

CITY OF COOS BAY
PLANNING COMMISSION MINUTES
Tuesday, April 8, 2003
7:00 P.M. CITY COUNCIL CHAMBERS

ATTENDANCE

COMMISSIONERS: Chairman Bruce Harlan, Commissioners Steve Clay, Chris Coles, and Chris Hood.

STAFF: Laura Barron, Planning Administrator
Debbie Erler, Planner

SIGNED-IN GUESTS: Loretta Denny, 2385 19th Street, Coos Bay, OR 97420
Dorothy Beesley, P.O. Box 4173, Coos Bay, OR 97420

APPROVAL OF MINUTES

Approval of the Planning Commission minutes for March 11, 2003.

MOTION: Commissioner Coles - Accept the Planning Commission minutes of March 11, 2003 as submitted.

SECOND: Commissioner Hood

VOTE: Unanimous

CCI/PUBLIC COMMENTS None

PUBLIC HEARINGS

ITEM A: Zone Change ZON2003-00018: Dara Parvin, Oregon Coast Development, 1705 Ocean Boulevard SE, Coos Bay. The applicant is requesting approval to change the zone designation of approximately 8 acres from "Single-family and Duplex Residential (R-2)" to "Medical Park (MP)." The property lies on the south side of Thompson Road across from Kinney Road.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had exparte contact or conflict of interest to report.

Commissioner Hood stated he participated in a pre-application meeting with the City regarding the application, but he did not participate in the submittal of the application.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and updated the Commission on the applicant's request.

Loretta Denny, 2385 19th Street, stated she is concerned that if the property is rezoned traffic to the area would increase above what it would be if the property remained residential. She stated that turning left on 19th Street is a problem due to the amount of traffic in the area. She suggested a traffic light at each end of Thompson Road.

Dorothy Beasley, P.O. Box 4173, Coos Bay, stated the proposed plan indicates a road will cross property owned by Bay Area Hospital and she wanted to know if they have agreed to the road. She stated that she has not seen plans for the proposed development and is concerned that intent of the district to provide a park-like atmosphere will not be maintained.

Chairman Harlan stated that at this point the Commission is only reviewing the proposed zone change and the applicable criteria. If the rezone is approved a Site Plan and Architectural Review will be required prior to any development of the site. He added that based on the size of the parcel, he believes if the parcel was fully developed as residential, the impact of traffic to the area would be greater.

Dan Randall, a resident on 19th Street, stated it is hard to visualize what will be developed on the property. He said there are still issues of concern from when the cancer center was developed and he knows that once the rezone is approved it will not convert back to residential. He said there is a BMX bike track in the area that is use by people from all over the state.

Commissioner Hood stated that while design issues are to be reviewed at the time of the Site Plan and Architectural Review, he is concerned about the over all traffic increase in the area.

Andy Nasburg, 1560 North 14th Street, Coos Bay, stated that the Bay Area Transportation Study did review that area and determined it not to be an area of concern.

Laura Barron stated according to the traffic study no signals are warranted for either intersection.

Dr. Dara Parvin, Oregon Coast Development, 1705 Ocean Blvd. SE, Coos Bay stated that the Oregon Department of Transportation commented on the project and found that there would be no impact to the State Highway system. He stated they intend to be open approximately three days a week to see 25-30 patients a day. His goal is to provide his patients safe and efficient access to related medical facilities. He stated that he has had preliminary discussion with the hospital regarding their property and a connecting road and he will bring the request to their Board if the rezone is approved and the purchase of the property completed. He concluded that it is in his best interest to provide and maintain a park-like setting for his business.

Commissioner Clay asked if the property will be under one ownership and if the applicant anticipates additional medical facilities on the property.

Dr. Parvin stated he will be the only property owner and he anticipates the future development of a clinic for approximately four physicians, with fields related to spine care, to further accommodate his patients.

Commissioner Hood stated that the State Highway Department does not consider the impact to local road systems. He said he does agree with the Chairman that if the property was fully development as residential, the traffic impact would be greater than development as medical. Dr. James Martin of Coos Bay, stated the Thompson Road area is ideal for further medical development. Specialty medical facilities are needed in the area and he believes that due to the location of the hospital it is important that we move in that direction.

Dan Randall, 19th Street asked why neither of the doctors live in the Thompson Road area.

Dr. Parvin stated that Dr. James does live in the area and while he lives outside the city limits, due to horses and other animals, his kids go to school here and he is an active member of the community.

Chairman Harlan closed the public hearing.

Commissioner Clay stated that as evident by the Comprehensive Plan of 20 years ago, many Planning Commissions before us designated the Thompson Road area as the center of medical development. He stated that piece-by-piece the area has converted from Residential to Medical Park. He added that this property is a big step toward that goal and, with a few exceptions; residential property along Thompson will eventually be replaced by medical use. He said if there is a traffic problem in the area then it needs to be addressed. He agreed with the other Commissioners that residential development of the property would create a large traffic problem.

Chairman Harlan stated he would recommend on behalf of the Planning Commission that the Thompson Road area be reconsidered for analysis in the Transportation Study.

Commissioner Hood stated he agrees with Commissioner Clay that the Comp Plan had foresight. His only issue is traffic safety.

MOTION: Commissioner Clay – Adopt the Findings of Fact and Conclusions of Decision Criteria 1-4 and recommend the City Council approve Zone Change #ZON2003-00018, subject to a Site Plan and Architectural Review being approved prior to any development of the property.
SECOND: Commissioner Coles
VOTE: Unanimous

MOTION: Chairman Harlan – Recommends staff develop a letter outlining the Planning Commission's concern about traffic safety at the intersections of Thompson Road and Woodland Avenue and Thompson Road and North 10th Street. The Planning Commission would also like to be notified when testimony regarding the issue will be taken.
SECOND: Commissioner Clay
VOTE: Unanimous

ITEM B: Site Plan and Architectural Review ZON2003-00032: PacWest

Group, LLC, 1159 Mira Mar Avenue, Medford, OR 97504. The applicant is requesting approval of a site plan and architectural review for two (2) retail structures located on the southeast corner of Newmark Avenue and LaClair Street.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had exparte contact or conflict of interest to report.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant's request.

Chairman Harlan stated he has concerns about the placement of the buildings and the access off LaClair Street. He stated most of the traffic into the site will be from LaClair Street, due to the right in/out off Newmark Avenue. He added he can see many conflicts with the LaClair Street access, including the fact that the majority of traffic will be entering the back of the buildings where the loading area and pharmacy are located and the entrance does not allow sufficient maneuvering area for traffic entering or leaving the development. He recommended the applicant explore other options for building alignment and proposed entrances.

The General Contractor, Bob Taylor of New Age Builders, stated the tenants want to have their frontage on Newmark Avenue for the best visibility. He added they agree with staff's recommendation that the entrance be expanded by providing a stacking lane off Newmark Avenue of approximately 40-feet.

Commissioner Hood discussed Bi-Mart in North Bend and the problems associated with the multiple accesses with no deceleration lane. He added Wal-Mart has provided a deceleration lane, which allows traffic to get off Newmark Avenue safely.

Commissioner Clay stated the design of the proposed development does not fit the needs and challenges of the site.

Chairman Harlan asked if the property will be under one ownership. Mr. Taylor stated it is under one ownership.

The Planning Commission discussed concerns regarding the proposed access off Newmark and alignment with the entrance to Southwestern. They noted that currently the college has a free flow access and the proposed development will be restricted to right in/out only. They discussed the possibility of moving the Newmark Avenue access to the eastern property line so that future development of the abutting property could utilize the access, eliminating the need for additional accesses.

Chairman Harlan closed the public hearing.

MOTION: Commissioner Clay - Continue the hearing to April 23, 2003 at 6:00p.m, to allow the applicant time to address issues discussed on original site plan.

SECOND: Commissioner Coles

VOTE: Unanimous

asburg thanked the Commission for their input.

ADMINISTRATIVE

Laura Barron discussed the joint work session for the Planning Commission and City Council on June 10th regarding the TSP.

COMMISSION COMMENTS

None

STAFF COMMENTS

None

ADJOURNMENT 9:45 p.m.

Bruce Harlan, Chairman
Planning Commission
City of Coos Bay
Coos County, Oregon

ATTEST:

Debbie Erler Codes/Planning Specialist
City of Coos Bay

F:\COMMON\PLANNING\MINUTES\2003\M04-08-03d.doc