



STAFF REPORT Type III - Site Plan Review

STAFF: Debbie Erler, Planner 1

REVIEW BODY: Planning Commission

HEARING DATE/TIME: Tuesday, June 12, 2018 at 6:00 p.m.

LOCATION: Coos Bay City Council Chambers, 500 Central Avenue, Coos Bay, Oregon

APPLICANT: Lee Hawthorne, Coos Bay Toyota, 2001 N Bayshore Dr., Coos Bay OR 97420

REPRESENTATIVE: Joseph A Slack, Architect, HE, Inc., 333 S 4th St., Coos Bay, OR 97420

SUBJECT PROPERTY: 2001 N. Bayshore Drive, Coos Bay, OR 97420
T.25, R.13, R.22DD – Tax Lots 4700-4800-4801
Lots 1-24, Block 16, Nasburg’s Addition to Marshfield

APPLICATION: SITE PLAN REVIEW #187-18-027
42-foot x 100-foot One-story service bay addition to existing service building

I. APPLICANT’S REQUEST

The applicant is proposing to construct a 42’ x 100’ one-story service bay addition on the north end of the current vehicle service building to accommodate additional vehicles. The subject property is zoned Industrial-Commercial (IC).

II. APPLICABLE REGULATIONS

Coos Bay Municipal Code Chapter 17.235 Industrial-Commercial (I-C)
Coos Bay Municipal Code Chapter 17.320 Site Plan Review
Coos Bay Municipal Code Chapter 17.362 Supplementary Development Standards
Coos Bay Municipal Code Chapter 18 Engineering Design Standards

III. STAFF DECISION

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 #187-18-027 with conditions found on Pages 9 and 10 of this staff report.

IV. 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 Staff 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 staff 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 proposed automotive service bay structure will be one-story, approximately 4,233 square foot (42' X 100.95') and will be located next to the existing 9,534 square feet. The structure will accommodate six (6) services bays. The only planned site improvement will be to modify or replace the existing entry drive off North 6th Street and Orchard Avenue. No other site improvements are planned. The hours of operation to the service bays will be Monday through Friday from 8:00 a.m. to 5:00 p.m.
- A2. The property is located in the Industrial-Commercial (IC) zoning district. According to use table of CBMC, Chapter 17.235.020 Permitted uses include "Automobile, boat, truck, tractor, motorcycle, recreational vehicle, manufactured home and other vehicle service, rental and leasing, new and/or used" was a permitted use in the "General-Commercial (C-2)" zoning district.

CONCLUSION: The expansion of the existing automotive service bay, continues to be a permitted use in the Industrial-Commercial (I-C) 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 17.235.030 Dimensional requirements are as follows:

Standard	I-C
Minimum lot size	No requirements
Minimum lot frontage	No requirements
Minimum lot width	No requirements
Front and street side yard building setback	10 feet
Side and rear yard building setback	5 feet
Minimum distance between principal buildings	30 feet
Maximum building coverage	No requirements
Maximum height	None

B2. Based on the applicant's submitted site plan the project complies with the lot, yard, building, height and other dimensional requirements of the Industrial-Commercial (I-C) zoning district as outlined in CBMC Chapter 17.230.030.

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

DECISION CRITERION #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.

The site is currently fenced. Additional 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.

No new trash containers are proposed.

- C3. Any exterior lighting provided shall comply with the lighting standards of CBMC Chapter 17.362.040 (listed below):

(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.

- C4. Noise (CBMC Chapter 17.362.050) All development shall comply with the noise standards established in the city.

Noise affiliated with the expansion of seven storage unit is similar to existing uses.

- C5. Landscaping (CBMC Chapter 17.362.060)

The minimum 15 percent landscape requirement applies to "each new commercial or industrial zoned lot or development"

- C6. The proposed project is an expansion of an existing Industrial-commercial use. There is no "landscaping" proposed for this project. There is an existing grass area to the north and west of the proposed project and grass and a few trees to the south of the proposed project, all of which appear to be in the right of ways of the abutting streets.

CONCLUSION: The proposed project to not in any change to existing landscaping, fencing or screening. The Decision Criterion has been adequately addressed and approval of the proposal can be supported, subject to the following Condition:

Exterior lighting must comply with CBMC 17.362.040 Lighting standards.

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. The subject property is approximately 68,000 square feet. The existing 9,534 square foot automotive service structure and the proposed 4,233 square foot structure will 13,767 square feet of automotive bay are related work area. Based on the existing off-street parking standards as outlined in CBMC Chapter 17.340.010, the use requires one off-street parking space for every 500 square feet of building coverage; Therefore, 28 off-street parking spaces will be required. According to the submitted site plan there is currently about 80 off-street parking spaces provided. The project will eliminate approximately 15-spaces. The remaining off-street parking of approximately 65 spaces is well in excess of the minimum requirement. The existing vehicles path provides adequate load/unloading area.

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 applicant's submittal indicates that no public improvements are proposed for the project, since it is a fully developed site. No additional access points or other impacts to the public right-of-way are proposed.

- E2. The Engineering Department reviewed the proposed project and provided the following comments (received June 5, 2018) regarding floodplain requirements:

Prior to Building permit issuance provide documentation supporting that the submitted structure design complies with FEMA Document "Substantial Improvement/Substantial Damage Desk Reference". FEMA P-758 / May 2010. If documentation cannot be provided then the project must comply with Coos Bay Municipal Code (CBMC) 13.347 Flood Damage Prevention.

- E3. Comments provided on April 19, 2018 via email from Coos Bay Fire Chief, Mark Anderson, indicated he had no concerns regarding the proposed project.

- E4. Comments provided on April 19, 2018 via email from Coos Bay Building Official, indicated the following:

Coos Bay Building Department (CBBD) has no issues with the proposed development. Any construction must comply with the currently adopted State of Oregon Specialty Codes (OSSC / OMSC / OFC / OESC / OPSC / OEESC / etc.), CBMC and the flood plain requirements.

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:

1. *Prior it Building permit issuance provide documentation supporting that the submitted structure design complies with FEMA Document "Substantial Improvement/Substantial Damage Desk Reference". FEMA P-758 / May 2010. If documentation cannot be provided then the project must comply with Coos Bay Municipal Code (CBMC) 13.347 Flood Damage Prevention.*
2. *Coos Bay Building Department (CBBB) has no issues with the proposed development. Any construction must comply with the currently adopted State of Oregon Specialty Codes (OSSC / OMSC / OFC / OESC / OPSC / OEESC / etc.).*

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 Received on June 5, 2018 regarding agency contact are from the Engineering Department review of the proposed project.

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. The Engineering Department reviewed the proposed project and provided the following comments (received June 5, 2018) regarding sanitary sewer and drainage:

Sanitary Sewer: Project Narrative does not reference any new sanitary sewer services or connections associated with this project. Submitted plans do not depict any sanitary sewer improvements.

If project does intend to add any new sanitary sewer laterals, please provide detailed plans clearly identifying those improvements prior to building permit issuance.

Drainage: Project Narrative does not reference any new storm drain connections associated with this project. Submitted plans do not depict any storm water improvements. If project does intend to add any new storm water laterals, please provide detailed plans clearly identifying those improvements prior to building permit issuance.

Site must maintain historic drainage conditions. If historical drainage conditions are not maintained, project will be required to submit a storm-water analysis for review and approval prior to issuance of Building Permits. Site must mitigate for any adverse impacts, and post project flows shall not exceed pre-project levels. Site may be required to detain flows. Drainage from the site cannot adversely affect adjacent neighbors or downstream system.

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 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 Prior to Building Permit Issuance. 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 Design and details for the permanent storm water control do not need to be included with land use applications but will be required prior to issuance of permit.

- G3. The Engineering Department reviewed the proposed project and provided the following comments (received June 5, 2018) regarding water service:

Water: Applicant shall contact the Coos Bay North Bend Water Board.

- G4. Notice of the proposed project was sent to affected agencies, including Coos Bay/North Bend Water Board, Pacific Power and Northwest Natural. As of the date of this report no comments were received.

It is the applicants and/or owners responsibility to obtain approval from all affected utilities.

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

1. *If project does intend to add any new sanitary sewer laterals, please provide detailed plans clearly identifying those improvements prior to building permit issuance.*
2. *If project does intend to add any new storm water laterals, please provide detailed plans clearly identifying those improvements prior to building permit issuance.*
3. *Prior it building permit issuance provide documentation supporting that the submitted structure design complies with FEMA Document "Substantial Improvement/Substantial Damage Desk Reference". FEMA P-758 / May 2010. If documentation cannot be provided then the project must comply with Coos Bay Municipal Code (CBMC) 13.347 Flood Damage Prevention.*
4. *Applicant must submit for review and approval an inspection and maintenance procedure manual for the permanent water quality features Prior to Building Permit Issuance. 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 Design and details for the permanent storm water control do not need to be included with land use applications but will be required prior to issuance of permit.*
5. *Site must maintain historic drainage conditions. If historical drainage conditions are not maintained, project will be required to submit a storm-water analysis for review and approval prior to issuance of Building Permits. Site must mitigate for any adverse impacts for drainage, and post project flows shall not exceed pre-project levels. Drainage from the site cannot adversely affect adjacent neighbors or downstream system.*

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:

- H1. The Engineering Department reviewed the proposed project and provided the following comments (received June 5, 2018) regarding public water, sewer and storm-water line:

Water: Applicant shall contact the Coos Bay North Bend Water Board.

- H2. Notice of the proposed project was sent to affected agencies, including Coos Bay/North Bend Water Board, Pacific Power and Northwest Natural. As of the date of this report no comments were received.

It is the applicants and/or owners responsibility to obtain approval from all affected utilities.

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.

DECISION CRITERION #1: 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.

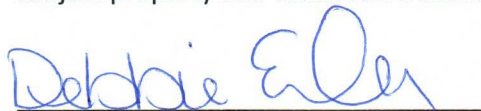
V. **DECISION**

Based on the adopted Findings and Conclusions, as supported by the applicant's submittal, and attached hereto and incorporated herein by reference as Attachments "A", approve Site Plan Review application #187-18-027 for the construction of the proposed one-story structure (approximately 4,233 square feet) for automotive service bays, subject to the following Conditions:

1. Any exterior lighting provided shall comply with the lighting standards of CBMC Chapter 17.362.040 (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.*
2. If project does intend to add any new sanitary sewer laterals, provide detailed plans clearly identifying those improvements prior to building permit issuance.
3. If project does intend to add any new storm water laterals, provide detailed plans clearly identifying those improvements prior to building permit issuance.
4. Prior to building permit issuance provide documentation supporting that the submitted structure design complies with FEMA Document "Substantial Improvement/Substantial Damage Desk Reference". FEMA P-758 / May 2010. If documentation cannot be provided then the project must comply with Coos Bay Municipal Code (CBMC) 13.347 Flood Damage Prevention.

5. Applicant must submit for review and approval an inspection and maintenance procedure manual for the permanent water quality features Prior to Building Permit Issuance. 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 Design and details for the permanent storm water control do not need to be included with land use applications but will be required prior to issuance of permit.
6. Site must maintain historic drainage conditions. If historical drainage conditions are not maintained, project will be required to submit a storm-water analysis for review and approval prior to issuance of Building Permits. Site must mitigate for any adverse impacts for drainage, and post project flows shall not exceed pre-project levels. Drainage from the site cannot adversely affect adjacent neighbors or downstream system.
7. Compliance with Building Codes, including the currently adopted State of Oregon Specialty Codes (OSSC / OMSC / OFC / OESC / OPSC / OEESC / etc.) will be verified prior to issuance of development permits.
8. If exterior lighting is provided, the lighting shall comply with CBMC Section 17.362.040 Lighting.
9. 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.
10. 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, State Historic Preservation Office, local tribes, etc.

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



June 5, 2018

Debbie Erler, Planner 1
Community Development Department

cc: Applicant, Dave Perry, DLCD

ATTACHMENTS:

- A - Application, including site plan
- B - Location map

G:\DCS\PLANNING\LAND USE APPLICATIONS 2018\187-ZON17-27 SPR 2001 N BAYSHORE DR\SRZON18-027 SPR - 2001 N BAYSHORE DR.DOCX



LAND USE DEVELOPMENT REVIEW APPLICATION

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

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Appeal and Review | <input type="checkbox"/> Legislative/Text Amendment | <input type="checkbox"/> Temporary Use |
| <input type="checkbox"/> Architectural Design Review | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Partition | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Estuarine Use/Activities | <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other _____ |

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

Site Location/Address: 6th Street Coos Bay, Oregon 97420	Assessor's Map No./Tax Lot(s): Block 16, Nasburg's Addition to Marshfield
	Zoning: IC (Industrial - Commercial)
	Total Land Area: 67,755 sq. ft.

Detailed Description of Proposal:

Coos Bay Toyota Service Bay Addition; an approximately 42' x 100'-8" addition to the existing vehicle service building, on the west side of 6th Street. This is to accommodate additional vehicle service bays for the Toyota Automotive Dealership located immediately across the street.

Applicant/Owner Name: Lee Hawthorne, Coos Bay Toyota <small>(please print)</small>	Phone: 541.267.3121
Address: 2001 North Bayshore Drive	Email: hawthornelee@hotmail.com
City State Zip: Coos Bay, Oregon 97420	

Applicant's Representative: Joseph A. Slack, Architect, HGE, INC. <small>(please print)</small>	Phone: 541.269.1166 x 234 / 541.404.9247
Address: 333 South 4th Street	Email: joeslack@hge1.com
City State Zip: Coos Bay, Oregon 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.

 Applicant's signature	3/14/18 Date	 Owner's signature (required)	3.20.18 Date
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JULY 1, 2017 TO JUNE 30, 2018
COOS COUNTY, OREGON
250 NORTH BAXTER
COQUILLE, OREGON 97423

ACCOUNT NO:
6653800

PROPERTY DESCRIPTION

CODE: 0900
 MAP: 25S1322DD04801
 ACRES: 0.65
 SITUS: 2001 N 6TH COOS BAY

SOUTH COAST ESD 124.38
 COOS BAY SCHOOL #9 1,265.83
 SW OREGON COMM COLLEGE 196.89
EDUCATION TOTAL: 1,587.10

G & L MANAGEMENT, LLC
 2001 N BAYSHORE DR
 COOS BAY OR 97420-2555

52c 431.

COOS COUNTY-4H/EXTENSION 25.00
 COOS COUNTY-LIBRARY SERVICES 204.96
 COOS COUNTY 303.65
 CITY OF COOS BAY 1,792.94
 PORT OF COOS BAY 171.82
 COOS COUNTY AIRPORT 67.49
 COOS COUNTY URBAN RENEWAL 9.21
 COOS CO UR SPECIAL LEVY 5.89
 COOS BAY URBAN RENEWAL 1 268.21
 COOS BAY URBAN RENEWAL II 224.80
 COOS BAY UR SPECIAL LEVY 100.23
GENERAL GOVT TOTAL: 3,174.20
 COOS COUNTY 73.45
 CITY OF COOS BAY-BOND>10/06/01 150.30
BONDS - OTHER TOTAL: 223.75

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	123,660	129,840
STRUCTURES	178,650	187,580
TOTAL RMV	302,310	317,420
TOTAL ASSESSED VALUE	302,310	317,420
EXEMPTIONS	0	0
NET TAXABLE:	302,310	317,420
TOTAL PROPERTY TAX:	4,687.22	4,985.05

ASSESSMENT QUESTIONS (541) 396-7900
 TAX QUESTIONS (541) 396-7725

2017-18 TAX (Before Discount) 4,985.05

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester Option
11/15/17	4,835.50	3,256.90	1,661.69
02/15/18			1,661.68
05/15/18		1,661.68	1,661.68
Total	4,835.50	4,918.58	4,985.05

TOTAL DUE (After Discount and Pre-payments) 4,835.50

↑ Tear Here PLEASE RETURN THIS PORTION WITH YOUR PAYMENT Tear Here ↑

2017-2018 PROPERTY TAXES		COOS COUNTY REAL			ACCOUNT NO. 6653800		
PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%					11/15/17	4,835.50
or 2/3 Payment Enclosed	2%	05/15/18	1,661.68			& 11/15/17	3,256.90
or 1/3 Payment Enclosed	0%	05/15/18	1,661.68	& 02/15/18	1,661.68	& 11/15/17	1,661.69

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE Mailing address change on back

Enter Payment Amount
 \$

MAKE PAYMENT TO:

G & L MANAGEMENT, LLC
 2001 N BAYSHORE DR
 COOS BAY OR 97420-2555

COOS COUNTY TAX OFFICE
 PO BOX 4368
 PORTLAND, OR 97208-4368



Coos Bay Toyota Service Bay Addition – Site Plan Review III

Project Narrative

Summary:

The project proposes a building be constructed immediately adjacent to the existing Automotive Service Building. The building is approximately 4,233 square feet, next to the existing 9,534 square feet. The “garage” will accommodate 6 service bays.

Site improvements include the modification/replacement to the existing entry drive to the addition. No other site improvements are planned.

Hours of operation: Hours will be typical business hours, 8-5, Monday thru Friday.

Adjacent Properties: The property abuts highly commercial HWY 101, residential and commercial surrounding to the north, south and west.

Access: No change in access is proposed and will continue to use the primary access off 6th Street, and Orchard Avenue.

Schedule: The project will proceed into building permit phase upon planning department approval. The project will commence upon securing permits.

17.320.060 Criteria for Site Plan Approval:

(a) The proposed use is permitted within the district in which it is located

The project is located within I-C zone and there is no change in use. Automotive use permitted outright.

(b) The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located

Refer to the attached Drawings for proposed dimensions. The building is set well back from any yard setback requirements: No front yard requirements, 5 foot side and rear setback. The building height is about 17 feet, single story.

(c) The proposal meets the screening, buffering and landscape strip requirements, as set forth in Chapter 17.235.040 CBDC, Supplemental Development Standards

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

(e) Improvement requirements are provided in accordance with the applicable sections of the Coos Bay development code

No public improvements are proposed for this project since it is a fully developed site. No additional access points or other impacts to the public rights-of-way are proposed.

(f) All conditions of any applicable previous approvals, e.g. conditional use, have been met

To our knowledge, there are no outstanding conditions from previous work.

(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

Refer to the attached Drawings for proposed utility locations.

(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

The project proposes utilizing existing Private lines within Campus. Some lines will be relocated to accommodate the new building.

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

No phasing is proposed with this project. The anticipated completion date is September 2018.

Legend

Coos Bay Toyota Site

3/6/2018

PROJECT SITE

Oregon Coast Hwy

Octahed Ave

N 6th St

N 7th St

N 8th St

Nutwood Ave

Myrtle Ave

101

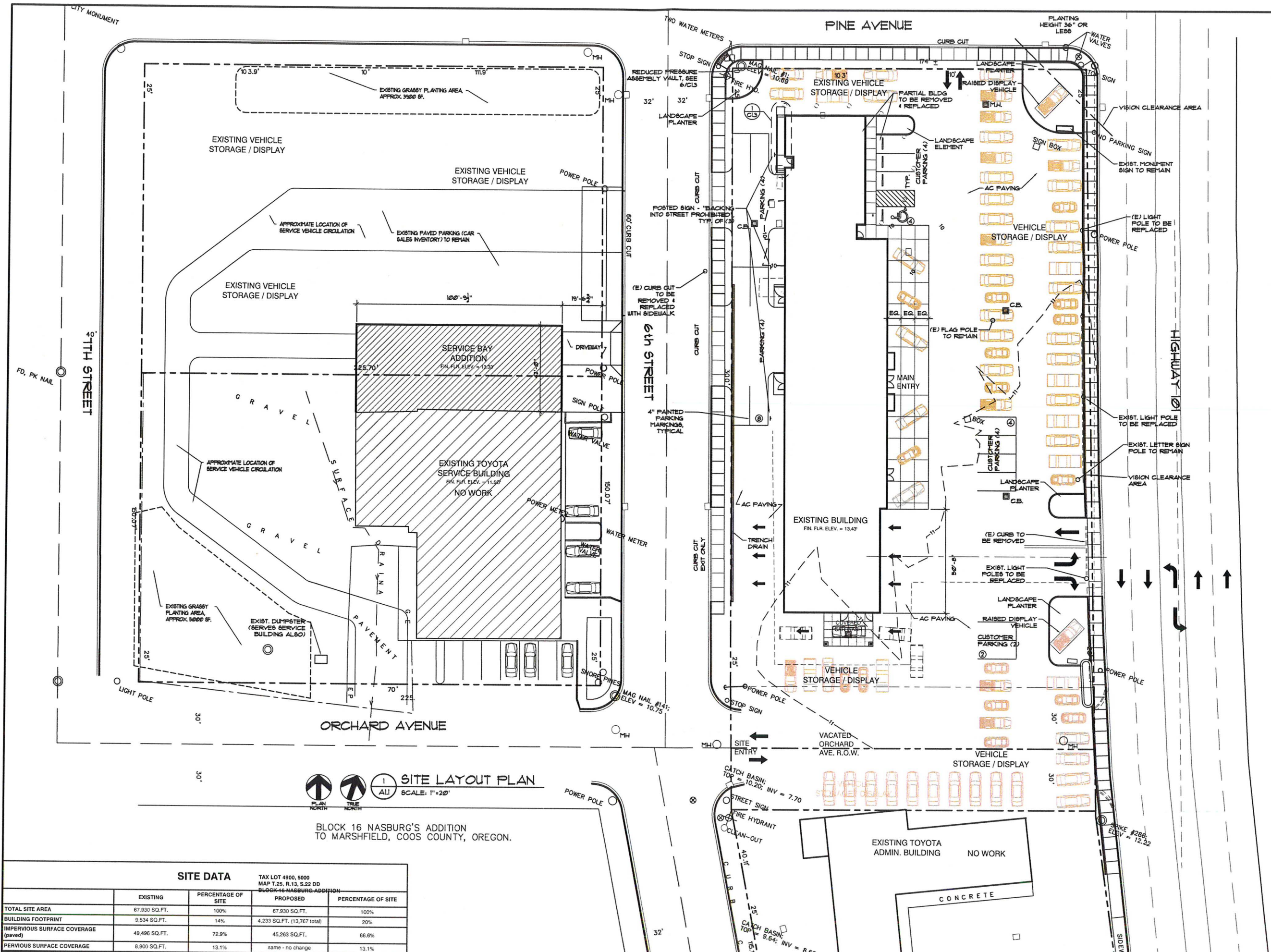
300 ft



Google Earth

© 2018 Google





SITE LAYOUT PLAN
SCALE: 1"=20'

BLOCK 16 NASBURG'S ADDITION
TO MARSHFIELD, COOS COUNTY, OREGON.

SITE DATA

TAX LOT 4900, 5000
MAP T.25, R.13, S.22 DD
BLOCK-16 NASBURG ADDITION

	EXISTING	PERCENTAGE OF SITE	PROPOSED	PERCENTAGE OF SITE
TOTAL SITE AREA	67,930 SQ.FT.	100%	67,930 SQ.FT.	100%
BUILDING FOOTPRINT	9,534 SQ.FT.	14%	4,233 SQ.FT. (13,767 total)	20%
IMPERVIOUS SURFACE COVERAGE (paved)	49,496 SQ.FT.	72.9%	45,263 SQ.FT.	66.6%
PERVIOUS SURFACE COVERAGE	8,900 SQ.FT.	13.1%	same - no change	13.1%

333 S. 4TH STREET
COOS BAY, OREGON
97420
P: 541.269.1166
F: 541.269.1833
www.hgei.com

**ARCHITECTS
ENGINEERS
PLANNERS**



PROJECT:
**COOS BAY TOYOTA
SERVICE BAY ADDITION**
6TH STREET, COOS BAY, OREGON

FREELIMINARY
NOT FOR
CONSTRUCTION

PLANNING APP.

PROJECT NO.: 17.38

DATE:
FEB. 8, 2018

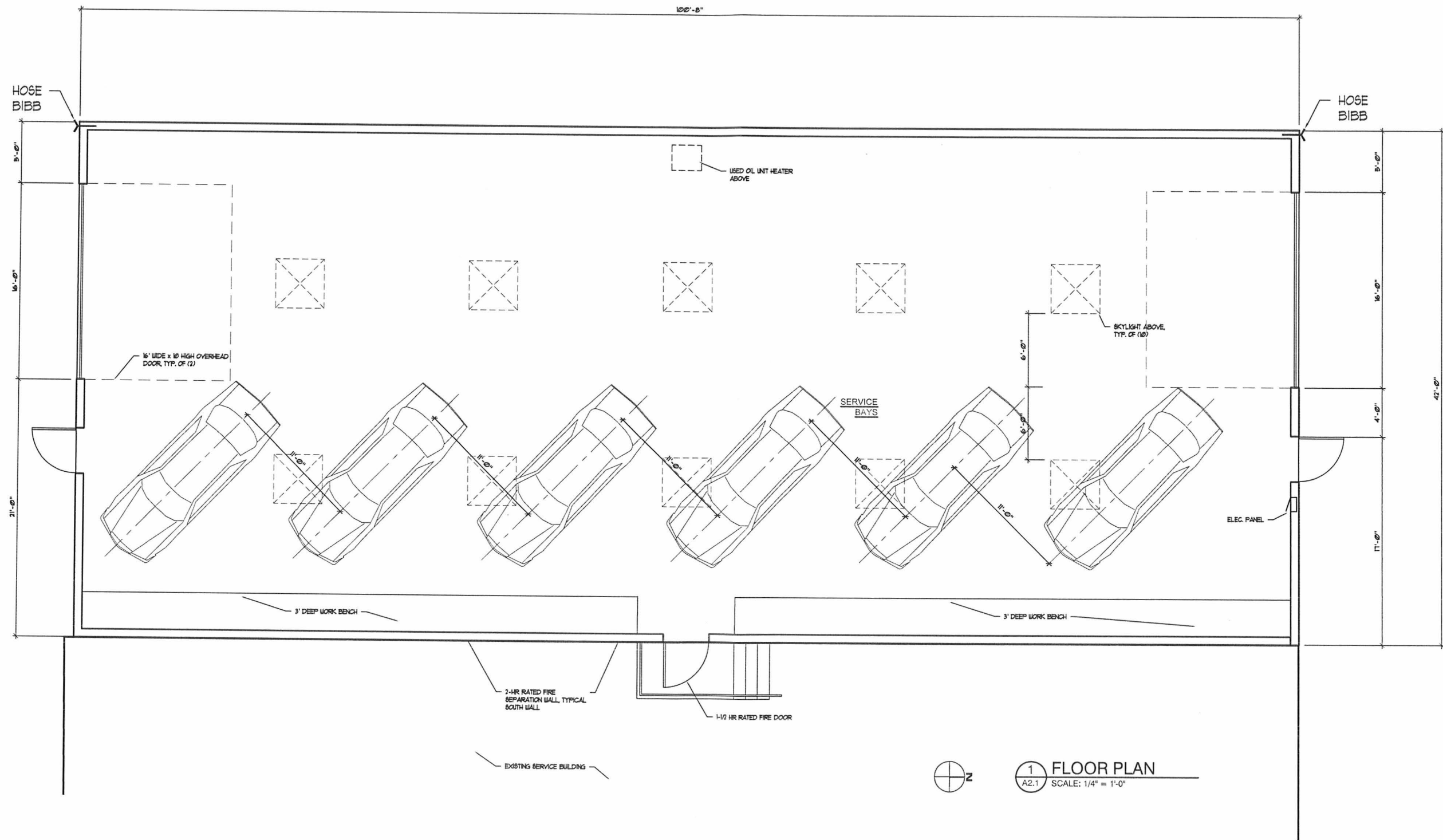
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A1.1

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1 FLOOR PLAN
A2.1 SCALE: 1/4" = 1'-0"

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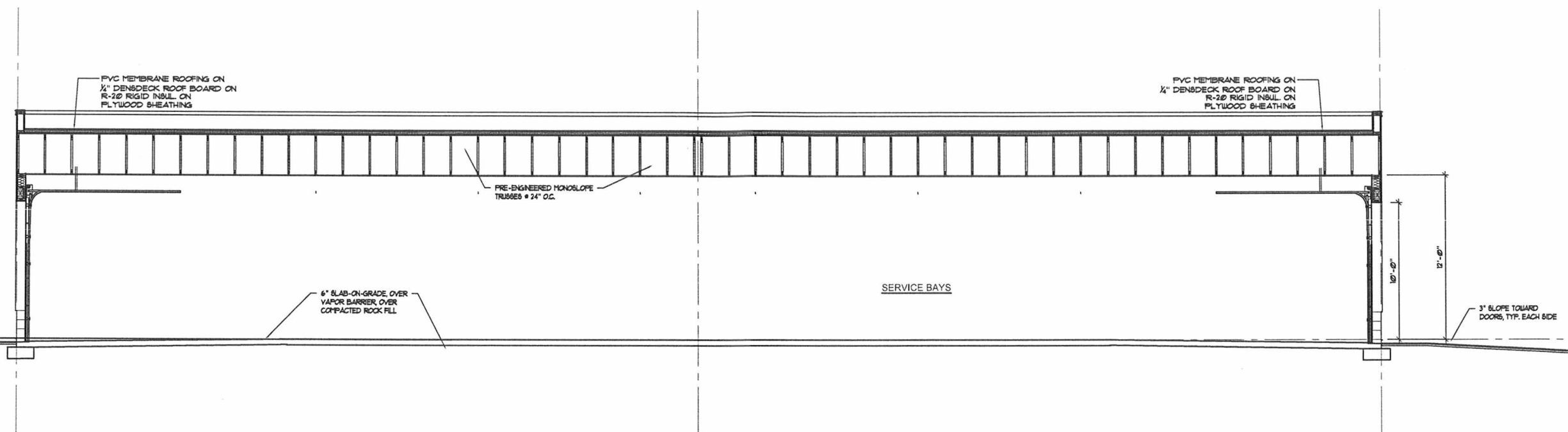
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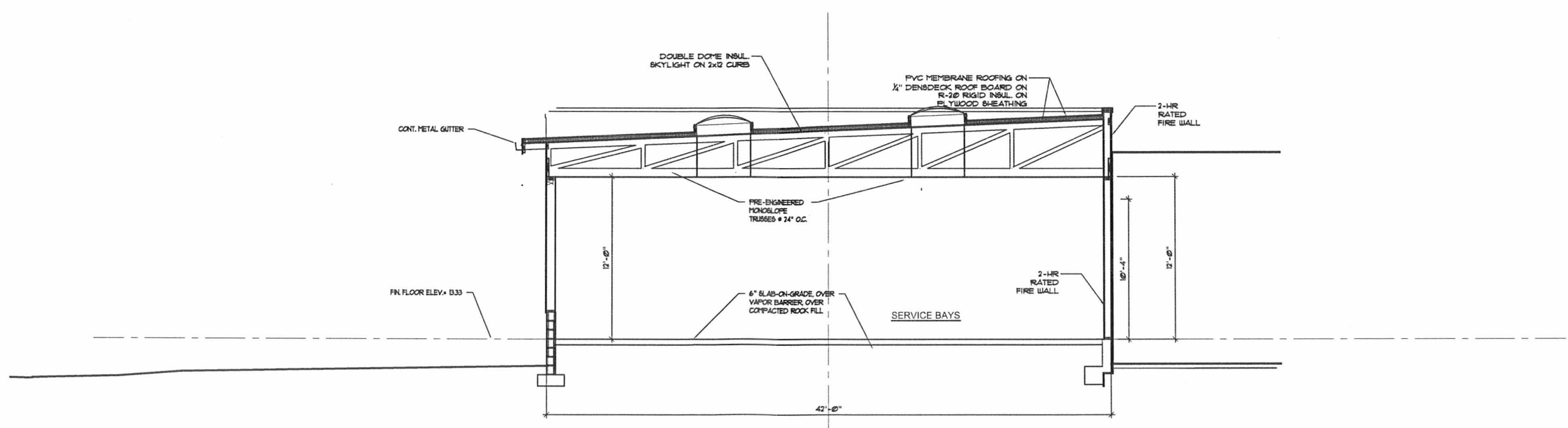
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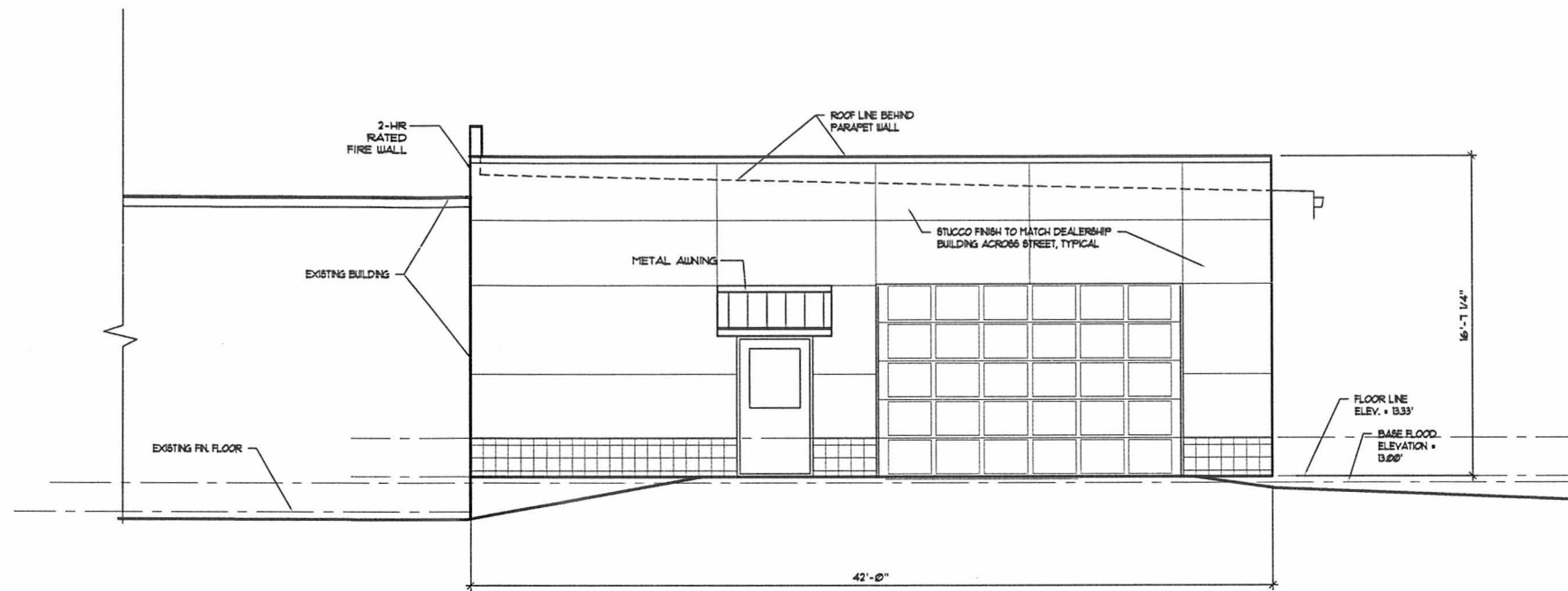
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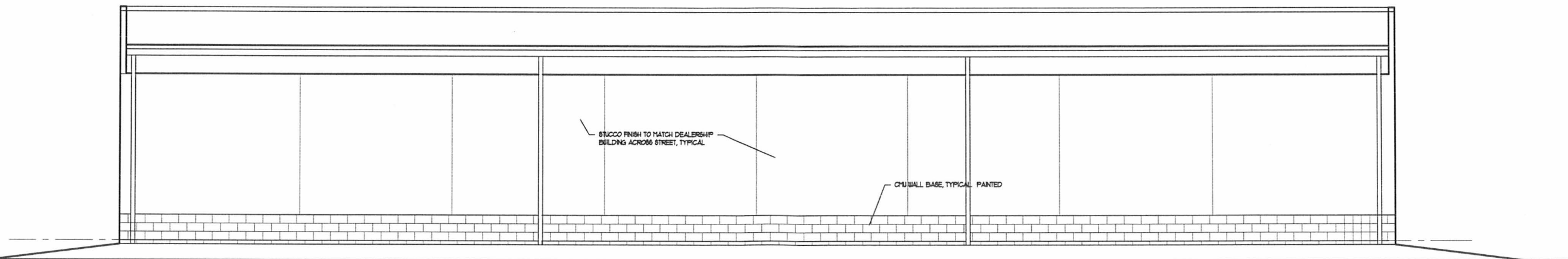
2 SECTION
 A3.1 SCALE: 1/4" = 1'-0"



1 SECTION
 A3.1 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A4.1 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A4.1 SCALE: 1/4" = 1'-0"

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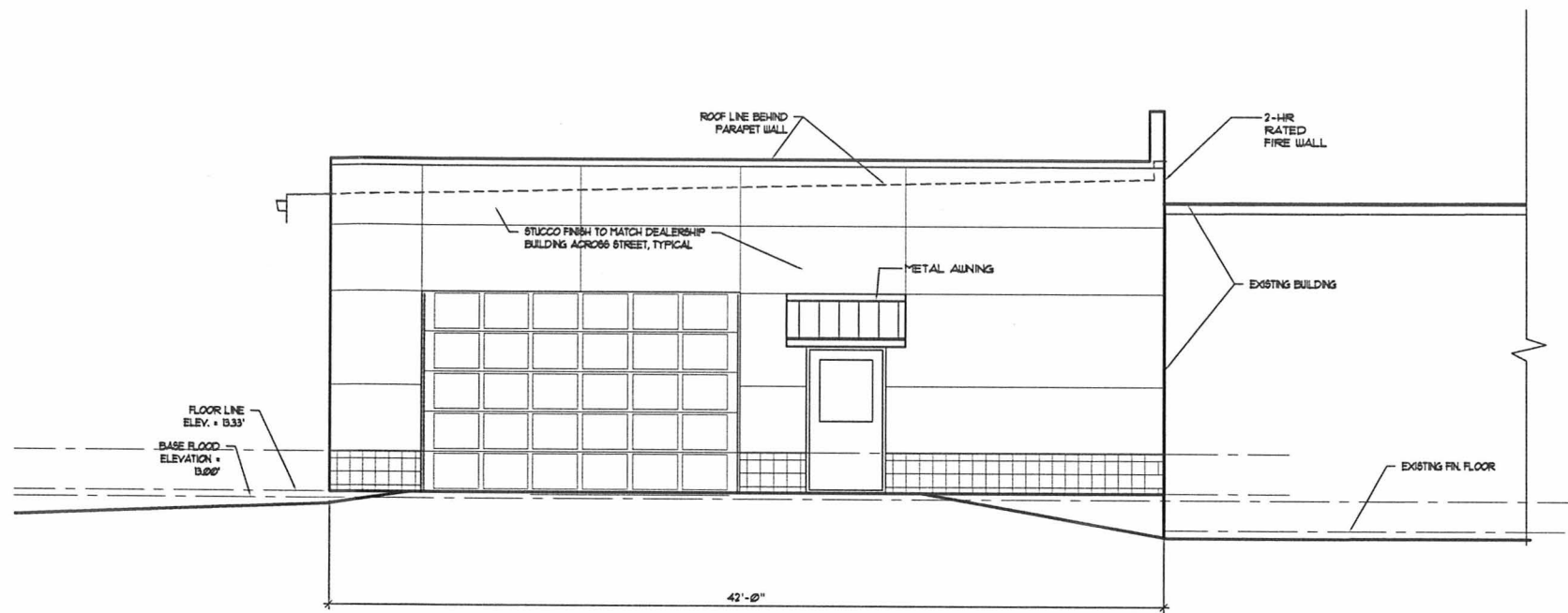
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2 WEST ELEVATION
A4.1 SCALE: 1/4" = 1'-0"

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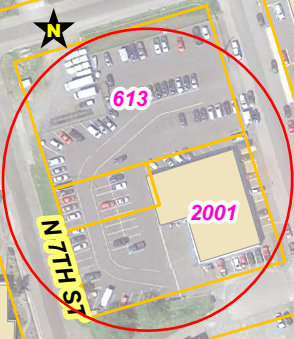
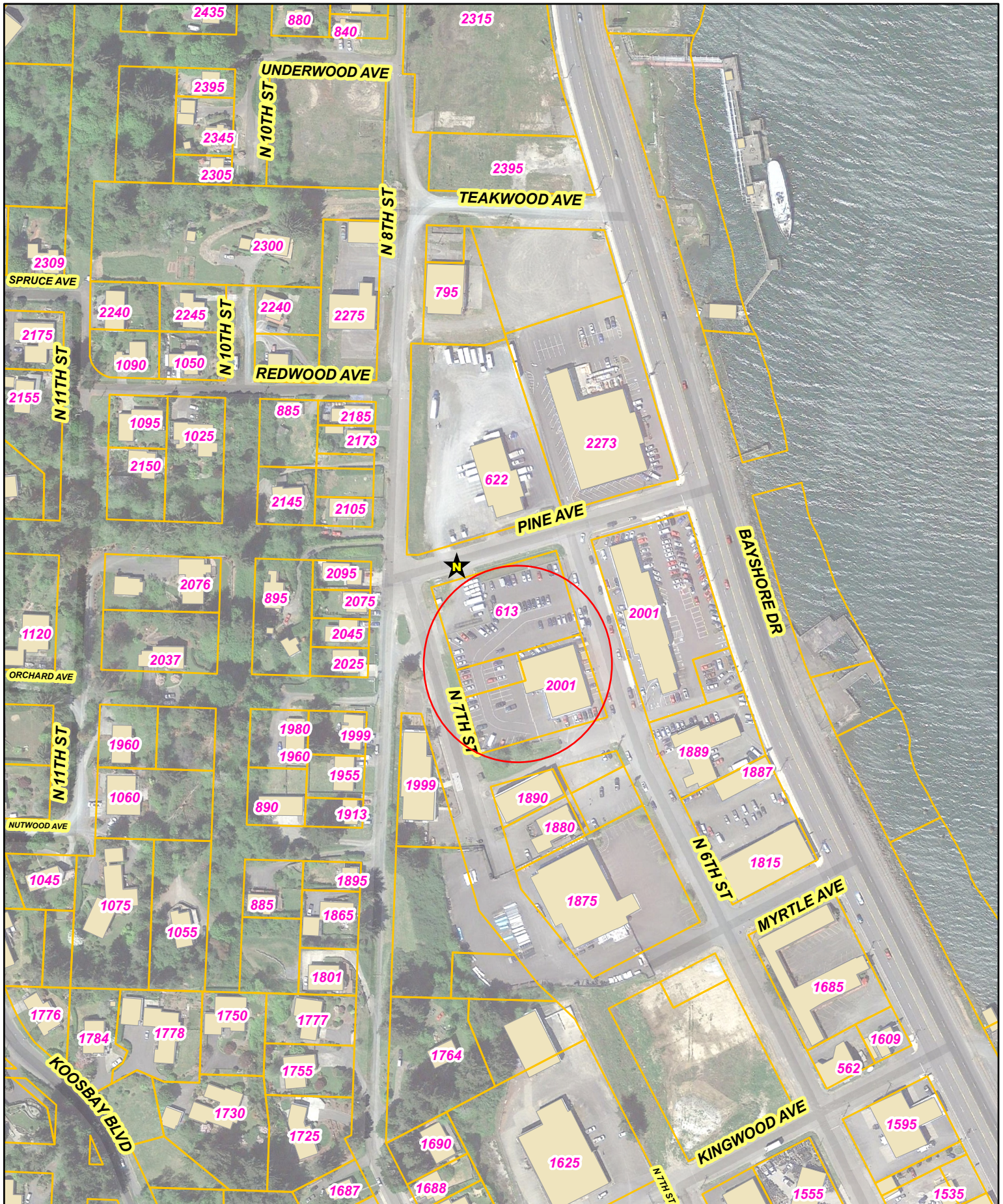
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Date: 5/23/2018

Image Date: 5/1/2015

ATTACHMENT B



1 inch = 216 feet