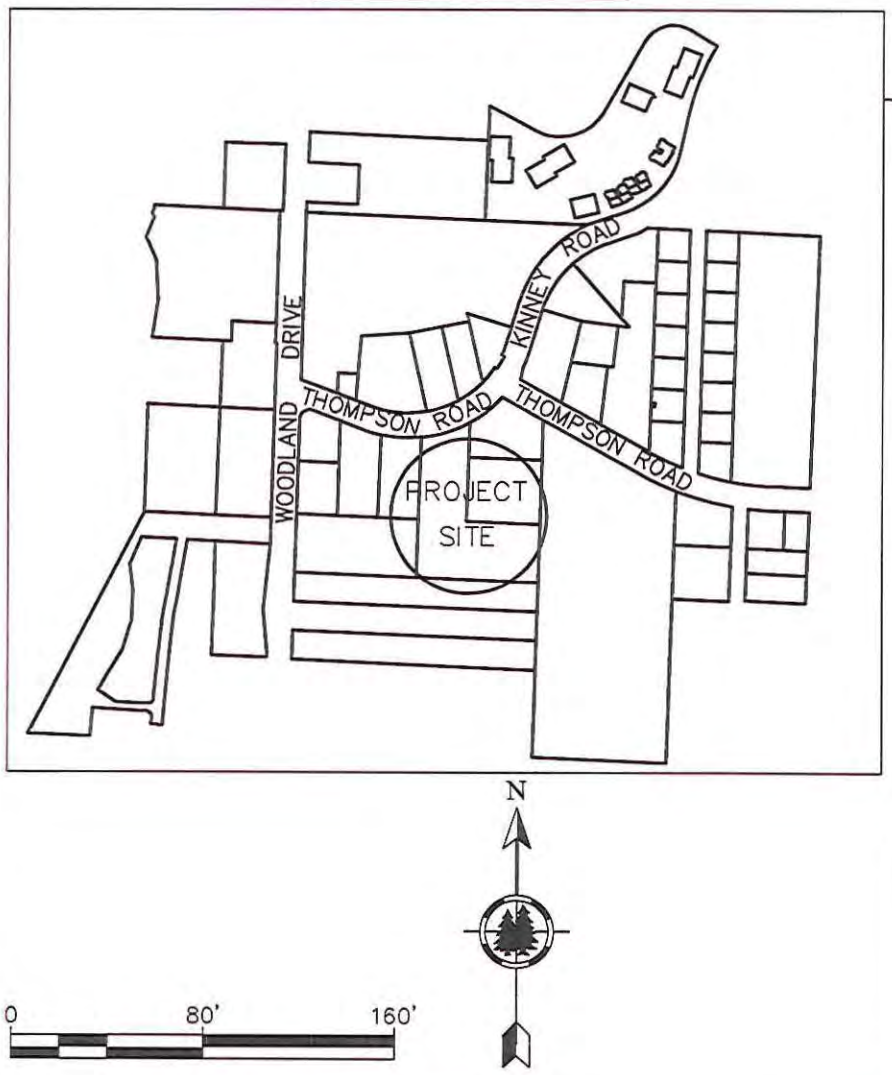
PACIFIC COAST MEDICAL PARK

SPECTRUM PROSTHETICS

PAVED PRIVATE ROAD

FREESENIUS MEDICAL CARE COOS BAY DIALYSIS

LOCATION MAP



LEGEND

- UTILITY POLE
- GUY LINE
- EXIST. CATCH BASIN
- SAN. SEWER MANHOLE
- STORM DRAIN MANHOLE
- TRANSFORMER PAD PER UTILITY
- UTILITY RISER
- ELECTRIC TRANSFORMER
- EXIST'G BUILDING
- EXIST. WATER VALVE
- FIRE HYDRANT
- LIGHT STANDARD
- OH — OVERHEAD LINES
- STREET SIGN
- EXIST'G TREE/ VEGITATION LINE
- EXIST'G SANITARY SEWER
- EXIST'G WATERLINE
- EXIST'G AC PAVEMENT
- EXIST'G UTILITY
- EXIST'G BORE HOLE
- EXIST'G SLOPE ARROW

Stuntzner Engineering & Forestry, LLC

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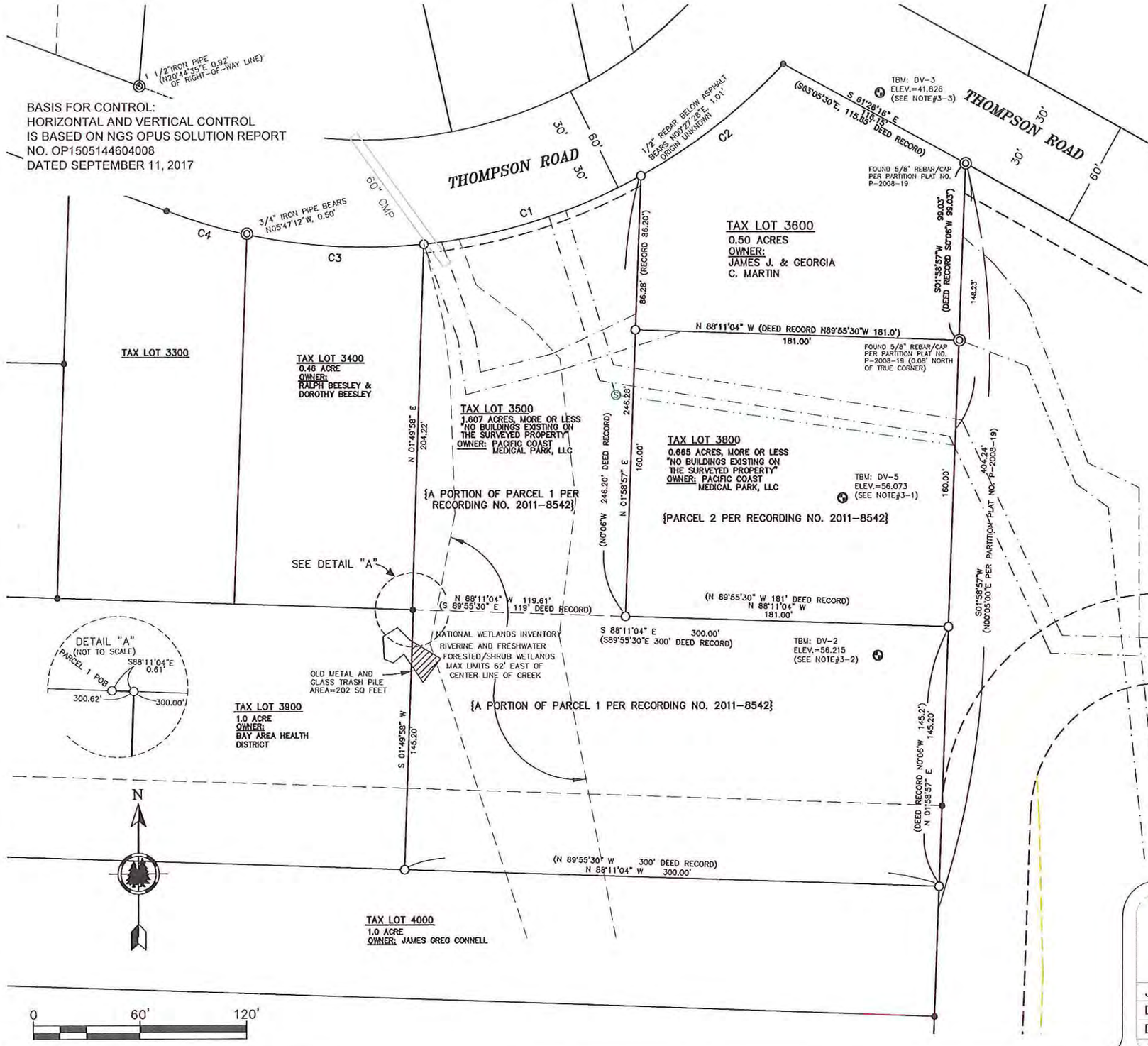
www.stuntzner.com

Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 117-3-156	Davita
DATE: Oct. 26, 2017	Existing Site/ Facilities
DRAWN BY: ABM	
CHECKED BY: MEH	FILE NAME: Davita-MEH 10-26-2017.dwg



LINE TABLE FOR EASEMENTS

LINE	BEARING	DISTANCE	(RECORD BEARING)	(RECORD DISTANCE)
L3	S 19°49'43" E	56.91'	S 19°22'56" E	52.72'
L4	S 08°13'06" E	30.82'	S 10°06'11" E	30.82'
L5	N 75°36'34" E	53.25'	N 73°52'29" E	53.25'
L6	N 72°25'08" E	72.77'	N 74°30'04" E	73.35'
L7	S 64°42'52" W	52.08'	S 62°58'51" W	51.84'
L8	S 75°46'34" W	41.18'	S 78°01'30" W	41.18'
L9	N 08°12'06" W	20.56'	N 10°06'11" W	20.56'
L10	N 19°49'27" W	55.64'	N 19°23'21" W	51.89'
L11	N 17°13'09" W	93.27'	N 19°16'47" W	90.32'
L12	N 81°01'56" W	197.76'	N 83°05'34" W	197.76'
L13	S 69°10'06" E	37.98'	S 71°08'43" E	41.18'
L14	N 49°27'33" W	22.75'	N 51°26'15" W	22.75'
L15	S 39°17'29" E	29.81'	N 41°16'06" W	29.81'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	128.30'	316.50'	23°13'31"	S 72°32'27" W	127.42'
C2	101.46'	316.50'	18°22'05"	N 51°44'40" E	101.23'
C3	100.23'	316.50'	18°08'45"	S 86°46'25" E	99.82'
C4	46.64'	316.50'	8°26'37"	S 73°28'44" E	46.60'

TAX LOT 3700
4.0 ACRES
OWNER
BAY AREA HEALTH DISTRICT

LEGEND:

◎ = FOUND MONUMENT AS NOTED
● = CALCULATED PT. (NOT SET)
○ = SET 5/8" IRON ROD W/CAP MARKED "STUNTZNER ENG"
NF = NOT FOUND
CS = COUNTY SURVEY RECORD NUMBER

NOTES:

#3-1 TBM: DA-5 IS A SPIKE SET IN GROUND
N. 648674.354, E. 3928247.333. ELEV.=56.073

#3-2 TBM: DA-2 IS A MAG NAIL SET IN ASPHALT
N. 648586.478, E. 3928267.240. ELEV.=56.215

#3-3 TBM: DA-3 IS A MAG NAIL SET IN ASPHALT
N. 648901.002, E. 3928267.659. ELEV.=41.826

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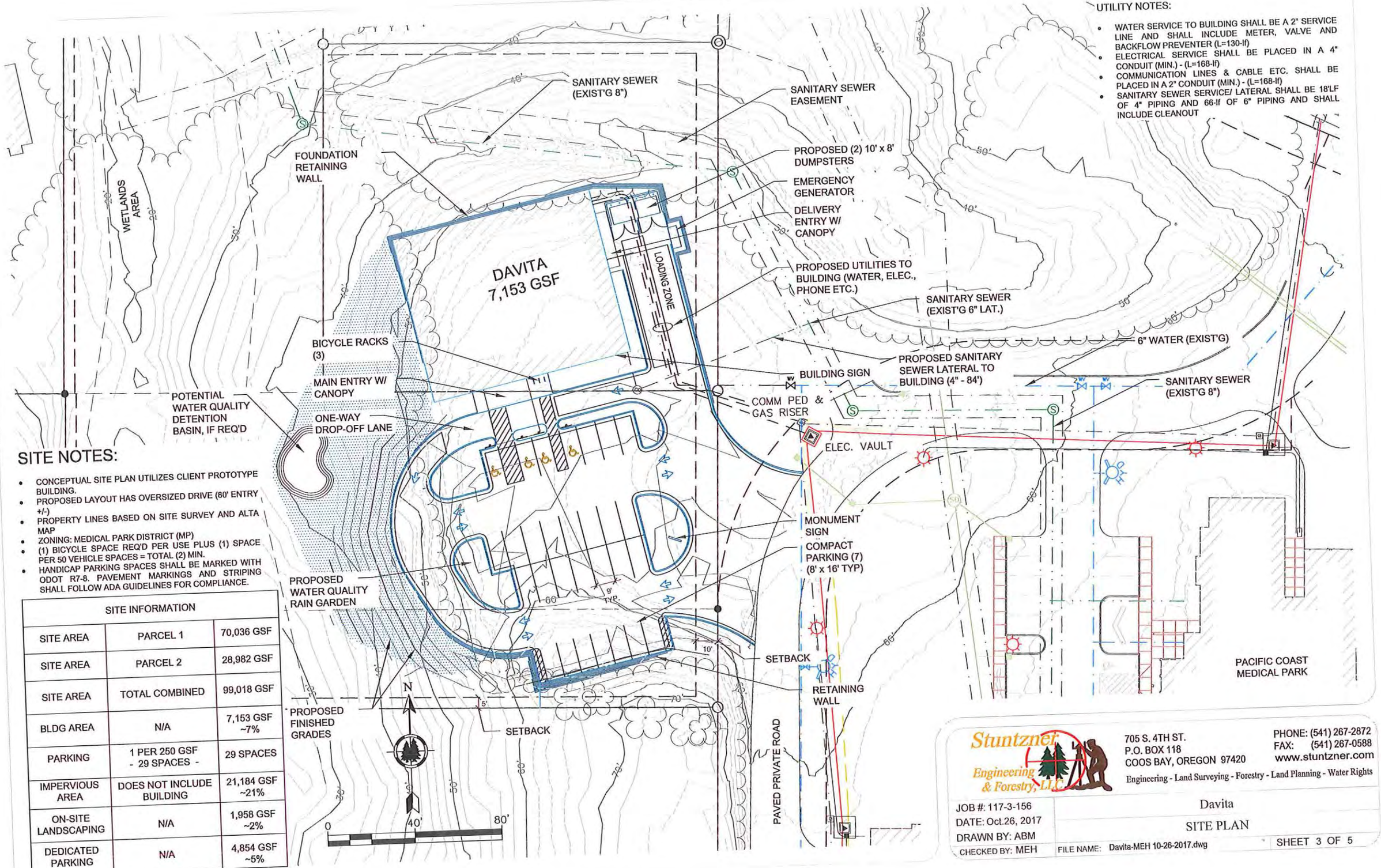
DATE: Oct.26, 2017
DRAWN BY: MEH
CHECKED BY: RED

Davita

ALTA SURVEY - EXIST'G SITE

FILE NAME: Davita-MEH 10-26-2017.dwg



SITE NOTES:

- CONCEPTUAL SITE PLAN UTILIZES CLIENT PROTOTYPE BUILDING.
- PROPOSED LAYOUT HAS OVERSIZED DRIVE (80' ENTRY +/-)
- PROPERTY LINES BASED ON SITE SURVEY AND ALTA MAP
- ZONING: MEDICAL PARK DISTRICT (MP)
- (1) BICYCLE SPACE REQ'D PER USE PLUS (1) SPACE PER 50 VEHICLE SPACES = TOTAL (2) MIN.
- HANDICAP PARKING SPACES SHALL BE MARKED WITH ODOT R7-8. PAVEMENT MARKINGS AND STRIPING SHALL FOLLOW ADA GUIDELINES FOR COMPLIANCE.

SITE INFORMATION		
SITE AREA	PARCEL 1	70,036 GSF
SITE AREA	PARCEL 2	28,982 GSF
SITE AREA	TOTAL COMBINED	99,018 GSF
BLDG AREA	N/A	7,153 GSF ~7%
PARKING	1 PER 250 GSF - 29 SPACES -	29 SPACES
IMPERVIOUS AREA	DOES NOT INCLUDE BUILDING	21,184 GSF ~21%
ON-SITE LANDSCAPING	N/A	1,958 GSF ~2%
DEDICATED PARKING	N/A	4,854 GSF ~5%

UTILITY NOTES:

- WATER SERVICE TO BUILDING SHALL BE A 2" SERVICE LINE AND SHALL INCLUDE METER, VALVE AND BACKFLOW PREVENTER (L=130-lf)
- ELECTRICAL SERVICE SHALL BE PLACED IN A 4" CONDUIT (MIN.) - (L=168-lf)
- COMMUNICATION LINES & CABLE ETC. SHALL BE PLACED IN A 2" CONDUIT (MIN.) - (L=168-lf)
- SANITARY SEWER SERVICE/ LATERAL SHALL BE 18'LF OF 4" PIPING AND 66-lf OF 6" PIPING AND SHALL INCLUDE CLEANOUT

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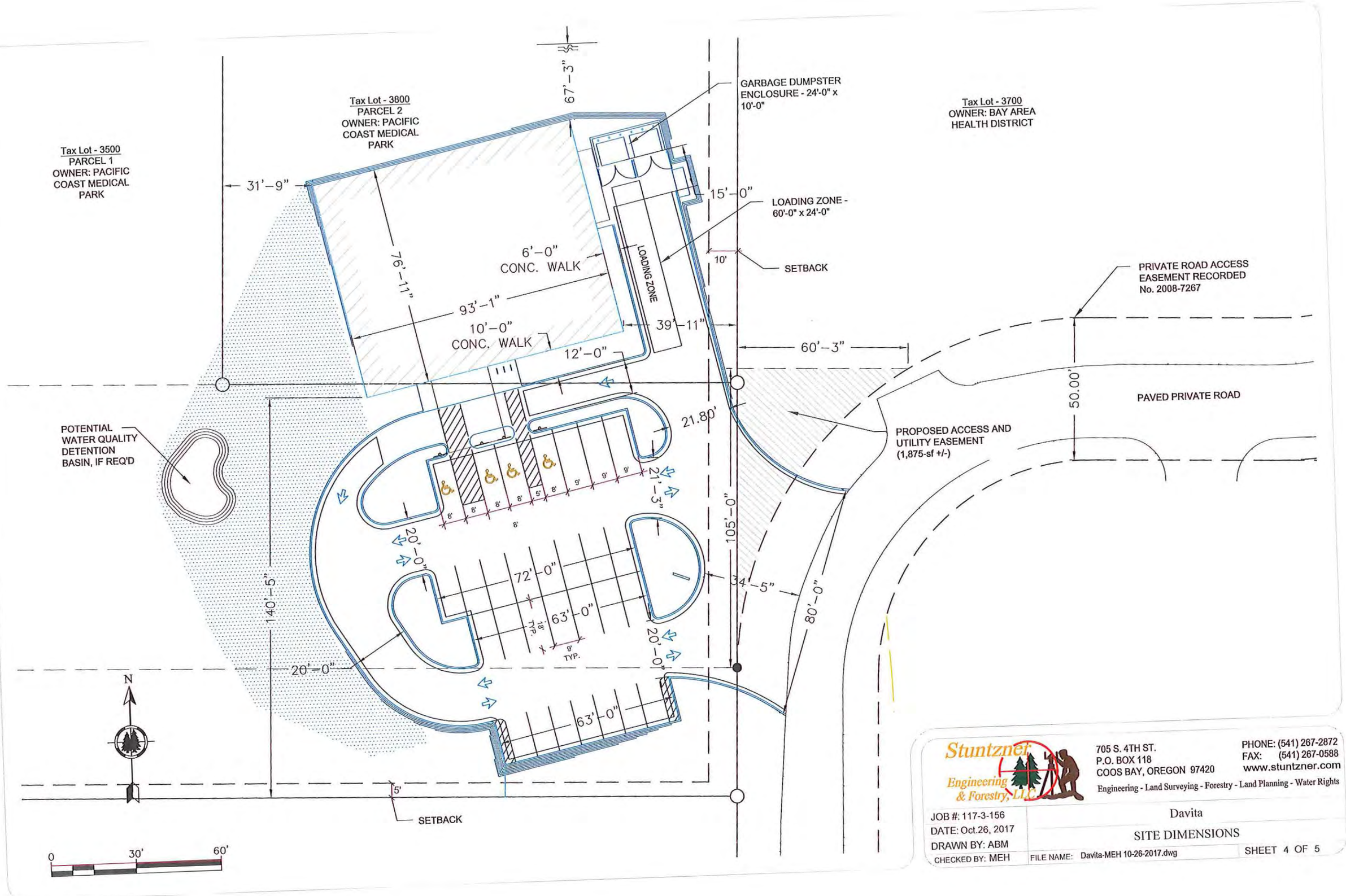
Davita

SITE PLAN

FILE NAME: Davita-MEH 10-26-2017.dwg



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SITE DIMENSIONS

FILE NAME: Davita-MEH 10-26-2017.dwg

CONSTRUCTION NOTES:

ALL PLANTS TO BE PIT PLANTED. PLANTING HOLE TO BE 5 TIMES THE SIZE OF THE ROOT BALL OR CONTAINER. SOIL AMENDMENTS IN PLANTING HOLE TO BE 3 PARTS ORGANIC COMPOST AND 2 PARTS BARK MULCH. ALL TREES TO HAVE 2" PARAPET.

ALL PLANTING BEDS AND LANDSCAPE ISLANDS IN PARKING LOT WITH VINE MAPLE OR NORWAY MAPLE TO BE FIR MULCHED, 2" MIN. DEPTH.

DETENTION POND (IF REQ'D) TO BE SEEDED WITH FINE FESCUE AT A RATE OF 10LBS/1000 SQUARE FEET.

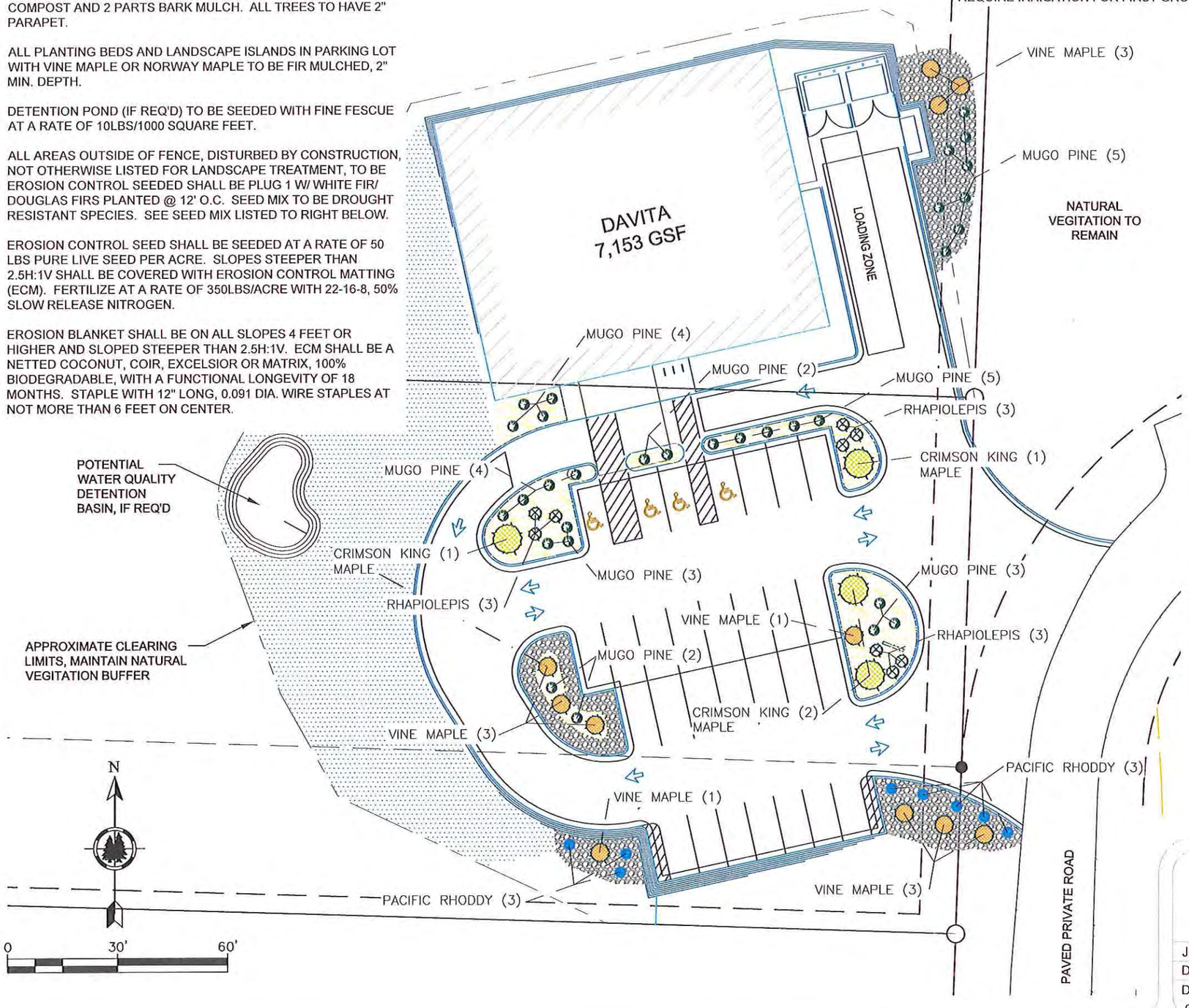
ALL AREAS OUTSIDE OF FENCE, DISTURBED BY CONSTRUCTION, NOT OTHERWISE LISTED FOR LANDSCAPE TREATMENT, TO BE EROSION CONTROL SEEDED SHALL BE PLUG 1 W/ WHITE FIR/ DOUGLAS FIRS PLANTED @ 12' O.C. SEED MIX TO BE DROUGHT RESISTANT SPECIES. SEE SEED MIX LISTED TO RIGHT BELOW.

EROSION CONTROL SEED SHALL BE SEEDED AT A RATE OF 50 LBS PURE LIVE SEED PER ACRE. SLOPES STEEPER THAN 2.5H:1V SHALL BE COVERED WITH EROSION CONTROL MATTING (ECM). FERTILIZE AT A RATE OF 350LBS/ACRE WITH 22-16-8, 50% SLOW RELEASE NITROGEN.

EROSION BLANKET SHALL BE ON ALL SLOPES 4 FEET OR HIGHER AND SLOPED STEEPER THAN 2.5H:1V. ECM SHALL BE A NETTED COCONUT, COIR, EXCELSIOR OR MATRIX, 100% BIODEGRADABLE, WITH A FUNCTIONAL LONGEVITY OF 18 MONTHS. STAPLE WITH 12" LONG, 0.091 DIA. WIRE STAPLES AT NOT MORE THAN 6 FEET ON CENTER.

IRRIGATION NOTES:

ONLY TEMPORARY IRRIGATION SYSTEM REQUIRED. NORWAY (CRIMSON KING) AND VINE MAPLES WILL REQUIRE IRRIGATION FOR FIRST GROWING SEASON.



LEGEND

- CRIMSON KING (NORWAY MAPLE)
- VINE MAPLE
- PACIFIC RHODODENDERON
- MUGO PINE
- RHAPHIOLEPIS OVATA
- FIR BARK MULCH (2" DEPTH)
- 3/4" OPEN GRADED CRUSHED AGGREGATE, 2" MIN. DEPTH.
- EROSION CONTROL

PLANT LIST

#	Scientific Name	Common Name	Size
	TREES		
11	Acer Circinatum	Vine Maple	6'-8' Branched
4	Acer Platanoides "Crimson King"	Crimson King Norway Maple	2" Caliper
	SHRUBS		
31	Pinus Mugo Mugo	Mugo Pine	14"spd Full
9	Rhaphiolepis Ovata	Rhaphiolepis Ovata	3 gal. Container
8	Rhododendron Macrophyllum	Pacific Rhoddy	

EROSION CONTROL SEED MIXTURE:

40% RED FESCUE (Festuca rubra)
30% PERENNIAL RYEGRASS
15% YARROW (Achillea millfolium)
15% CALIFORNIA BROME (Bromus carinatus)

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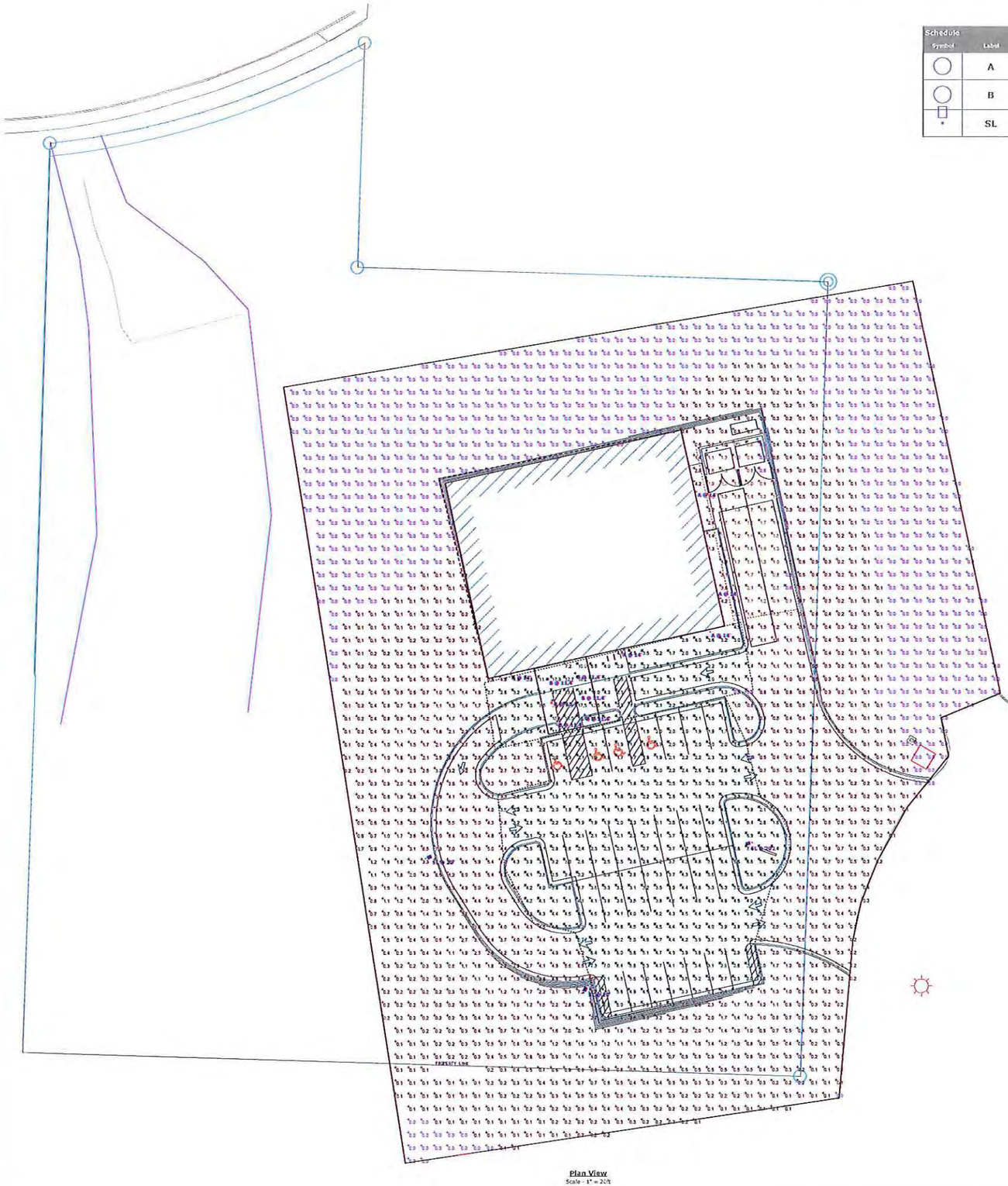
DRAWN BY: MEH
CHECKED BY: RED

Davita

LANDSCAPE PLAN

FILE NAME: Davita-MEH 10-26-2017.dwg



Plan View
Scale - 1" = 20ft

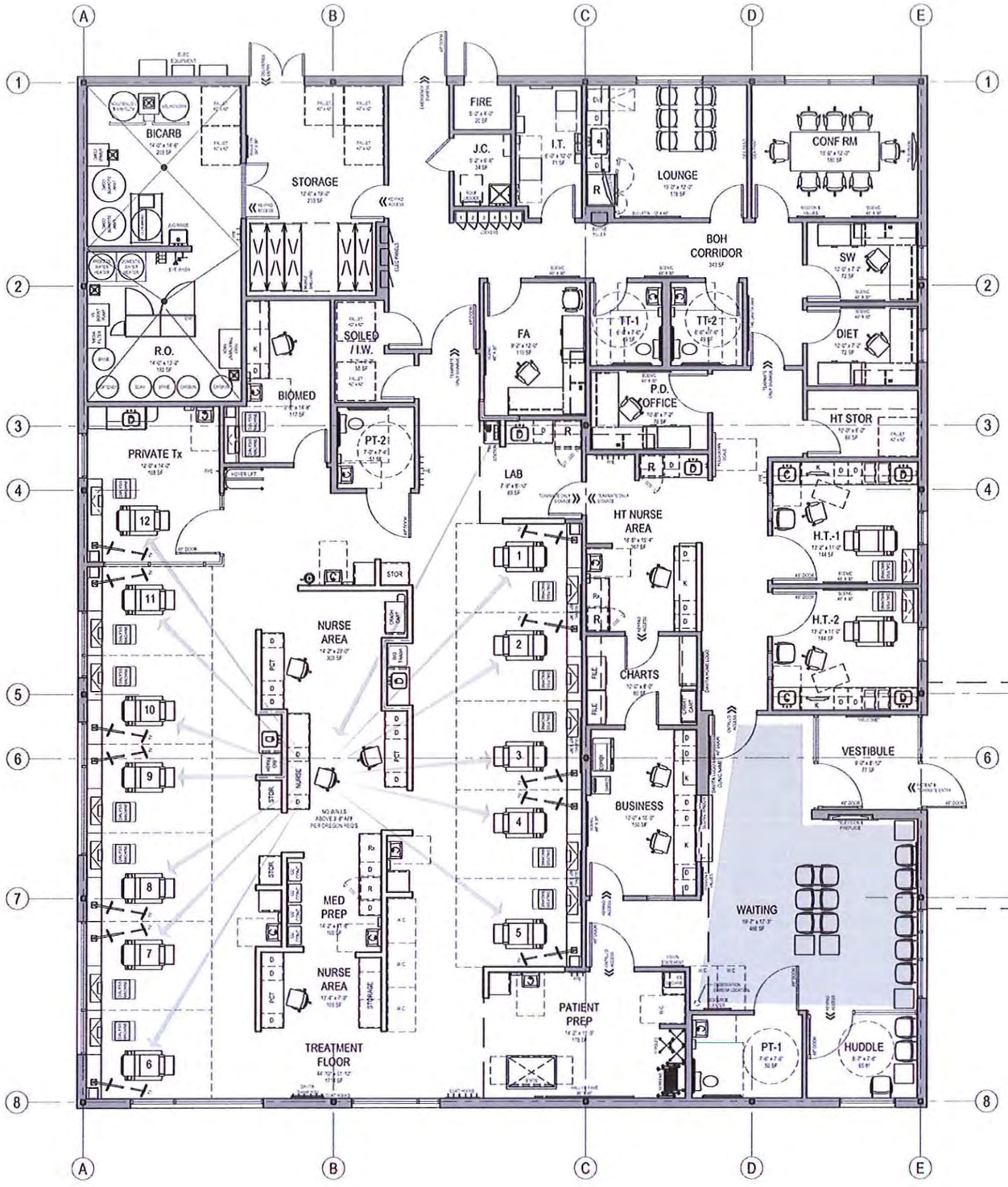
Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
◯	A	5	Lithonia Lighting	WSR LED 2 1SA700/40 K SR4 HVOLT	WSR LED WITH 1 MODULE, 20 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	LED	1	WSR_LED_2_1SA700_40K_SR4_HVOLT.ies	3839	0.9	47
◯	B	6	Lithonia Lighting	REALEC DSNW ESL 1500L 35K .655C	6" REALITY LED RECESSED DOWNLIGHT MODULE WITH 1500 NOMINAL LUMENS, 3500K LEDS, AND 0.65 BEACONS CRITERION BEAM	ONE 18-WATT LED	1	REALEC_DSNW_ESL_1500L_35K_.655C.ies	1608	0.9	18.8
▭	SL	3	Lithonia Lighting	DSX2 LED P2 40K T4M HVOLT	DSX2 LED P2 40K T4M HVOLT	LED	1	DSX2_LED_P2_40K_T4M_HVOLT.ies	23514	0.9	155

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drop Off	X	5.0 fc	20.6 fc	0.9 fc	22.9:1	5.6:1
Garbage Pickup	X	1.3 fc	2.6 fc	0.6 fc	4.3:1	2.2:1
Parking Lot	X	3.4 fc	7.6 fc	0.8 fc	9.5:1	4.3:1
Site Lighting	+	1.3 fc	20.6 fc	0.0 fc	N/A	N/A

Insert Image Here

Davita Coos Bay
Site Lighting Photometrics

Designer
Stephen Kelley
Date
10/20/2017
Scale
Not to Scale
Drawing No.



PRELIMINARY FLOOR PLAN

FLAN NORTH — 1 PFP — 3/32" = 1' - 0"

PROTOTYPE:	**HOPE**
DEVELOPMENT:	**GU**
GROSS AREA:	**7160 SF**
NET AREA:	**6872 SF**

PRELIMINARY FLOORING MATERIALS TAKE-OFFS	
RESINOUS	1,100 SF
SHEET VINYL	3,500 SF
LUXURY VINYL TILE	950 SF
CARPET TILE	900 SF

inFORM studio
225 e. main street, suite 1420 www.informstudio.com
northville, mi. 48167 ph(248)449-3564 fax(248)449-6884

2017.2477.01

ARCHITECT

APPROVALS

D.O.C.:
D.M.:
P.M.:
R.O.D.:
BIOMED:
C.S.S.:
S.O.S./S.A.I.L.:
+ F.A.:
+ PD-HHD P.M.:

+ = IF APPLICABLE

PROJECT

DAVITA COOS BAY
THOMPSON RD
COOS BAY, OR

DaVita

DaVita Healthcare Partners, Inc. 2000 16th St. Denver, CO 80202

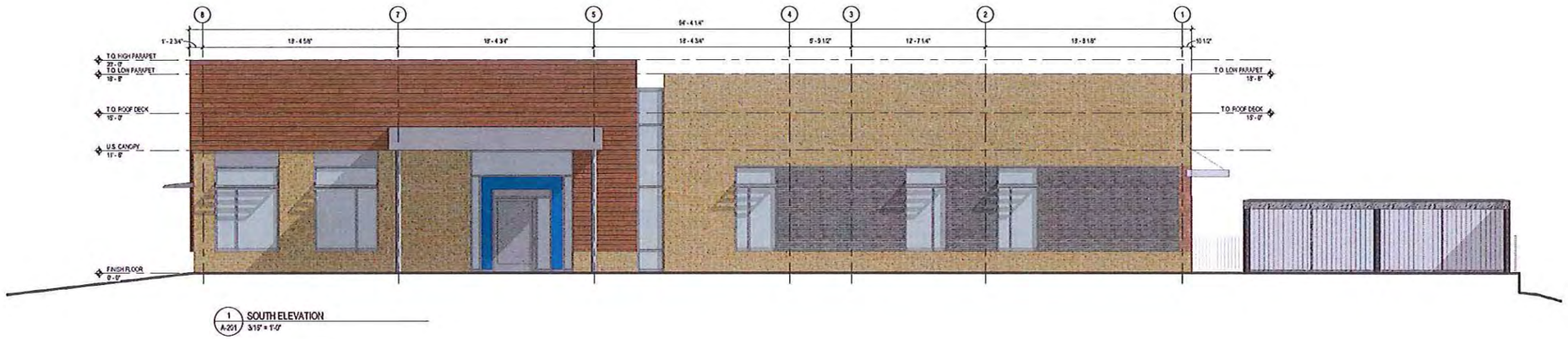
OWNER

1	06.28.2017
2	08.09.2017
3	08.09.2017
4	08.10.2017
5	08.15.2017
6	08.16.2017
7	08.16.2017
8	09.01.2017
9	09.05.2017
10	09.19.2017

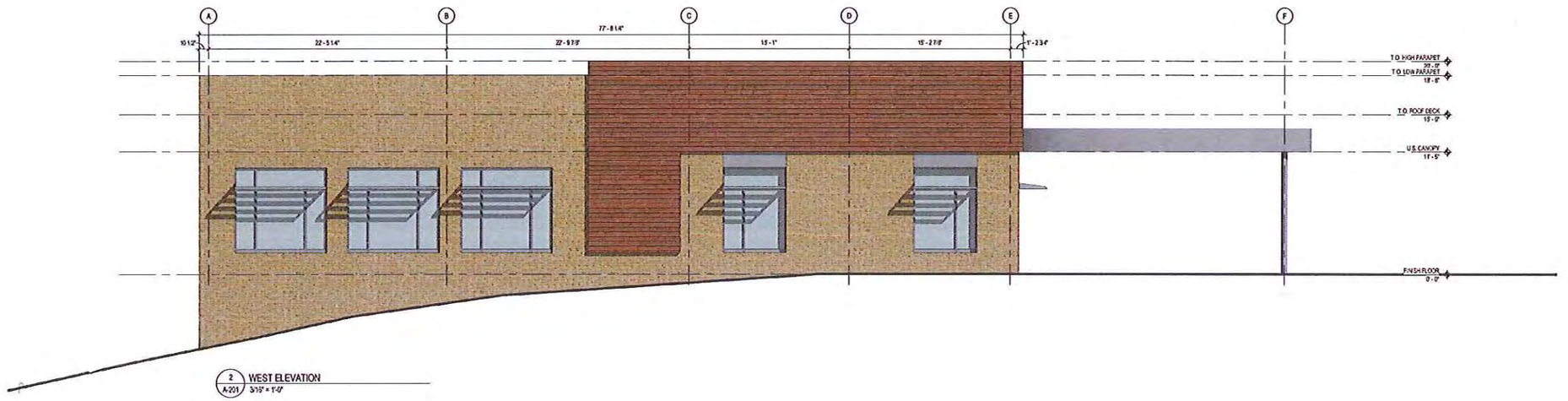
ISSUANCE

PFP.9

SHEET No.



1 A-201 SOUTH ELEVATION
3/16" = 1'-0"



2 A-201 WEST ELEVATION
3/16" = 1'-0"

NOT FOR CONSTRUCTION

DaVita
DaVita Healthcare Partners, Inc.
2000 16th Street
Denver, CO 80202

CLIENT

ARCHITECT

CONSULTANT

DRAWN CHECKED
DATE 2017.10.20

ISSUED
SITE PLAN REVIEW

CLIENT NAME
c/o DaVita Healthcare Partners, Inc.
2000 16th Street
Denver, CO 80202

PROJECT
DaVita Dialysis
COOS BAY (FACILITY #)
THOMPSON ROAD
COOS BAY, OR

SHEET TITLE
EXTERIOR
ELEVATIONS

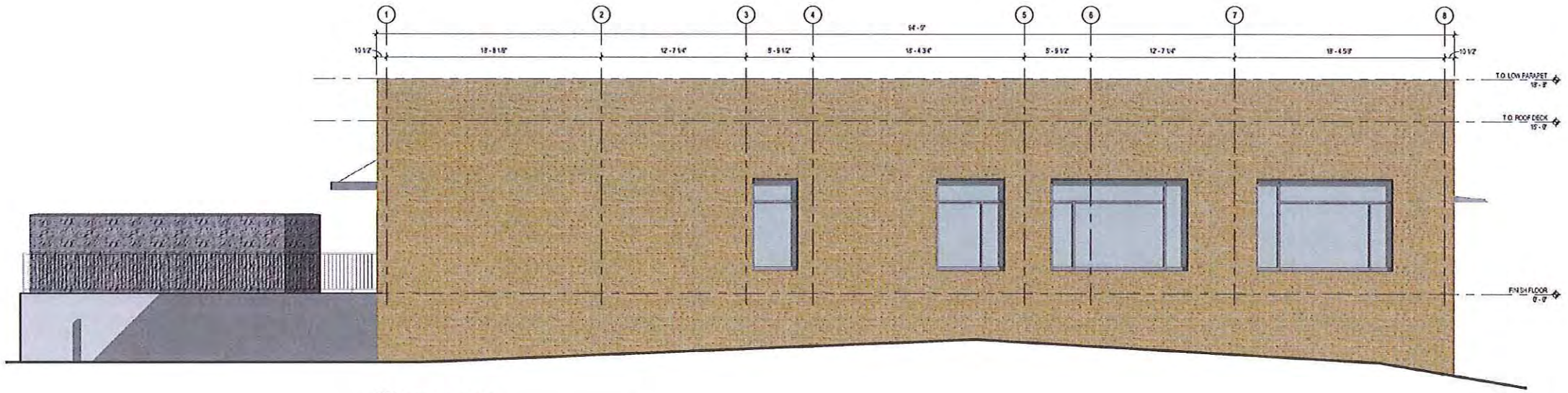
STAMPS

PROJECT # 2017.2477.00

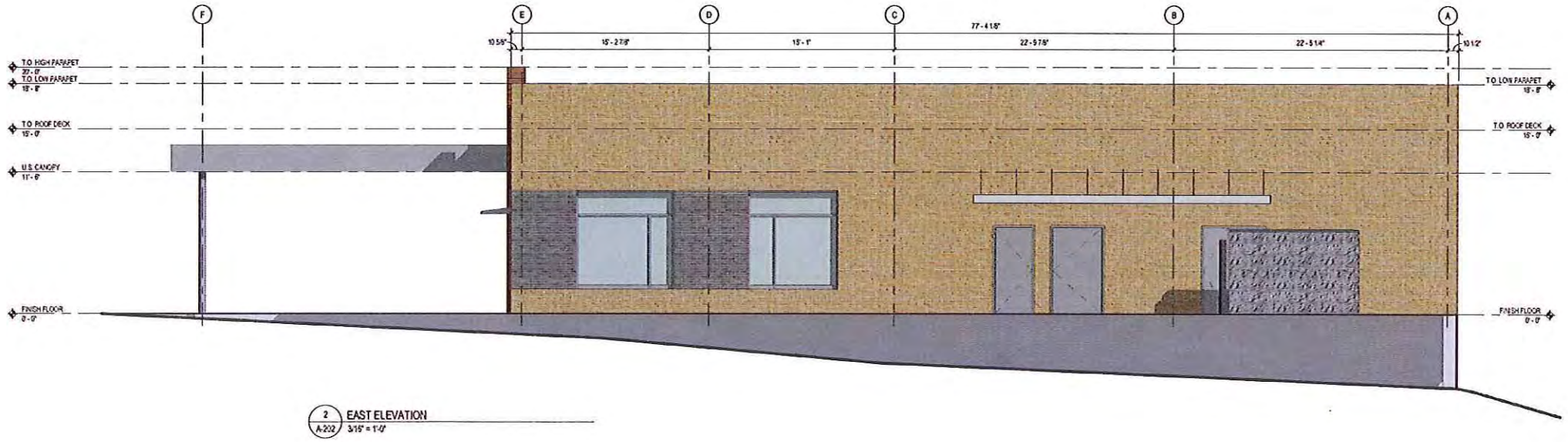
SHEET NO. A-201

10/20/2017 4:08:24 PM

C:\Users\MeganC.INFORMESTD\Documents\DVA_Coosbay_OR_SHELL_MeganC.rvt



1 A-202 NORTH ELEVATION
3/16" = 1'-0"



2 A-202 EAST ELEVATION
3/16" = 1'-0"

NOT FOR CONSTRUCTION

DaVita.
DaVita Healthcare Partners, Inc.
2000 16th Street
Denver, CO 80202

CLIENT

ARCHITECT

CONSULTANT

DRAWN CHECKED
DATE 2017.10.20

ISSUED
SITE PLAN REVIEW

OWNER
CLIENT NAME
c/o DaVita Healthcare Partners, Inc.
2000 16th Street
Denver, CO 80202

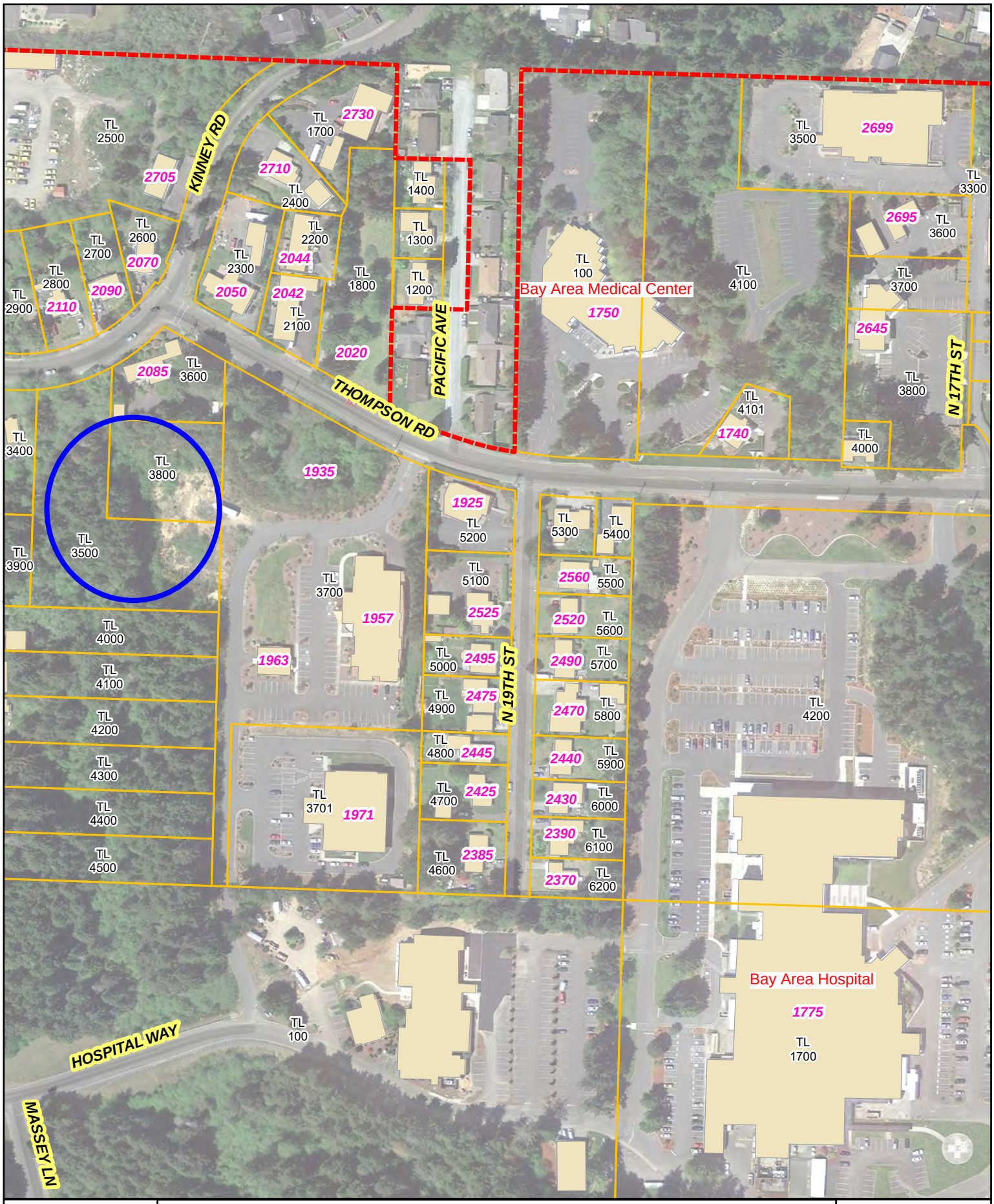
PROJECT
DaVita Dialysis
COOS BAY (FACILITY #)
THOMPSON ROAD
COOS BAY, OR

STAMPS

SHEET TITLE
EXTERIOR
ELEVATIONS

PROJECT # 2017.2477.00

SHEET NO. A-202



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: 5/1/2015

ATTACHEMNT B

Date: 11/20/2017

N
W E
S

1 inch = 199 feet

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 Site Plan Review
Staff Report

Date:	11/29/17
Project Name:	Genesis KC Medical Building
Project Representative:	Ralph Dunham
Project Rep's Email:	ralph@stuntzner.com
Project Rep's Contact Number:	541-267-2872

Commercial/Industrial/Residential Project:	Commercial/Medical
Date of Pre-Application Meeting(1):	
Preparer of Staff Report:	Greg Hamblet

(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 17.320.060 and 17.325.040. Not all criteria were commented on because it does not pertain to the Engineering Department:

Site Plan Review 17.320.060 Criteria for site plan approval.

1. It is the responsibility of the director or designee to review each plan for compliance with the applicable provisions of this chapter and any other applicable regulations.

2. The city shall not approve an application for site plan review unless the director finds that the proposed plan meets all applicable provisions of this subsection. Failure to meet one or more of the requirements of this subsection and other applicable CBDC regulations is grounds for denial. The applicant shall demonstrate compliance with all of the following criteria:
   a. The proposed use is permitted within the district in which it is located;
      Engineering did not comment on this criterion.

   b. The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located;
      Engineering did not comment on this criterion.

   c. The proposal meets the screening, buffering and landscape strip requirements, as set forth in Chapter 17.362 CBDC, Supplemental Development Standards;
      Engineering did not comment on this criterion.

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

ATTACHMENT C

Engineering did not comment on this criterion.

e. Improvement requirements are provided in accordance with the applicable sections of the Coos Bay development code;
Engineering did not comment on this criterion.

f. All conditions of any applicable previous approvals, e.g. conditional use, have been met;
Engineering did not comment on this criterion.

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

h. 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; and

Public Water:
For public water, contact Coos Bay North Bend Water Board.

Sanitary Sewer
Per the submitted drawing there is a Sanitary Sewer easement heading along the northern portion of the property line. The applicant has submitted drawings showing a sanitary sewer connection to an existing Sanitary Sewer Lateral east of the proposed building. The plans show this Sanitary Sewer lateral however, the City has no records of this lateral extending through the northerly boundary of tax lot 3800 conveying through tax lot 3500 to Thompson Rd.

Per CBMC 13.15.170 Separate private laterals require- Exceptions states: "Separate Laterals Required. Except as otherwise provided in this section, a separate private lateral shall be provided to connect each building to a collection line." However; item 3 in the same section states: "Service Lines for Multiple Buildings Not on a Single Lot, Parcel, or Unit of Land. A service lateral for multiple buildings not on a single lot, parcel, or unit of land may be approved by the director, if the property owner or owners demonstrate they have established an entity responsible for the maintenance and repair of the service lateral, and the service line meets all applicable codes, ordinances, and other regulations. Should the entity so established cease to exist or to maintain the service lateral, the owners of the property so served shall immediately notify the director of this fact,

at which time separate private laterals shall be provided. Ord. 331 § 3, 2003]." If the intention of the applicant is to connect to the private sewer lateral traversing through the proposed development site, then a Declaration of Real Covenant shall be submitted to the City and recorded with the County, prior to permit approvals.

The Public Sanitary Sewer system, in which the project is tying into, has been identified in the City's Sewer Master Plan as in need of being "upgraded to a larger size for increased capacity". To allow a connection to the system the applicant can provide a "payment in lieu". The payment will be based on the Equivalent Dwelling Units (EDU's) methodology already established in the 2006 City report titled, Wastewater Collection and Storm Drainage System Development Charge Study. The cost per EDU is $6,647 plus a technology fee of 5% of the total cost of the EDU charge amount. Submit for approval calculation of equivalent dwelling units (EDU) for review and approval. Calculation must be based on methodology already established in the 2006 City report titled, "Wastewater Collection and Storm Drainage System Development Charge Study" and must be prepared by a licensed engineer. The payment in lieu shall be due prior to issuance of building permit. Should applicant not agree with the approved methodology for calculating EDUs, the applicant can follow the appeal process that is also located in the study.

Storm Water:

Per the submitted surveyors drawing there is a "variable width" private storm water easement heading west from the southwestern corner of TL 3600 then heading northwest to the northern most property line. It is unclear from the proposed drawing if the owner plans to connect to the public storm water collection system. Engineered drawing showing the intended storm water plans are required.

Drainage:

Historic drainage patterns must be maintained. Drainage from the site cannot adversely affect adjacent neighbors or downstream system. In accordance with CBMC, Chapter 18, all projects disturbing 1,000 square feet or more shall incorporate permanent storm water management controls. This can include but is not limited to bioswales, rain gardens, porous pavement, etc. Post water quality measures shall be employed and approved by the City. Applicant must submit for review and approval an inspection and maintenance procedure manual for the permanent water quality features prior to issuance of building permits. Once approved, these procedures will be recorded with a Declaration that states that the owner is responsible to maintain these features into perpetuity. The City will prepare the Declaration and the owner will be responsible for recording fees.

Excavation:

The submitted documentation indicates that there are unstable slopes located on the property. Prior to issuance of Building Permits a Geotechnical &/or Structural Engineering report may be required to support the Building Permit.

Based on location of the proposed structure. It appears that there will be excavation and fill work to be performed. All earthwork will be required to follow CBMC Chapter 18.30 Site Grading and Erosion ControlCut slopes shall be no steeper than two feet horizontal to one-foot vertical (2:1) unless a geological study prepared by an Oregon licensed geotechnical engineer or (depending upon the nature of the project) a certified engineering geologist is submitted which justifies that a steeper slope can be safely constructed and will not create a hazard to adjoining public or private property. The top of cut slopes shall not be made nearer to a site boundary line than one-fifth the height of cut, with a minimum of two feet and a maximum of 10 feet. Fill slopes shall not exceed two feet horizontal to one-foot vertical (2:1) unless approved by a qualified Oregon licensed geotechnical engineer or (depending upon the nature of the project) a certified engineering geologist. The toe of fill slopes shall be setback from exterior property boundaries at least one-half the height of the fill with a minimum of two (2) feet and a maximum of 20 feet. Where a fill slope is to be located near the property boundary, precautions shall be taken to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to:

a. Additional setbacks.

b. Provision for retaining or slough walls.

c. Mechanical or chemical treatment of the fill slope surface to minimize erosion.

d. Provisions for the control of runoff

Transportation:

Joint usage (shared) driveways may be considered where sufficient spacing is not available. This may be from a driveway connected to an adjoining property that has direct access to a public street or where the access straddles property lines. It appears that the project is utilizing the existing access associated with TL 3700 An access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the driveway. At a minimum the easement agreement shall address construction and maintenance responsibilities. No TIA will be required, proposed development is less than 20,000 SF.

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

Per information submitted, there is no phasing proposed with this application.

Conditions of Approval:

1. *Project is required to adhere to all codes related to City of Coos Bay Municipal Codes 13.15, 18.20 and 18.25.*
2. *In accordance with CBMC, Chapter 18, all projects disturbing 1,000 square feet or more shall incorporate permanent storm water management controls. Post water quality measures shall be employed and approved by the City.*
3. *Post construction Water Quality measures must be installed onsite and maintained into perpetuity. Applicant must submit for review and approval an inspection and maintenance procedure manual for the permanent water quality features. Once approved, these procedures will be recorded with a Declaration. The City will prepare the Declaration and the owner will be responsible for recording fees.*
4. *To allow a connection to the system the applicant can provide a "payment in lieu". The payment will be based on the Equivalent Dwelling Units (EDU's) methodology already established in the 2006 City report titled, Wastewater Collection and Storm Drainage System Development Charge Study.*
5. *Historic drainage patterns must be maintained. Drainage from the site cannot adversely affect adjacent neighbors or downstream system*
6. *Prior to issuance of Building Permits a Geotechnical &/or Structural Engineering report will be required to support the Building Permit.*

From:	cns2518@frontier.com
To:	Debbie Erler
Subject:	Re: Requesting copies of all materials regarding 1935 Thompson Road, Coos Bay OR. Land Use application-Site planReview#187-ZON17-82
Date:	Tuesday, November 28, 2017 4:16:14 PM

Thank you for the quick turn around.
I do want a copy of the Staff Report as soon as its available after December 5, 2017.

In reading the information available I am concerned that you are not doing a traffic study for Thompson road, as there has been development on Thompson Road for the **Kairos** building (mental health services) with increased traffic, and last year July the change in **LinCare to a doggie day** care on Kinney has increased traffic already. Plus the hospital having the **new PreFontaine Cardiac Clinic** has increased the traffic even more to the hospital.

So living on this corner of Thompson and Kinney the traffic has increased I would say 100% over the past 5 to 7 years.
We now have heavy Semi trucks through here, I don't know why, not only for the hospital, but Big beer semi trucks, and for auto supply like Schucks coming through here all the time. Living here has become a nightmare with traffic, getting out onto Thompson Road, turning into my drive way. People stepping on the gas as soon as they turn the corner at Thompson and Kinney, skidding out especially when it rains. There is a poor system at the corner now with only 2 stop signs and when the school bus comes for kids it backs traffic half way up the street almost to Pacific.

Knowing how those people feel trying to get out of that road, when you can't see East, up Thompson with the traffic flying by, there is a street and several other driveways to homes between Pacific and the corner at Kinney. We did talk with the board of the Kairos building project, regarding increase in traffic on Thompson Rd, they said they would be having meetings with the city and would bring this up as it was such a concern with not only my husband and myself, but several people that live on Pacific street, and some of the other residence in the rentals near by.
Did anything come of those concerns, we haven't heard anything.

But I do think there needs to be a bigger concern regarding traffic control, I don't know about road conditions, except there is a big dip that been developing on the Kinney side of the intersection, with increasing problems with pot holes within the intersection.

If you want other information, this is some of my concern with another business going in, especially with 29 new spots, and being open til 7 pm and 7 days a week.

Thank you for your time.
Patrice & Bill Parrott

On Tuesday, November 28, 2017 12:42 PM, Debbie Erler <derler@coosbay.org> wrote:

I attached the applicant's submittal. No additional information has been received at this time. The Staff Report will be available late in the afternoon
on Tuesday, December 5, 2017. Comments can be submitted by email.

Please let me know if you have any questions.

Debbie Erler, Planner
City of Coos Bay

ATTACHMENT D

Community Development
derler@coosbay.org
phone 541.269.1181 x 2259
fax 541.269.8916

From: cns2518@frontier.com [mailto:cns2518@frontier.com]
Sent: Tuesday, November 28, 2017 10:47 AM
To: Debbie Erler <derler@coosbay.org>
Subject: Requesting copies of all materials regarding 1935 Thompson Road, Coos Bay OR. Land USe application-Site planReview#187-ZON17-82

Hello,
My husband and I are requesting the copies of all materials regarding the notice we were mailed.
This is in reference to:
SUBJECT: 1935 Thompson Rd, Coos Bay, OR
PROPERTY: (25-13-22CB - Tax Lot 3500 & 3800)

SUBJECT: Land Use Application - Site Plan Review #187-ZON17-82
One -story 7,153 square foot dialysis medical facility.

I understand this is at no cost if requested by email.

Also I am asking if any concerns can be submitted to you by email, prior to the DEC 11 end to the notice.

Thank you,

Patrice and Bill Parrott
2050 Thompson Rd
Coos Bay, OR