



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

03/14/2011

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Coos Bay Plan Amendment
DLCD File Number 006-10

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, March 25, 2011

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Laura Barron, City of Coos Bay
Gloria Gardiner, DLCD Urban Planning Specialist
Dave Perry, DLCD Regional Representative

<paa> YA



FORM **2**

DLCD

Notice of Adoption

In person electronic mailed

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DEPT OF

MAR 07 2011

LAND CONSERVATION
AND DEVELOPMENT

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Coos Bay**

Local file number: **ZON2010-00078**

Date of Adoption: **3-1-2011**

Date Mailed: **3-4-1011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 12-21-2010

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The subject property has been redesignated to allow a school-based health center which would also be open to the public.

Does the Adoption differ from proposal? Please select one
Same.

Plan Map Changed from: **Residential High-density** to: Residential Low-density

Zone Map Changed from: Single-family/duplex residential to: Residential Professional

Location: **T. 25, R. 13, S. 34AD, TL 2500**

Acres Involved: **.56 ac**

Specify Density: Previous: **1/5000**

New: **1/5000**

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19**

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 006-10 (18662) [16546]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

ODOT

Local Contact: **Laura Barron**

Phone: (541) 269-8918 Extension:

Address: **500 Central Avenue**

Fax Number: **541-269-8916**

City: **Coos Bay**

Zip: **97420**

E-mail Address: **lbarron@coosbay.org**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light **green paper if available**.
3. Send this Form 2 and **one complete paper copy** (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 **green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

<http://www.oregon.gov/LCD/forms.shtml>

Updated December 16, 2010

ORDINANCE NO. 441

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP DESIGNATION FOR CERTAIN REAL PROPERTY FROM "RESIDENTIAL LOW-DENSITY" TO "RESIDENTIAL HIGH-DENSITY"

WHEREAS, the applicant, Waterfall Community Health Center, has filed an application, hereinafter referred to as the Application to amend the Coos Bay Comprehensive Plan, Comprehensive Plan Map, Volume I, Plan Policy Document, Chapter 9, Map 9.11, Land Use Plan Map 2000, to redesignate certain real property located within the corporate limits of the City of Coos Bay as follows:

Redesignate the Plat of Railroad Addition to Marshfield, Coos County, Oregon, Block 61, Lots 1 through 5, and, the south half of vacated Hall Avenue from the east right of way line of S. 11th Street extending east for a distance of 150 feet, and, the north 125 feet of the west half of the vacated alley abutting the east boundary of said Lots 1 through 5 of Block 61.

WHEREAS, notice that public hearing would be held before the City of Coos Bay Planning Commission (the Commission) on February 8, 2011 and public hearing would be held before the Coos Bay City Council on March 1, 2011 was published in "The World," a newspaper of general circulation within Coos County, Oregon, on January 21, 2011 and February 16, 2011;

WHEREAS, notice of public hearings was mailed on January 13, 2011 to all landowners within 250 feet of the designated area;

WHEREAS, provisions in the Coos Bay Municipal Code relating to notice have been complied with;

WHEREAS, public hearing was held on the Application on February 8, 2011, and after receiving evidence and hearing testimony, the Commission recommended approval of the Application; and,

WHEREAS, public hearing was held before the City Council on March 1, 2011.

NOW THEREFORE, the City Council of City of Coos Bay ordains as follows:

Section 1. The Commission's Findings and Conclusions supporting its recommended approval of the Application are attached hereto as "Exhibit A" and incorporated herein by reference.

Section 2. The City Council of the City of Coos Bay, after considering the Commission's Findings and Conclusions, hereby adopts the Findings and Conclusions, and finds the change should be granted.

Section 3. The designation in the City of Coos Bay Comprehensive Plan, Volume I, Plan Policies, Chapter 9, Map 9.11, Land Use Plan Map 2000 of certain real property located within the corporate limits of the City of Coos Bay, is hereby changed from

"Residential Low-density (R-L)" to "Residential High-density (R-H)" for the subject property described above.

Section 4. The sections and subsections of this Ordinance are severable. The invalidity of one section or subsection shall not affect the validity of the remaining sections or subsections.

The foregoing ordinance was enacted by the City Council of the City of Coos Bay the 1st day of March 2011.

Yes: Mayor Crystal Shoji and Councilors Jon Eck, Jennifer Groth, Joanie Johnson, Stephanie Kramer, Gene Melton, and John Muenchrath.

No: None

Absent: None

ATTEST: Rae Lea Cousens
Rae Lea Cousens
City Recorder of the City of Coos Bay
Coos County, Oregon

Crystal Shoji
Crystal Shoji
Mayor of the City of Coos Bay
Coos County, Oregon

EXHIBIT A PLAN MAP AMENDMENT

Below is the decision criteria specified in Coos Bay Municipal Code (CBMC) Chapter 17.380.040(2). Findings and conclusions accompanying each of the criteria may apply to more than one criterion and may be used to support the final decision. Staff has prepared the following information based on the applicant's submittal and information that is available in City Hall.

DECISION CRITERIA A: Identification of new planning problems and issues.

STATEMENTS OF FACT AND FINDINGS:

- A1.** The vacant .56 acre (24,391 square foot) subject property is zoned R-2 (Single-family and Duplex Residential). Property to the south, west, and north of the stadium and ball fields is also zoned R-2. These areas are developed mainly with single-family dwellings. See the attached map. The subject property abuts the west boundary of the Marshfield High School campus which is zoned "Public Educational Facilities (QP-3)." The stadium and ball fields to the north are also zoned QP-3.
- A2.** The need for the school-based health care facility has increased as the "school nurse" program has declined. At this time, there is no school nurse on the Marshfield High School campus and the proposed facility fills that need. Currently, the Harding Building on campus provides a small space for medical needs, but student visits are limited because of the lack of space.
- A3.** The primary function of the proposed 4,100 square foot facility is to provide an educational service and on-campus health care. The change in the plan and zone designation will enable the proposed facility to be located adjacent to the high school to provide on-site medical, mental health, and/or oral health services that promote the health and educational success of school-aged children and adolescents. The facility will also provide health services for the community in this geographic location.
- A.4** The proposed facility is a State Accredited School-Based Medical Facility and must be located on campus in order to qualify. The applicant states in their submitted application that the subject property is the only available location on the high school campus.

CONCLUSION: The proposed school-based health center will fulfill a need for students since the school nurse program has declined. It will provide an educational service and on-campus health care to students, their families and the community. The decision criterion has been adequately addressed and approval of the proposal can be supported.

DECISION CRITERIA B: Collection and analysis of inventories and other pertinent factual information.

STATEMENTS OF FACT AND FINDINGS:

B1. The national definition of a school-based health center, provided by the applicant, states it is a partnership created by schools and community health organizations to provide on-site medical, mental health, and/or oral health services that promote the health and educational success of school-aged children and adolescents.

B2. The need for the school-based health facility has increased as the "school nurse" program has declined. The proposed health facility will provide services for the student and their family and for community members in this area.

B3. The proposed school-based health center will be accessible by way of a pedestrian walkway from the high school campus to the facility. It is projected that 10-12 students would visit the building per day by foot.

B4. Seven staff people are anticipated for the proposed 4,100 square foot health center. As stated by the applicant, the proposed facility is designed for two (2) physicians. The proposed facility will have five (5) exam rooms, a procedure room, doubling as a dental hygiene room, and a counseling room. The facility will be open year round, Monday through Friday, from 8 am to 5 p.m. Eighteen off-street parking spaces will be provided at the facility.

CONCLUSION: The proposed school-based health center will promote the health and educational success of school children by locating it within close proximity to the high school. The accessibility of health services for school children will provide support for the schools, families and the community. The decision criterion has been adequately addressed and approval of the proposal can be supported.

DECISION CRITERIA C: Evaluation of alternative courses of action and ultimate policy choices.

STATEMENTS OF FACT AND FINDINGS:

C1. An alternative course of action is to keep the zoning as it is, R-2, for the development of single-family or duplex residence(s).

C2. The City of Coos Bay's 2009 Buildable Lands Inventory found there are 200 plus acres of surplus residential land in the city. Note, however, the proposed plan and zone designation would still allow residential development except that the proposed facility will encompass the entire property.

- C3.** As stated in the applicant’s letter dated January 7, 2011: “This facility is a State Accredited School-Based Medical Facility and must be located on campus in order to qualify.”
- C4.** The applicant states in their submitted application that the subject property is the only available location on the high school campus. The 1,200 square foot “vacant house” shown on the site plan is used by the school daily for Like Skills classes and, therefore, is not available for the proposed facility.
- C5.** The preferred alternative is to site the school-based health clinic on school-owned property adjacent to the high school campus, the subject property. The purpose of the school-based health center is to provide on-site health care to students in order to promote health and educational success.
- C6.** Comprehensive Plan goals for economic development found in Volume I, Chapter 7.5, Economic Development, reference, in part, the following:
- Encourage and support economic growth;
 - Maintain and expand a diversified economy; and
 - Work to retain, expand and strengthen existing local businesses.

Promoting the health and educational success of our school children aids in the future of our economic growth, diversification, recruitment and strength.

CONCLUSION: The high school campus has no other property available for the health center and the recently adopted Buildable Lands Inventory indicates a surplus of residential land. The preferred alternative is to site the school-based health center on the subject property, owned by the School District, adjacent to the existing high school campus. The decision criterion has been adequately addressed and approval of the preferred alternative can be supported.

DECISION CRITERIA D: Selection of appropriate policy directives based upon consideration of social, economic, energy, and environmental needs.

STATEMENTS OF FACT AND FINDINGS:

- D1.** The following policy directives in the Comprehensive Plan apply to the requested change. The strategies most applicable to the request follow:
- a. **Social.** The need for the school-based health facility has increased as the “school nurse” program has declined. The proposed health facility will provide services for the student and their family and for community members in this area.
 - b. **(Energy) EC.8** Coos Bay shall encourage the “infilling” development of undeveloped parcels of land, within the city limits for residential and commercial purposes, recognizing that such

development, located in the vicinity of established traffic corridors and in areas already serviced by electrical, sewer and water lines are more energy efficient than new construction in “unserved” undeveloped areas.

The subject property is considered an “infill” lot since it is developed, or virtually developed, on all sides. The slope north of the subject property makes that area difficult for development. Utilities are available to the subject property. There is no storm line in the right of way for this portion of S. 11th Street. An existing storm drain inlet is on the south edge of the subject property which will be replaced with an area drain and storm drain piping to existing, recently rebuilt catch basin at the north edge.

- c. (Economic) Goal 4: Work to retain, expand and strengthen existing local businesses.

Providing on-campus health care to students increases their success at school. Health care will be available to the community, not just to the families of students.

The school-based health care team will work in collaboration with other service providers in the community. The facility will give students the opportunity to receive health care on-campus.

- d. (Environmental) Coos Bay shall continue to endorse existing applicable state and federal environmental quality statutes, rules, and standards with respect to the quality of air, land and water resources and noise levels recognizing that this acknowledgement will assure the continued stability and integrity of these resources.

Local, state and federal requirements will be followed prior to and during the construction phase of the development. Site grading and drainage must comply with the City’s Storm Drainage and Detention Standards. The applicant’s site plan indicates a bioswale on the west and south side of the subject property to assist with storm drainage filtration and collection.

CONCLUSION: The proposed school-based health center will serve students and the community alike. The availability of health care will encourage families and community members to live and do business here. The facility will be sited on a serviced, infill lot adjacent to the high school. The decision criterion has been adequately addressed and approval of the proposal can be supported.

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ORDINANCE NO. 442

AN ORDINANCE CHANGING THE ZONING DESIGNATION FOR CERTAIN REAL PROPERTY FROM "SINGLE-FAMILY AND DUPLEX RESIDENTIAL" TO "QUALIFIED RESIDENTIAL PROFESSIONAL"

WHEREAS, the Waterfall Community Health Center has filed an application, hereinafter referred to as the Application, to amend the Coos Bay Municipal Code for certain real property located within the corporate limits of the City of Coos Bay as follows:

Redesignate the Plat of Railroad Addition to Marshfield, Coos County, Oregon, Block 61, Lots 1 through 5, and, the south half of vacated Hall Avenue from the east right of way line of S. 11th Street extending east for a distance of 150 feet, and, the north 125 feet of the west half of the vacated alley abutting the east boundary of said Lots 1 through 5 of Block 61.

WHEREAS, notice that public hearing upon the Application would be held before the city of Coos Bay Planning Commission (the Commission) on February 8, 2011 and public hearing would be held before the Coos Bay City Council on March 1, 2011 was published in "The World," a newspaper of general circulation within Coos County, Oregon, on January 21, 2011 and February 16, 2011;

WHEREAS, notice of public hearings was mailed on January 13, 2011 to all landowners within 250 feet of the area being rezoned;

WHEREAS, provisions in the Coos Bay Municipal Code relating to notice have been complied with; and,

WHEREAS, public hearing was held on the Application on February 8, 2011, and after receiving evidence and hearing testimony, the Commission recommended approval of the Application.

NOW THEREFORE, the City Council of City of Coos Bay ordains as follows:

Section 1. The Commission's Findings and Conclusions supporting its recommended approval of the Application are attached hereto as "Exhibit A" and incorporated herein by reference.

Section 2. The City Council of the City of Coos Bay, after considering the Commission's Findings and Conclusions, hereby adopts the Findings and Conclusions, and finds the Application should be granted.

Section 3. The designation in the Coos Bay Municipal Code of certain real property located within the corporate limits of the City of Coos Bay as described above are hereby changed from "Single-family and Duplex Residential (R-2)" to "Qualified Residential Professional (Q R-4P)" with the following conditions:

1. The change in zone is specifically for the 4,100 square foot school-based health clinic. As set forth by CBMC Chapter 17.360.010, should the

property cease to be used for such specific use, the zone and plan designation would revert automatically to the R-2 zone and R-L (Residential Low-density) plan designations it possessed prior to the granting of the rezone. A "health clinic," rather than a "school-based health clinic," would not be permitted under the proposed zoning;

2. The facility is limited to two (2) physicians (nurse practitioner/physician assistant);
3. Conditional approval of the proposal is based on information from the applicant that approximately 66% of the clientele will be students from the high school. The applicant is encouraged to keep data on the number of students coming from the high school using the facility as compared to others using the services in case adverse impacts from the facility are reported to the City;
4. Approval of a Site Plan and Architectural Review is required prior to the issuance of building permits.
5. A Traffic Impact Analysis is required and must be submitted as part of the Site Plan review application in 4 above. The impact of additional traffic on specific intersections that will be identified in a scope of work by the City must be completed. The analysis must also include any necessary mitigation measures as a result of the proposed development.

Using peak hour trips it must be shown that the increase in site trips does not cause any City intersections to exceed LOS D in year 2020. Provide a LOS analysis for the 20-year planning period to determine "significant effects."

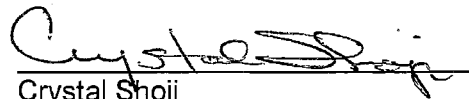
Section 4. The sections and subsections of this Ordinance are severable. The invalidity of one section or subsection shall not affect the validity of the remaining sections or subsections.

The foregoing ordinance was enacted by the City Council of the City of Coos Bay the 1st day of March 2011.


Yes: Mayor Crystal Shoji and Councilors Jon Eck, Jennifer Groth, Joanie Johnson, Stephanie Kramer, Gene Melton, and John Muenchrath.

No: None

Absent: None


Crystal Shoji
Mayor of the City of Coos Bay
Coos County, Oregon

ATTEST:



Rae Lea Cousens
City Recorder of the City of Coos Bay
Coos County, Oregon

EXHIBIT A ZONE CHANGE

DECISION CRITERIA, JUSTIFICATION, FINDINGS & CONCLUSIONS

The following is the decision criteria applicable to the request as set forth in Coos Bay Municipal Code Chapter 17.360.050(2). Findings and conclusions accompanying the criteria support the Commission's recommendation to the City Council. The Commission may recommend approval or approval with conditions to the City Council, or, the Commission may deny the request.

Rezone requests must be supported by criteria #1 **OR**-- by criteria #2-6. The applicant has provided information to support criteria #2-6.

Staff has prepared the following information based on the applicant's submittal and information that is available in City Hall. This information may be used by the Commission to justify their final decision.

DECISION CRITERIA #1: The existing zone designation is the product of a mistake.

STATEMENTS OF FACT AND FINDINGS:

- 1a. The subject property is zoned "Single-family and Duplex Residential (R-2)." The area to the south, west, and north of the stadium and ball fields is zoned R-2 and developed with single-family dwellings.
- 1b. To the east of the subject property is the Marshfield High School campus, which includes the stadium and ballfields, zoned "Public Educational Facilities (QP-3)." Over the years multiple structures have been constructed or existing structures on the campus remodeled to enhance the educational opportunities for the students.

CONCLUSION: There is no documentation indicating the zoning of the subject property is the product of a mistake. The decision criterion has not been satisfied. Therefore, Decision Criteria #2 through 6 must be satisfied in order to justify the rezone of the property.

DECISION CRITERIA #2: The change in zone will conform to the policies and objectives of the comprehensive plan.

STATEMENTS OF FACT AND FINDINGS:

- 2a. The 24,391 square foot subject property is currently zoned R-2 and designated "Residential Low-density (R-L)" by the Comprehensive Plan.

In the R-2 zone, the minimum lot size is 5,000 square feet for a single-family dwelling or 7,000 square feet for a duplex. Therefore, it is likely that 4 single-family dwellings or 3 duplexes (6 living units), or a combination of both, could be developed on the subject property.

- 2b. It is proposed to redesignate the property "Residential Professional (R-4P)" in

order to allow the use "medical services." To correspond with the zone, the plan map must be redesignated "Residential High-density (R-H)." Because the facility will be open to the public the QP-3 zoning is not appropriate.

The proposed school-based health clinic will be 4,100 square feet in size. Eighteen on-site parking spaces are proposed along with a pedestrian walkway from the high school to the clinic. From the applicant's submitted site plan, it appears unlikely further development would be possible. The proposed facility and off-street parking encompasses most of the site.

- 2c. Comprehensive Plan Volume I, Chapter 7.6, Housing, Goal 1 states: Coos Bay shall designate and maintain an adequate supply of land zoned for a range of housing types and price ranges. The 2009 Buildable Lands Inventory indicates a surplus of over 200 acres zoned for residential development.
- 2d. Comprehensive Plan Volume I, Chapter 7.5, Economic Development, Community Economic Development Objectives, states, in part: Become ready for economic opportunities aligned with 21st century trends; and, Economic Development Goal #4 states: Work to retain, expand and strengthen existing local business.

The proposed facility will provide on-campus health services to students at the high school and serve as an additional health care facility for the community. The availability of the services supports the community as a whole in promoting good health and education.

- 2e. Volume I, Chapter 9.1, sets forth the objectives for residential development. *Objective 1* states, in part, the location of high-density residential land capitalizes on commercial and employment centers and has convenient vehicular access to major arterial streets.

The subject property is not located near a commercial/employment center, nor is it located on a major arterial street. However, the location for the use, a school-based health clinic, makes it more probable to be successful in promoting the health and educational success of the students. The high-density zoning is intended for development of a school-based health clinic rather than high density residential development.

- 2f. *Objective 2* bases the location of residential areas and their densities on an analysis of land characteristics and on the fiscal potential for extending access and public facilities to the site.

The 2009 Buildable Lands Inventory found a 200 acre surplus of residential land in the city. City utilities are currently available to the site. The site is accessed via S. 11th Street which has an 80-foot-wide right of way and is paved to 28 feet in width with curb/gutter. There is no sidewalk.

- 2g. *Objective 3* requires the city to protect the integrity of established land use patterns.

To the north, south and west of the subject property is predominantly low-density

single-family dwellings. School facilities are located to the east, and to the northeast are the stadium and ball fields. The R-4P zoning allows a combination of low-level commercial office development and residential uses, including multi-family dwellings, which act as a transition area between intense commercial uses and the single-family residential use to the south.

CBMC Chapter 17.360.010 allows the option of approving a rezone on a conditional use basis effective only for the specific use proposed by the applicant. Should the property cease to be used for such specific use, the zone and plan designation, if changed, would revert automatically to the designations it possessed immediately prior to the granting of the qualified rezone. This option could act as a safeguard to the surrounding area that no more intense use than the school-based health clinic be developed.

- 2h. *Objective 4* stresses the importance of maintaining the natural character of the community.

From information provided by the applicant, the structure will only be partially visible from S. 11th Street. Vehicular access will be from S. 11th Street only. Entrance to the facility will be on the north side of the building for the community, and from the east side of the building for students coming from the high school campus.

Eighteen parking spaces will be located on the north side of the structure and a bioswale will be established along the west and south sides along with landscaping on the north, east and west sides.

- 2i. *Objective 5* addresses the need to maintain a sufficient amount of residential lands for growth.

As stated earlier, the 2009 Buildable Lands Inventory concluded there is an excess of approximately 200 acres of residential property in the city.

CONCLUSION: The proposed rezone is intended to allow a student-based health clinic adjacent to the existing high school campus. The change in zone will conform to the policies and objectives of the comprehensive plan because the integrity of the established land use pattern is protected since the size of the site will limit expansion of the facility. Code provisions allow the zone change to be specific for the proposed use. In addition, there is a documented surplus of residential land in the city. The decision criterion has been adequately addressed and approval of the proposal can be supported with the following condition:

CONDITION: The change in zone is specifically for the 4,100 square foot school based health clinic. As set forth by CBMC Chapter 17.360.010, should the property cease to be used for such specific use, the zone and plan designation would revert automatically to the R-2 zone and R-L plan designations it possessed prior to the granting of the rezone. A "health clinic," rather than a "school-based health clinic," would not be permitted under the proposed zoning;

DECISION CRITERIA #3: The overall change in the zone district will result in development which is compatible with development authorized in the surrounding districts.

STATEMENTS OF FACT AND FINDINGS:

- 3a.** The area to the north of the subject property, past the stadium and ball fields is zoned R-2 and developed predominately with single-family dwellings. To the south and west of the subject property, also R-2, is also developed with single-family dwellings.

To the east is the high school campus with parking lots and multiple buildings.

- 3b.** The proposed school-based health center will be accessible by way of a pedestrian walkway from the high school campus to the facility. The applicant projects 10-12 students would visit the facility per day by foot.

- 3c.** Seven staff people are anticipated for the proposed 4,100 square foot health center. As stated by the applicant, the proposed facility is designed for 2 physicians. The proposed facility will have five (5) exam rooms, a procedure room, doubling as a dental hygiene room, and a counseling room. The facility will be open year round, Monday through Friday, from 8 a.m. to 5 p.m. Eighteen off-street parking spaces will be provided at the facility.

- 3d.** A letter dated January 13, 2011 from Richard Nored, HGE, Inc., on behalf of the applicant, states:

"It has been estimated that 50% of the clientele for the clinic, on an annual basis, will be students, and this is a significant factor considering that many of the clients will have accessed the immediate area for school purposes."

A letter dated January 25, 2011 from Mr. Nored states:

"In further evaluation of the anticipated patient profile, the clinic anticipates that 2/3, or 66.67% of the clientele, on an annual basis, will be students, and this is a significant factor considering that the majority of the clients will have accessed the immediate area for school purposes.

Mr. Nored's letters are at *Attachments C and D*.

- 3e. Testimony at the February 8, 2011 Planning Commission hearing raised the following issues:**

- a. A resident living on Ferguson Avenue spoke in favor of the proposal. He felt it was a good location for the clinic and will be very convenient for a lot of people in the surrounding residential area;**
- b. A resident from S. 11th Street spoke in favor of the clinic for the students but was opposed to the traffic; he is concerned about the additional traffic on S. 11th; he stated there is already a traffic problem; people heading south on Elrod become airborne; parked vehicles and**

buildings have been hit; he suggests speed bumps on S. 11th Street;

- c. A resident from Ferguson Avenue is opposed to the additional traffic that would result from the clinic; she does not think this is an appropriate location for a clinic and submitted pictures of the intersection of Ferguson and S. 11th Street for the Commission (2/8/11 hearing Exhibit 1)**
- d. Residents from Ferguson Avenue submitted a letter stating their concern about the increase in traffic in an already high traffic area; they have had one truck totaled in front of their house and know of three houses that have been damaged from the traffic (2/8/11 hearing Exhibit 2).**

CONCLUSION: The decision criterion has been adequately addressed and approval of the proposal can be supported with the following conditions:

- 1. The facility is limited to two (2) physicians (nurse practitioner/physician assistant);
- 2. Conditional approval of the proposal is based on information from the applicant that approximately 66% of the clientele will be students coming from the high school. The applicant is encouraged to keep data on the number of students coming from the high school using the facility as compared to others using the services in case adverse impacts from the facility are reported to the City.
- 3. Approval of a Site Plan and Architectural Review is required prior to the issuance of building permits.
- 4. A Traffic Impact Analysis is required. The impact of additional traffic on specific intersections that will be identified in a scope of work by the City must be completed. The analysis must also include any necessary mitigation measures as a result of the proposed development.

DECISION CRITERIA #4: The change will not prevent the use of other land in the vicinity.

STATEMENTS OF FACT AND FINDINGS:

- 4a.** The area surrounding the subject property is virtually developed. The size of the facility, 4,100 square foot, and the off-street parking, makes it unlikely there will be any expansion of the facility.
- 4b.** As stated in Finding 2e, above, the rezone may be approved for a specific use. If that specific use ceases, the zone/plan designation would revert to the designations the property possessed prior to the land use actions.
- 4c.** Other uses allowed outright in the R-4P zone could include, but are not limited to, multi-family dwellings and group residential.

CONCLUSION: The proposed change will not prevent the use of other land in the

vicinity. The decision criterion has been adequately addressed and approval of the proposed zone change can be supported.

DECISION CRITERIA #5: It is appropriate at this time to permit the specific type of development or change in zone of the area which had not previously existed.

STATEMENTS OF FACT AND FINDINGS:

- 5a. The applicant states and the city finds this is the appropriate time to permit the zone change. The high school has the opportunity to construct a school-based health care facility to keep students healthy, meet them on campus, and support the school, families and community through an added health care option.
- 5b. The intent of the Comprehensive Plan is to recognize the need to remain responsive to changing and evolving land demands within the context of plan policies and implementing measures. The intent of this approach is to retain flexibility in order to remain responsive to changing conditions, and to recognize the legitimacy of existing zoning and plan implementation. The Plan recognizes that land use and zoning are expected to change as conditions change.

CONCLUSION: The decision criterion has been adequately addressed and approval of the proposal can be supported.

DECISION CRITERIA #6: The change will be consistent with the functions, capacities and levels of service of facilities identified in the adopted Coos Bay Transportation System Plan (TSP).

STATEMENTS OF FACT AND FINDINGS:

- 6a. The subject property lies on S. 11th Street between Ferguson and Ingersoll Avenues. Ferguson does not connect to US 101, the closest arterial. The next street to the north, Elrod Avenue connects to US 101. Ingersoll, the cross-street to the south of the subject property, connects directly to US 101. S. 10th Street, S. 11th Street, Elrod and Ingersoll are classified as neighborhood routes.

Ferguson Avenue is classified as a local street.

- 6b. As stated in Finding 2a, under the current R-2 zoning four (4) single-family dwellings or three (3) duplexes (six units) or a combination of both, could be sited on the subject property.
- 6c. Oregon land use law requires that the Transportation Planning Rule be met whenever a comprehensive plan map amendment is undertaken. It is required that the land use action not "significantly effect" an existing or planned transportation facility. The zone change does not trigger a "significant effect" if it 1) does not have the effect of allowing more trip generation than the existing planning/zoning; or, 2) is supported by adequately planned transportation facilities.

- 6d. HGE, Inc.'s Mr. Richard Nored's letter of January 13, 2011 and January 25, 2011 addresses the Transportation Planning Rule. Mr. Nored's letters conclude there is less traffic generated by the proposed clinic than if three (3) duplexes (six units), which are permitted outright in the current R-2 zone, were to be established. Therefore, there is no "significant effect" from the proposed facility.
- 6e. The following table, Table 1, is from traffic information provided by Mr. Nored, using ITE Trip Generation information. The figures compare the traffic for a residential use allowed under the current zoning, and the health clinic, under the proposed R-4P zoning.

Table 1
ITE Trip Generation Manual

USE	Weekday	PM peak
3 duplexes (6 units)	57	6
4,100 sq ft health clinic	148	15

Mr. Nored estimates that 50-66% of the clientele, on an annual basis, will be students walking from the high school. Therefore, the clinic would generate approximately 49-74 weekday vehicular trips. There are six (6) PM peak trips for the residential use and 15 trips for the clinic. It is unclear if students would be accessing the facility from the high school during these times, or if all of these trips are vehicular.

- 6f. The following table is based on information from ODOT Region 3 and the ITE (Institute of Transportation Engineers) Trip Generation Manual, taking into account that information for a small clinic, as proposed, is sparse.

Table 2
ITE Trip Generation Manual

USE	Weekday/Weekend Trips	PM peak trips: Weekday/Weekend
4 single-family dwellings	38/40	4/4
18 multi-family dwelling units	119/129	10/10
4,100 sq ft health clinic	129/0	21/0

The applicant states that 50 to 66% of the clientele, on an annual basis, will be students walking from the high school. Therefore, 43-65 weekday trips are estimated for vehicular traffic to the clinic. There are four (4) PM peak hour trips for the residential use and 21 trips for the proposed clinic. Again, it is unclear if any of the PM trips would be students.

- 6g. The following data is from the 2004 Coos Bay Transportation System Plan (TSP). "level of service (LOS)" is used as a measure of effectiveness for intersection operation and is based on the current R-2 zoning. LOS can be measured at intersections and along key roadway segments. LOS A, B and C indicate conditions where traffic moves without significant delays over periods of peak

travel demand. LOS D and E are progressively worse peak hour operating conditions and F represents where demand exceeds the capacity of an intersection.

Table 2.
P.M Peak

INTERSECTION	2003 LOS	2020 LOS
10 th at Central	C	C
4 th at Elrod	B	B
7 th at Ingersoll	A	A
11 th St/Elrod		A/A *

*This measures the intersection going in either direction, no v/c given.

According to CBMC Chapter 17.180.020(4), City streets shall maintain a LOS of D during the p.m. peak hour of the day. A lesser standard may be accepted for local street intersections or driveway access points that intersect with collector streets, if alternative signalized access is available and these intersections are found to operate safely. Tenth Street at Central is the only signalized intersection.

CONCLUSION: There are several vehicular routes available to the subject property. Data for the year 2020 indicates all of the intersections will operate better than a D LOS based on the current zoning. A condition for approval of the zone change limits the specific use of the property to the school-based health center, thus limiting the peak hour traffic. The decision criterion has been adequately addressed and approval of the proposal can be supported with the following condition:

CONDITION: The traffic impact analysis must show the facility will be supported by adequately planned transportation facilities. The increase in site trips, based on pm peak hour trips, for the proposed facility must not cause any City intersections to exceed a level of service D in the year 2020. This is used to determine "significant effect."

STATEWIDE PLANNING GOALS

1. **Citizen Involvement**

The application is being reviewed according to the public review process established by the City. The City's Plan is acknowledged to be in compliance with this goal. Notice of the proposal will be provided to property owners and published in the newspaper. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision-making process. These procedures meet the requirements of Statewide Planning Goal 1.

2. **Land Use Planning**

Facts and evidence have been provided that support and justify the proposed Comprehensive Plan and zone change.

3. **Housing Goal**

The proposal is for R-4P (Residential/Professional) zoning for the .56 acre site. The 2009 Buildable Lands Inventory concluded there are over 200 acres of land designated for residential development. A single-family dwelling requires approval of a conditional use in the R-4P zone. However, a condition is proposed to require a qualified rezone whereby the zone change only allows the school-based health clinic.

4. **Air, Water and Land Resources Goal**

Future development will be required to meet the standards in effect at the time to maintain or improve the quality of the air, water and land resources. The provision of public services to the property will serve to protect the air, water and land. All necessary public services are or will be available to this property at adequate levels to serve the proposed health center.

There will be no withdrawal of subsurface groundwater resources. Waste water from the property will be discharged into the city sewer system. The city is responsible for assuring wastewater is treated to meet applicable standards for environmental quality prior to release.

Local, state and federal requirements will be followed prior to and during the construction phase of the development. Site grading and drainage must comply with the City's Storm Drainage and Detention Standards. The applicant's site plan indicates a bioswale on the west and south side of the subject property to assist with storm drainage filtration and collection.

There is no storm drain in S. 11th Street. An existing storm drain inlet on the south edge of the property will be replaced with an area drain and storm drain piping to the existing, recently rebuilt catch basin at the north edge of the property. Runoff will be collected and removed by the city storm drainage system in a manner determined by the city to be appropriate. Bioswales are proposed on the south and west sides of the development.

The major impact to air quality in the vicinity is vehicle traffic along S. 11th Street.

No significant adverse impacts to the quality of the air, water or land are expected as a result of the proposed school-based health clinic where it is estimated that 50-66% of the

clientele will be students from the adjacent high school.

5. Economic Development Goal (Goal 9)

The availability of the facility will provide an added opportunity for health care, especially for people on the south end of town. The availability of on-campus health care will likely encourage students and their families to take advantage of the services provided by the new facility. People are more likely to be productive when they are healthy.

The subject property is currently underutilized and unproductive and returns little value to the city. The proposed use will make the site productive and create value. In this way the proposal will contribute to the economic base of the urban area, which is consistent with this Goal.

The development will provide a short term economic boost during the construction phase.

6. Statewide Public Facilities and Services Goal

~~All necessary public services and facilities are or will be provided to this property by the developer and providers of public and private service providers at levels that are adequate to serve the proposed use. The city will specify any needed changes to the existing service levels at the time building permits are requested. The applicant will provide on-site surface water drainage through a private system since there is no storm line in S. 11th Street. By providing the necessary public services and facilities for the proposed use, the requirements of this Goal will be met.~~

7. Statewide Transportation Goal

Access to the site is provided by the existing street system consisting of S. 11th Steet and nearby cross streets, Ingersoll and Ferguson or Elrod Avenues. S. Tenth Street is also likely to be an indirect link to the facility. Ingersoll, Elrod, S. 10th and S. 11th are classified as neighborhood routes. Ingersoll and Elrod connect directly to US Highway 101. Coos Bay's Energy Strategies, as part of the Comprehensive Plan, encourage the location of facilities along traffic corridors and in areas that are already served by public and private facilities.

No new streets are needed. Students will be able to access the facility by way of a pedestrian path from the high school which will make up 50-66% of the clientele, according to figures provided by the applicant.

According to CBMC Chapter 17.180.020(4), City streets shall maintain a LOS of D during the p.m. peak hour of the day. A lesser standard may be accepted for local street intersections or driveway access points that intersect with collector streets, if alternative signalized access is available and these intersections are found to operate safely.

The TPR is addressed within the applicant's transportation information that has been submitted. Conditions are proposed requesting further analysis of traffic impacts that may result from the rezone.

8. Statewide Energy Conservation Goal

Coos Bay's Energy Plan Strategies encourage the "infilling" development of undeveloped parcels of land, within the city limits for residential and commercial purposes, recognizing that such development, located in the vicinity of established traffic

corridors and in areas already serviced by electrical, sewer, and water lines, are more energy efficient than new construction in "unserved" undeveloped areas.

The subject property is located off of a collector street, several blocks from US Highway 101 and the city core. New construction provides the opportunity to provide improved construction and building techniques which improve and conserves energy uses via current building codes. The City of Coos Bay upholds current building codes which benefit energy saving new construction.

9. Statewide Urbanization Goal

The subject property is within the corporate limits of Coos Bay and has a full complement of public and private services that are either on the property or abutting the land or provided by the city such as fire, police protection, government management and library services. This proposal does not materially affect the size or location of the city limits or urban growth boundary. Urbanization can occur here because the subject property is currently vacant and surrounded by developed areas.

The proposal to add the on-campus health center at this location will provide health care to the students, their families and the community.

10. Statewide Areas Subject to Natural Disasters and Hazards; Estuarine Resources; Coastal Shorelands; Beaches and Dunes; and Ocean Resources Goals

There is no special agriculture, ocean beaches, dunes, destination areas or forest lands impacted by this proposal. No natural hazards have been identified that are specific to this site or which would prevent the proposed use. There are no estuaries, floodways, flood plains, identified slide areas, mines, sand dunes, rivers or streams, or other beach resource areas impacted by this proposal.

11. Statewide Recreational Needs Goal

The proximity of the coastal beaches, schools and parks provides local and regional recreational opportunities. The site is adjacent to the high school. The campus includes a stadium and ball fields.

CONCLUSION: The change from a low-intensity residential designation to a high-intensity residential designation allows the facility to be established in conjunction with the adjacent high school campus. Conditions set forth by the zone change will limit the potential impacts from more intense R-4P uses which include limited commercial uses and multi-family residential development.

Therefore, the proposal complies with the Statewide Planning Goals and is consistent with the 2009 Buildable Lands Inventory. The plan map change is warranted and should be granted.

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City of Coos Bay

Public Works and Development Department

500 Central Avenue, Coos Bay, Oregon 97420 • Phone 541-269-8918

Fax 541-269-8916 • <http://www.coosbay.org>

March 4, 2011

FINAL ORDER

AMENDMENT TO THE COOS BAY COMPREHENSIVE PLAN MAP AND COOS BAY MUNICIPAL CODE

APPLICATION: ZON2010-00078
APPLICANT: Mr. Joseph Slack, HGE, Inc., 375 Park Avenue, Coos Bay, OR 97420, on behalf of Waterfall Community Health Center
OWNER: Coos Bay School District 9, PO Box 509, Coos Bay, OR 97420
SUBJECT PROPERTY: 826 S. 11th Street: T. 25, R. 13, S. 34AD, Tax Lot 2500
REQUEST: Redesignate the subject property from "Residential Low-density (R-L)" to "Residential High-density (R-H)" plan map designation and from "Single-family and Duplex Residential (R-2)" to "Qualified Residential Professional (Q R-4P) zone designation"
ORDER: Tuesday, March 1, 2011, City Council approved the plan map and zone change and enacted Ordinance Nos. 441 and 442, respectively.
City Council Final Vote:
Yea: Mayor Crystal Shoji, Councilors John Eck, John Muenchrath, Joanie Johnson, Stephanie Kramer, Gene Melton and Jennifer Groth
Abstain: None **Nay:** None
APPEAL PROVISIONS: See page 2
DECISION CRITERIA AND THE ADOPTED FINDINGS OF FACT AND CONCLUSIONS: See Exhibit A

FINAL ACTION

Based on the findings and conclusions and conditions, as set forth at Exhibit A, and the applicant's submitted evidence at Attachments A-F, the City Council enacted Ordinance Nos. 441 and 442, approving the plan map amendment and zone change (ZON2010-00078) redesignating the subject property from "Residential Low-density (R-L)" to "Residential High-density (R-H)" plan map designation and from "Single-family and Duplex Residential (R-2)" to "Residential Professional (R-4P)" zone designation with the following conditions:

1. The change in zone is specifically for the 4,100 square foot school-based health clinic. As set forth by CBMC Chapter 17.360.010, should the property cease to be used for such specific use, the zone and plan designation would revert automatically to the R-2 zone and R-L plan designations it possessed prior to the granting of the rezone. A "health clinic," rather than a "school-based health clinic," would not be permitted under the proposed zoning;
2. The facility is limited to two (2) physicians (nurse practitioner/physician assistant);
3. Conditional approval of the proposal is based on information from the applicant that approximately 66% of the clientele will be students from the high school. The applicant is encouraged to keep data on the number of students coming from the high school using the facility as compared to others using the services in case adverse impacts from the facility are reported to the City;
4. Approval of a Site Plan and Architectural Review is required prior to the issuance of building permits.
5. A Traffic Impact Analysis is required and must be submitted as part of the Site Plan review application in 4, above. The impact of additional traffic on specific intersections that will be identified in a scope of work by the City must be completed. The analysis must also include any necessary mitigation measures as a result of the proposed development.

Using peak hour trips it must be shown that the increase in site trips does not cause any City intersections to exceed LOS D in year 2020. Provide a LOS analysis for the 20-year planning period to determine "significant effects."

The decision to approve will become final at **5:00 PM on March 25, 2011** unless an appeal is filed.

APPEAL PROVISION

Any person with standing has the right to request review of this land use decision by filing a Notice of Intent to Appeal with:

Oregon Land Use Board of Appeals
Public Utility Commission Bldg.
550 Capitol St.
Salem, OR 97310

Notice of Intent to Appeal must be filed no later than 21 days from the date of mailing of this decision. Therefore, **appeals must be filed no later than March 25, 2011**. Notice of Intent to Appeal must be filed and served in accordance with the Oregon Land Use Board of Appeals Rules of Procedure.

Sincerely,
CITY OF COOS BAY


Laura Barron
Planning Administrator

Attachments: Ordinances 441 and 442

(Attachments previously provided)

- A - Applicant's submitted information
- B - Letter with additional information from Applicant dated January 7, 2011
- C - Traffic information from traffic engineer Richard Nored, HGE, Inc, dated January 13, 2011
- D - Traffic information from Mr. Nored dated January 25, 2011
- E. - Information for OR Department of Transportation (ODOT)
 - 1. Letter from Tom Guevara, Region 3, dated January 18, 2011
 - 2. E-mail on Goal 12 dated January 20, 2011
 - 3. E-mail on LOS dated January 25, 2011
- F - Information submitted at the February 8, 2011 Planning Commission hearing (Exhibits 1 and 2) [See finding 3e]

c: Joe Slack, HGE, Inc., LLC
Kathy Laird, Waterfall Community Health Center
Coos Bay School District 9
Dave Perry, DLCD
Nancy Anderson
Mr. and Mrs. Jim Brende
Richard Spencer
Ralph Mohr

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EXHIBIT A

I. PLAN MAP AMENDMENT

DECISION CRITERIA, JUSTIFICATION, FINDINGS & CONCLUSIONS

Below is the decision criteria specified in Coos Bay Municipal Code (CBMC) Chapter 17.380.040(2). Findings and conclusions accompanying each of the criteria may apply to more than one criterion and may be used to support the Commission's recommendation to the City Council.

Staff has prepared the following information based on the applicant's submittal and information that is available in City Hall. This information may be used by the Commission to justify their final decision.

DECISION CRITERIA A: Identification of new planning problems and issues.

STATEMENTS OF FACT AND FINDINGS:

- A1.** The vacant .56 acre (24,391 square foot) subject property is zoned R-2 (Single-family and Duplex Residential). Property to the south, west, and north of the stadium and ball fields is also zoned R-2. These areas are developed mainly with single-family dwellings. See the attached map. The subject property abuts the west boundary of the Marshfield High School campus which is zoned "Public Educational Facilities (QP-3)." The stadium and ball fields to the north are also zoned QP-3.
- A2.** The need for the school-based health care facility has increased as the "school nurse" program has declined. At this time, there is no school nurse on the Marshfield High School campus and the proposed facility fills that need. Currently, the Harding Building on campus provides a small space for medical needs, but student visits are limited because of the lack of space.
- A3.** The primary function of the proposed 4,100 square foot facility is to provide an educational service and on-campus health care. The change in the plan and zone designation will enable the proposed facility to be located adjacent to the high school to provide on-site medical, mental health, and/or oral health services that promote the health and educational success of school-aged children and adolescents. The facility will also provide health services for the community in this geographic location.
- A.4** The proposed facility is a State Accredited School-Based Medical Facility and must be located on campus in order to qualify. The applicant states in their submitted application that the subject property is the only available location on the high school campus.

CONCLUSION: The proposed school-based health center will fulfill a need for students since the school nurse program has declined. It will provide an educational service and on-campus health care to students, their families and the community. The decision criterion has been adequately addressed and approval of the proposal can be supported.

DECISION CRITERIA B: Collection and analysis of inventories and other pertinent factual information.

STATEMENTS OF FACT AND FINDINGS:

- B1.** The national definition of a school-based health center, provided by the applicant, states it is a partnership created by schools and community health organizations to provide on-site medical, mental health, and/or oral health services that promote the health and educational success of school-aged children and adolescents.
- B2.** The need for the school-based health facility has increased as the "school nurse" program has declined. The proposed health facility will provide services for the student and their family and for community members in this area.
- B3.** The proposed school-based health center will be accessible by way of a pedestrian walkway from the high school campus to the facility. It is projected that 10-12 students would visit the building per day by foot.
- B4.** Seven staff people are anticipated for the proposed 4,100 square foot health center. As stated by the applicant, the proposed facility is designed for two (2) physicians. The proposed facility will have five (5) exam rooms, a procedure room, doubling as a dental hygiene room, and a counseling room. The facility will be open year round, Monday through Friday, from 8 am to 5 p.m. Eighteen off-street parking spaces will be provided at the facility.

CONCLUSION: The proposed school-based health center will promote the health and educational success of school children by locating it within close proximity to the high school. The accessibility of health services for school children will provide support for the schools, families and the community. The decision criterion has been adequately addressed and approval of the proposal can be supported.

DECISION CRITERIA C: Evaluation of alternative courses of action and ultimate policy choices.

STATEMENTS OF FACT AND FINDINGS:

- C1.** An alternative course of action is to keep the zoning as it is, R-2, for the development of single-family or duplex residence(s).

- C2. The City of Coos Bay's 2009 Buildable Lands Inventory found there are 200 plus acres of surplus residential land in the city. Note, however, the proposed plan and zone designation would still allow residential development except that the proposed facility will encompass the entire property.
- C3. As stated in the applicant's letter dated January 7, 2011: "This facility is a State Accredited School-Based Medical Facility and must be located on campus in order to qualify."
- C4. The applicant states in their submitted application that the subject property is the only available location on the high school campus. The 1,200 square foot "vacant house" shown on the site plan is used by the school daily for Like Skills classes and, therefore, is not available for the proposed facility.
- C5. The preferred alternative is to site the school-based health clinic on school-owned property adjacent to the high school campus, the subject property. The purpose of the school-based health center is to provide on-site health care to students in order to promote health and educational success.
- C6. Comprehensive Plan goals for economic development found in Volume I, Chapter 7.5, Economic Development, reference, in part, the following:
 - Encourage and support economic growth;
 - Maintain and expand a diversified economy; and
 - Work to retain, expand and strengthen existing local businesses.

Promoting the health and educational success of our school children aids in the future of our economic growth, diversification, recruitment and strength.

CONCLUSION: The high school campus has no other property available for the health center and the recently adopted Buildable Lands Inventory indicates a surplus of residential land. The preferred alternative is to site the school-based health center on the subject property, owned by the School District, adjacent to the existing high school campus. The decision criterion has been adequately addressed and approval of the preferred alternative can be supported.

DECISION CRITERIA D: Selection of appropriate policy directives based upon consideration of social, economic, energy, and environmental needs.

STATEMENTS OF FACT AND FINDINGS:

- D1. The following policy directives in the Comprehensive Plan apply to the requested change. The strategies most applicable to the request follow:
 - a. Social. The need for the school-based health facility has increased as the "school nurse" program has declined. The proposed health facility will provide services for the student and their family and for community members in this area.

- b. (Energy) EC.8 Coos Bay shall encourage the "infilling" development of undeveloped parcels of land, within the city limits for residential and commercial purposes, recognizing that such development, located in the vicinity of established traffic corridors and in areas already serviced by electrical, sewer and water lines are more energy efficient than new construction in "unserved" undeveloped areas.

The subject property is considered an "infill" lot since it is developed, or virtually developed, on all sides. The slope north of the subject property makes that area difficult for development. Utilities are available to the subject property. There is no storm line in the right of way for this portion of S. 11th Street. An existing storm drain inlet is on the south edge of the subject property which will be replaced with an area drain and storm drain piping to existing, recently rebuilt catch basin at the north edge.

- c. (Economic) Goal 4: Work to retain, expand and strengthen existing local businesses.

Providing on-campus health care to students increases their success at school. Health care will be available to the community, not just to the families of students.

The school-based health care team will work in collaboration with other service providers in the community. The facility will give students the opportunity to receive health care on-campus.

- d. (Environmental) Coos Bay shall continue to endorse existing applicable state and federal environmental quality statutes, rules, and standards with respect to the quality of air, land and water resources and noise levels recognizing that this acknowledgement will assure the continued stability and integrity of these resources.

Local, state and federal requirements will be followed prior to and during the construction phase of the development. Site grading and drainage must comply with the City's Storm Drainage and Detention Standards. The applicant's site plan indicates a bioswale on the west and south side of the subject property to assist with storm drainage filtration and collection.

CONCLUSION: The proposed school-based health center will serve students and the community alike. The availability of health care will encourage families and community members to live and do business here. The facility will be sited on a serviced, infill lot adjacent to the high school. The decision criterion has been adequately addressed and approval of the proposal can be supported.

II. ZONE CHANGE

DECISION CRITERIA, JUSTIFICATION, FINDINGS & CONCLUSIONS

The following is the decision criteria applicable to the request as set forth in Coos Bay Municipal Code Chapter 17.360.050(2). Findings and conclusions accompanying the criteria support the Commission's recommendation to the City Council.

Staff has prepared the following information based on the applicant's submittal and information that is available in City Hall. This information may be used by the Commission to justify their final decision.

Rezoning requests must be supported by criterion #1 -- OR -- by criteria #2-6. In this case all of the criteria have been addressed.

DECISION CRITERIA #1: The existing zone designation is the product of a mistake.

STATEMENTS OF FACT AND FINDINGS:

- 1a. The subject property is zoned "Single-family and Duplex Residential (R-2)." The area to the south, west, and north of the stadium and ball fields is zoned R-2 and developed with single-family dwellings.
- 1b. To the east of the subject property is the Marshfield High School campus, which includes the stadium and ballfields, zoned "Public Educational Facilities (QP-3)." Over the years multiple structures have been constructed or existing structures on the campus remodeled to enhance the educational opportunities for the students.

CONCLUSION: There is no documentation indicating the zoning of the subject property is the product of a mistake. The decision criterion has not been satisfied. Therefore, Decision Criteria #2 through 6 must be satisfied in order to justify the rezoning of the property.

DECISION CRITERIA #2: The change in zone will conform to the policies and objectives of the comprehensive plan.

STATEMENTS OF FACT AND FINDINGS:

- 2a. The 24,391 square foot subject property is currently zoned R-2 and designated "Residential Low-density (R-L)" by the Comprehensive Plan.

In the R-2 zone, the minimum lot size is 5,000 square feet for a single-family dwelling or 7,000 square feet for a duplex. Therefore, it is likely that 4 single-family dwellings or 3 duplexes (6 living units), or a combination of both, could be developed on the subject property.

- 2b.** It is proposed to redesignate the property "Residential Professional (R-4P)" in order to allow the use "medical services." To correspond with the zone, the plan map must be redesignated "Residential High-density (R-H)." Because the facility will be open to the public the QP-3 zoning is not appropriate.

The proposed school-based health clinic will be 4,100 square feet in size. Eighteen on-site parking spaces are proposed along with a pedestrian walkway from the high school to the clinic. From the applicant's submitted site plan, it appears unlikely further development would be possible. The proposed facility and off-street parking encompasses most of the site.

- 2c.** Comprehensive Plan Volume I, Chapter 7.6, Housing, Goal 1 states: Coos Bay shall designate and maintain an adequate supply of land zoned for a range of housing types and price ranges. The 2009 Buildable Lands Inventory indicates a surplus of over 200 acres zoned for residential development.

- 2d.** Comprehensive Plan Volume I, Chapter 7.5, Economic Development, Community Economic Development Objectives, states, in part: Become ready for economic opportunities aligned with 21st century trends; and, Economic Development Goal #4 states: Work to retain, expand and strengthen existing local business.

The proposed facility will provide on-campus health services to students at the high school and serve as an additional health care facility for the community. The availability of the services supports the community as a whole in promoting good health and education.

- 2e.** Volume I, Chapter 9.1, sets forth the objectives for residential development. *Objective 1* states, in part, the location of high-density residential land capitalizes on commercial and employment centers and has convenient vehicular access to major arterial streets.

The subject property is not located near a commercial/employment center, nor is it located on a major arterial street. However, the location for the use, a school-based health clinic, makes it more probable to be successful in promoting the health and educational success of the students. The high-density zoning is intended for development of a school-based health clinic rather than high density residential development.

- 2f.** *Objective 2* bases the location of residential areas and their densities on an analysis of land characteristics and on the fiscal potential for extending access and public facilities to the site.

The 2009 Buildable Lands Inventory found a 200 acre surplus of residential land in the city. City utilities are currently available to the site. The site is accessed via S. 11th Street which has an 80-foot-wide right of way and is paved to 28 feet in width with curb/gutter. There is no sidewalk.

- 2g. *Objective 3* requires the city to protect the integrity of established land use patterns.

To the north, south and west of the subject property is predominantly low-density single-family dwellings. School facilities are located to the east and to the northeast is the stadium and ball fields. The R-4P zoning allows a combination of low-level commercial office development and residential uses, including multi-family dwellings, which act as a transition area between intense commercial uses and the single-family residential use to the south.

CBMC Chapter 17.360.010 allows the option of approving a rezone on a conditional use basis effective only for the specific use proposed by the applicant. Should the property cease to be used for such specific use, the zone and plan designation, if changed, would revert automatically to the designations it possessed immediately prior to the granting of the qualified rezone. This option could act as a safeguard to the surrounding area that no more intense use than the school-based health clinic be developed.

- 2h. *Objective 4* stresses the importance of maintaining the natural character of the community.

From information provided by the applicant, the structure will only be partially visible from S. 11th Street. Vehicular access will be from S. 11th Street only. Entrance to the facility will be on the north side of the building for the community, and from the east side of the building for students coming from the high school campus.

Eighteen parking spaces will be located on the north side of the structure and a bioswale will be established along the west and south sides along with landscaping on the north, east and west sides.

- 2i. *Objective 5* addresses the need to maintain a sufficient amount of residential lands for growth.

As stated earlier, the 2009 Buildable Lands Inventory concluded there is an excess of approximately 200 acres of residential property in the city.

CONCLUSION: The proposed rezone is intended to allow a student-based health clinic adjacent to the existing high school campus. The change in zone will conform to the policies and objectives of the comprehensive plan because the integrity of the established land use pattern is protected since the size of the site will limit expansion of the facility. Code provisions allow the zone change to be specific for the proposed use. In addition, there is a documented surplus of residential land in the city. The decision criterion has been adequately addressed and approval of the proposal can be supported with the following condition:

CONDITION: The change in zone is specifically for the 4,100 square foot school based health clinic. As set forth by CBMC Chapter 17.360.010, should the property cease to be used for such specific use, the zone and plan designation would revert automatically to the R-2 zone and R-L plan designations it possessed prior to the granting of the rezone. A "health clinic," rather than a "school-based health clinic," would not be permitted under the proposed zoning;

DECISION CRITERIA #3: The overall change in the zone district will result in development which is compatible with development authorized in the surrounding districts.

STATEMENTS OF FACT AND FINDINGS:

3a. The area to the north of the subject property, past the stadium and ball fields is zoned R-2 and developed predominately with single-family dwellings. To the south and west of the subject property, also R-2, is also developed with single-family dwellings.

To the east is the high school campus with parking lots and multiple buildings.

3b. The proposed school-based health center will be accessible by way of a pedestrian walkway from the high school campus to the facility. The applicant projects 10-12 students would visit the facility per day by foot.

3c. Seven staff people are anticipated for the proposed 4,100 square foot health center. As stated by the applicant, the proposed facility is designed for 2 physicians. The proposed facility will have five (5) exam rooms, a procedure room, doubling as a dental hygiene room, and a counseling room. The facility will be open year round, Monday through Friday, from 8 a.m. to 5 p.m. Eighteen off-street parking spaces will be provided at the facility.

3d. A letter dated January 13, 2011 from Richard Nored, HGE, Inc., on behalf of the applicant, states:

"It has been estimated that 50% of the clientele for the clinic, on an annual basis, will be students, and this is a significant factor considering that many of the clients will have accessed the immediate area for school purposes."

A letter dated January 25, 2011 from Mr. Nored states:

"In further evaluation of the anticipated patient profile, the clinic anticipates that 2/3, or 66.67% of the clientele, on an annual basis, will be students, and this is a significant factor considering that the majority of the clients will have accessed the immediate area for school purposes.

Mr. Nored's letters are at *Attachments C and D*.

- 3e. Testimony at the February 8, 2011 Planning Commission hearing raised the following issues:
- a. A resident living on Ferguson Avenue spoke in favor of the proposal. He felt it was a good location for the clinic and will be very convenient for a lot of people in the surrounding residential area;
 - b. A resident from S. 11th Street spoke in favor of the clinic for the students but was opposed to the traffic; he is concerned about the additional traffic on S. 11th; he stated there is already a traffic problem; people heading south on Elrod become airborne; parked vehicles and buildings have been hit; he suggests speed bumps on S. 11th Street;
 - c. A resident from Ferguson Avenue is opposed to the additional traffic that would result from the clinic; she does not think this is an appropriate location for a clinic and submitted pictures of the intersection of Ferguson and S. 11th Street for the Commission (2/8/11 hearing Exhibit 1);
 - d. Residents from Ferguson Avenue submitted a letter stating their concern about the increase in traffic in an already high traffic area; they have had one truck totaled in front of their house and know of three houses that have been damaged from the traffic (2/8/11 hearing Exhibit 2).

CONCLUSION: The decision criterion has been adequately addressed and approval of the proposal can be supported with the following conditions:

- 1. The facility is limited to two (2) physicians (nurse practitioner/physician assistant);
- 2. Conditional approval of the proposal is based on information from the applicant that approximately 66% of the clientele will be students coming from the high school. The applicant is encouraged to keep data on the number of students coming from the high school using the facility as compared to others using the services in case adverse impacts from the facility are reported to the City.
- 3. Approval of a Site Plan and Architectural Review is required prior to the issuance of building permits.
- 4. A Traffic Impact Analysis is required. The impact of additional traffic on specific intersections that will be identified in a scope of work by the City must be completed. The analysis must also include any necessary mitigation measures as a result of the proposed development.

DECISION CRITERIA #4: The change will not prevent the use of other land in the vicinity.

STATEMENTS OF FACT AND FINDINGS:

- 4a. The area surrounding the subject property is virtually developed. The size of the facility, 4,100 square foot, and the off-street parking, makes it unlikely there will be any expansion of the facility.

- 4b. As stated in Finding 2e, above, the rezone may be approved for a specific use. If that specific use ceases, the zone/plan designation would revert to the designations the property possessed prior to the land use actions.
- 4c. Other uses allowed outright in the R-4P zone could include, but are not limited to, multi-family dwellings and group residential.

CONCLUSION: The proposed change will not prevent the use of other land in the vicinity. The decision criterion has been adequately addressed and approval of the proposed zone change can be supported.

DECISION CRITERIA #5: It is appropriate at this time to permit the specific type of development or change in zone of the area which had not previously existed.

STATEMENTS OF FACT AND FINDINGS:

- 5a. The applicant states and the city finds this is the appropriate time to permit the zone change. The high school has the opportunity to construct a school-based health care facility to keep students healthy, meet them on campus, and support the school, families and community through an added health care option.
- 5b. The intent of the Comprehensive Plan is to recognize the need to remain responsive to changing and evolving land demands within the context of plan policies and implementing measures. The intent of this approach is to retain flexibility in order to remain responsive to changing conditions, and to recognize the legitimacy of existing zoning and plan implementation. The Plan recognizes that land use and zoning are expected to change as conditions change.

CONCLUSION: The decision criterion has been adequately addressed and approval of the proposal can be supported.

DECISION CRITERIA #6: The change will be consistent with the functions, capacities and levels of service of facilities identified in the adopted Coos Bay Transportation System Plan (TSP).

STATEMENTS OF FACT AND FINDINGS:

- 6a. The subject property lies on S. 11th Street between Ferguson and Ingersoll Avenues. Ferguson does not connect to US 101, the closest arterial. The next street to the north, Elrod Avenue connects to US 101. Ingersoll, the cross-street to the south of the subject property, connects directly to US 101. S. 10th Street, S. 11th Street, Elrod and Ingersoll are classified as neighborhood routes.

Ferguson Avenue is classified as a local street.

- 6b. As stated in Finding 2a, under the current R-2 zoning four (4) single-family dwellings or three (3) duplexes (six units) or a combination of both, could be sited on the subject property.
- 6c. Oregon land use law requires that the Transportation Planning Rule be met whenever a comprehensive plan map amendment is undertaken. It is required that the land use action not "significantly effect" an existing or planned transportation facility. The zone change does not trigger a "significant effect" if it 1) does not have the effect of allowing more trip generation than the existing planning/zoning; or, 2) is supported by adequately planned transportation facilities.
- 6d. HGE, Inc.'s Mr. Richard Nored's letter of January 13, 2011 and January 25, 2011 addresses the Transportation Planning Rule. Mr. Nored's letters conclude there is less traffic generated by the proposed clinic than if three (3) duplexes (six units), which are permitted outright in the current R-2 zone, were to be established. Therefore, there is no "significant effect" from the proposed facility.
- 6e. The following table, Table 1, is from traffic information provided by Mr. Nored, using ITE Trip Generation information. The figures compare the traffic for a residential use allowed under the current zoning, and the health clinic, under the proposed R-4P zoning.

Table 1.
ITE Trip Generation Manual

USE	Weekday	PM peak
3 duplexes (6 units)	57	6
4,100 sq ft health clinic	148	15

Mr. Nored estimates that 50-66% of the clientele, on an annual basis, will be students walking from the high school. Therefore, the clinic would generate approximately 49-74 weekday vehicular trips. There are six (6) PM peak trips for the residential use and 15 trips for the clinic. It is unclear if students would be accessing the facility from the high school during these times, or if all of these trips are vehicular.

- 6f. The following table is based on information from ODOT Region 3 and the ITE (Institute of Transportation Engineers) Trip Generation Manual, taking into account that information for a small clinic, as proposed, is sparse.

Table 2.
ITE Trip Generation Manual

USE	Weekday/Weekend Trips	PM peak trips: Weekday/Weekend
4 single-family dwellings	38/40	4/4
18 multi-family dwelling units	119/129	10/10
4,100 sq ft health clinic	129/0	21/0

The applicant states that 50 to 66% of the clientele, on an annual basis, will be students walking from the high school. Therefore, 43-65 weekday trips are estimated for vehicular traffic to the clinic. There are four (4) PM peak hour trips for the residential use and 21 trips for the proposed clinic. Again, it is unclear if any of the PM trips would be students.

- 6g. The following data is from the 2004 Coos Bay Transportation System Plan (TSP). "level of service (LOS)" is used as a measure of effectiveness for intersection operation and is based on the current R-2 zoning. LOS can be measured at intersections and along key roadway segments. LOS A, B and C indicate conditions where traffic moves without significant delays over periods of peak travel demand. LOS D and E are progressively worse peak hour operating conditions and F represents where demand exceeds the capacity of an intersection.

Table 2.
P.M Peak

INTERSECTION	2003 LOS	2020 LOS
10 th at Central	C	C
4 th at Elrod	B	B
7 th at Ingersoll	A	A
11 th St/Elrod		A/A *

*This measures the intersection going in either direction, no v/c given.

According to CBMC Chapter 17.180.020(4), City streets shall maintain a LOS of D during the p.m. peak hour of the day. A lesser standard may be accepted for local street intersections or driveway access points that intersect with collector streets, if alternative signalized access is available and these intersections are found to operate safely. Tenth Street at Central is the only signalized intersection.

CONCLUSION: There are several vehicular routes available to the subject property. Data for the year 2020 indicates all of the intersections will operate better than a D LOS based on the current zoning. A condition for approval of the zone change limits the specific use of the property to the school-based health center, thus limiting the peak hour traffic. The decision criterion has been adequately addressed and approval of the proposal can be supported with the following condition:

CONDITION: The traffic impact analysis must show the facility will be supported by adequately planned transportation facilities. The increase in site trips, based on pm peak hour trips, for the proposed facility must not cause any City intersections to exceed a level of service D in the year 2020. This is used to determine "significant effect."

III. STATEWIDE PLANNING GOALS

1. **Citizen Involvement**

The application is being reviewed according to the public review process established by the City. The City's Plan is acknowledged to be in compliance with this goal. Notice of the proposal will be provided to property owners and published in the newspaper. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision-making process. These procedures meet the requirements of Statewide Planning Goal 1.

2. **Land Use Planning**

Facts and evidence have been provided that support and justify the proposed Comprehensive Plan and zone change.

3. **Housing Goal**

The proposal is for R-4P (Residential/Professional) zoning for the .56 acre site. The 2009 Buildable Lands Inventory concluded there are over 200 acres of land designated for residential development. A single-family dwelling requires approval of a conditional use in the R-4P zone. However, a condition is proposed to require a qualified rezone whereby the zone change only allows the school-based health clinic.

4. **Air, Water and Land Resources Goal**

Future development will be required to meet the standards in effect at the time to maintain or improve the quality of the air, water and land resources. The provision of public services to the property will serve to protect the air, water and land. All necessary public services are or will be available to this property at adequate levels to serve the proposed health center.

There will be no withdrawal of subsurface groundwater resources. Waste water from the property will be discharged into the city sewer system. The city is responsible for assuring wastewater is treated to meet applicable standards for environmental quality prior to release.

Local, state and federal requirements will be followed prior to and during the construction phase of the development. Site grading and drainage must comply with the City's Storm Drainage and Detention Standards. The applicant's site plan indicates a bioswale on the west and south side of the subject property to assist with storm drainage filtration and collection.

There is no storm drain in S. 11th Street. An existing storm drain inlet on the south edge of the property will be replaced with an area drain and storm drain piping to the existing, recently rebuilt catch basin at the north edge of the property. Runoff will be collected and removed by the city storm drainage system in a manner determined by the city to be appropriate. Bioswales are proposed on the south and west sides of the development.

The major impact to air quality in the vicinity is vehicle traffic along S. 11th Street.

No significant adverse impacts to the quality of the air, water or land are expected as a result of the proposed school-based health clinic where it is estimated that 50-66% of the clientele will be students from the adjacent high school.

5. Economic Development Goal (Goal 9)

The availability of the facility will provide an added opportunity for health care, especially for people on the south end of town. The availability of on-campus health care will likely encourage students and their families to take advantage of the services provided by the new facility. People are more likely to be productive when they are healthy.

The subject property is currently underutilized and unproductive and returns little value to the city. The proposed use will make the site productive and create value. In this way the proposal will contribute to the economic base of the urban area, which is consistent with this Goal.

The development will provide a short term economic boost during the construction phase.

6. Statewide Public Facilities and Services Goal

All necessary public services and facilities are or will be provided to this property by the developer and providers of public and private service providers at levels that are adequate to serve the proposed use. The city will specify any needed changes to the existing service levels at the time building permits are requested. The applicant will provide on-site surface water drainage through a private system since there is no storm line in S. 11th Street. By providing the necessary public services and facilities for the proposed use, the requirements of this Goal will be met.

7. Statewide Transportation Goal

Access to the site is provided by the existing street system consisting of S. 11th Street and nearby cross streets, Ingersoll and Ferguson or Elrod Avenues. S. Tenth Street is also likely to be an indirect link to the facility. Ingersoll, Elrod, S. 10th and S. 11th are classified as neighborhood routes. Ingersoll and Elrod connect directly to US Highway 101. Coos Bay's Energy Strategies, as part of the Comprehensive Plan, encourage the location of facilities along traffic corridors and in areas that are already served by public and private facilities.

No new streets are needed. Students will be able to access the facility by way of a pedestrian path from the high school which will make up 50-66% of the clientele, according to figures provided by the applicant.

According to CBMC Chapter 17.180.020(4), City streets shall maintain a LOS of D during the p.m. peak hour of the day. A lesser standard may be accepted for local street intersections or driveway access points that intersect with collector streets, if alternative signalized access is available and these intersections are found to operate safely.

The TPR is addressed within the applicant's transportation information that has been submitted. Conditions are proposed requesting further analysis of traffic impacts that may result from the rezone.

8. Statewide Energy Conservation Goal

Coos Bay's Energy Plan Strategies encourage the "infilling" development of undeveloped parcels of land, within the city limits for residential and commercial purposes, recognizing that such development, located in the vicinity of established traffic corridors and in areas already serviced by electrical, sewer, and water lines, are more energy efficient than new construction in "unserved" undeveloped areas.

The subject property is located off of a collector street, several blocks from US Highway 101 and the city core. New construction provides the opportunity to provide improved construction and building techniques which improve and conserves energy uses via current building codes. The City of Coos Bay upholds current building codes which benefit energy saving new construction.

9. Statewide Urbanization Goal

The subject property is within the corporate limits of Coos Bay and has a full complement of public and private services that are either on the property or abutting the land or provided by the city such as fire, police protection, government management and library services. This proposal does not materially affect the size or location of the city limits or urban growth boundary. Urbanization can occur here because the subject property is currently vacant and surrounded by developed areas.

The proposal to add the on-campus health center at this location will provide health care to the students, their families and the community.

10. Statewide Areas Subject to Natural Disasters and Hazards; Estuarine Resources; Coastal Shorelands; Beaches and Dunes; and Ocean Resources Goals

There is no special agriculture, ocean beaches, dunes, destination areas or forest lands impacted by this proposal. No natural hazards have been identified that are specific to this site or which would prevent the proposed use. There are no estuaries, floodways, flood plains, identified slide areas, mines, sand dunes, rivers or streams, or other beach resource areas impacted by this proposal.

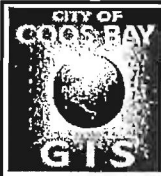
11. Statewide Recreational Needs Goal

The proximity of the coastal beaches, schools and parks provides local and regional recreational opportunities. The site is adjacent to the high school. The campus includes a stadium and ball fields.

CONCLUSION: The change from a low-intensity residential designation to a high-intensity residential designation allows the facility to be established in conjunction with the adjacent high school campus. Conditions set forth by the zone change will limit the potential impacts from more intense R-4P uses which include limited commercial uses and multi-family residential development.

Therefore, the proposal complies with the Statewide Planning Goals and is consistent with the 2009 Buildable Lands Inventory. The plan map change is warranted and should be granted.

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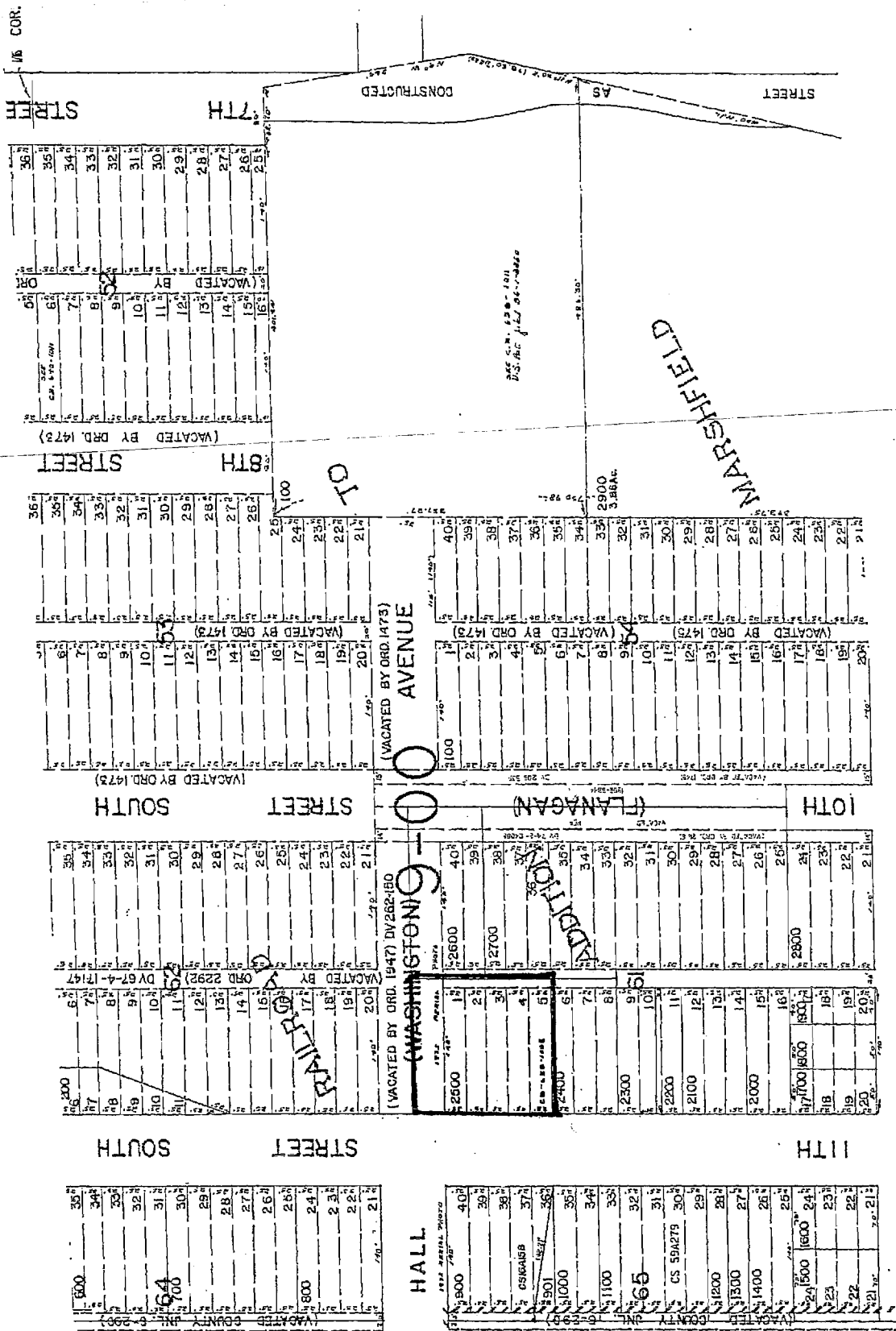
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MAP 1

1 INCH = 205 FEET

SEE MAP 25 13 34AC



SEE MAP 25 13 35BC



EXISTING COMPREHENSIVE PLAN DESIGNATION

MAP 3

1 INCH = 300 FEET



PROPOSED COMPREHENSIVE PLAN DESIGNATION

MAP 4

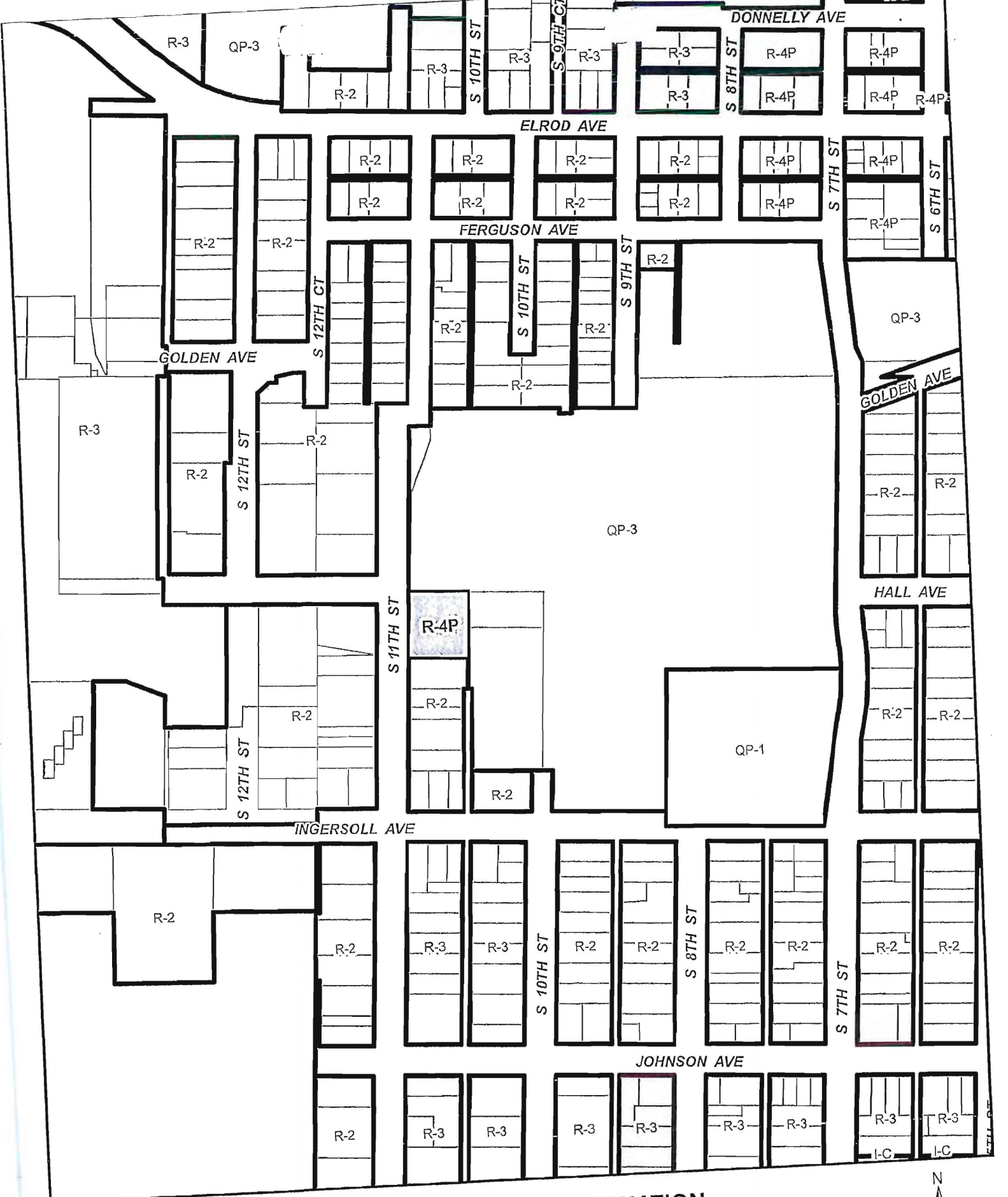
1 INCH = 300 FEET



EXISTING COMPREHENSIVE PLAN DESIGNATION

MAP 5

1 INCH = 300 FEET

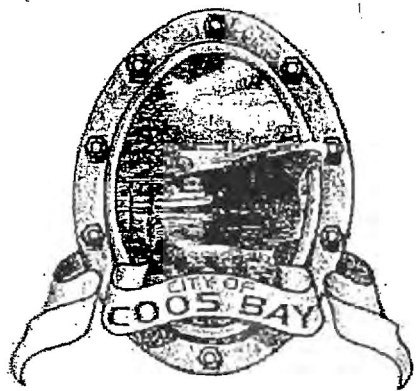


PROPOSED ZONE DESIGNATION

MAP 6

1 INCH = 300 FEET

026 S. 112



Permit No. ZON20/10-00078

City of Coos Bay
Public Works and Development
500 Central Avenue, Coos Bay, Oregon 97420
Phone 541-269-8918 Fax 541-269-8916

LAND USE PLAN MAP AMENDMENT

SUBJECT PROPERTY

Address unknown. Site located on Marshfield High School Campus on 11th Street,
Street Address: north of Ingersoll.

Township 25 S Range 13 W Section 34 AD Tax lot # 2500

Lot(s) 1 - 5 Block: 61 Addition: Railroad Addition

Along with Portions of the Vacated Alley Way and Hall Avenue fronting Lots 1 through 5, Inclusive. Block 61 of Railroad Addition to Marshfield.

APPLICANT / OWNER

Name of Applicant: Joseph A. Slack, Architect

Address: HGE Inc., 375 Park Ave., Suite 1, Coos Bay, OR 97420 Phone: 541.269.1166

Name of Owner: Waterfall Community Health Center

Address: 1890 Waite St., Suite 1, North Bend, OR 97459 Phone: 541.756.0632

CURRENT PLAN DESIGNATION: Residential - Low Density (R-L)

PROPOSED PLAN DESIGNATION: Residential - High Density (R-H)

Please answer the following questions as completely as possible; use additional paper if necessary. The approval of this permit must be based on specific facts; therefore, yes/no answers are not sufficient. City personnel will assist you in answering any question.

1. Address each of the following:

A. Identify new planning problems and issues associated with the project.

Typical development issues found with new construction on an undeveloped property: storm water control, utility connections, driveway access, ADA access, foundation design, solar orientation, budget constraints, etc.

- B. Provide a collection and analysis of inventories and other pertinent factual information associated with this request.

Refer to City.

- C. Include an evaluation of alternative courses of action and ultimate policy choices.

Refer to City.

- D. Address all appropriate policy directives based upon consideration of social, economic, energy and environmental needs.

Refer to City.

- 2. Describe the subject property in detail, including total area, topography (% slope overall; not any distinct grade differences), and drainage. Describe any watercourses on the property.

The site is approximately 24,391 square feet and will be fully developed. Refer to attached drawings. The ground requires soil investigation by licensed soils engineer to furnish foundation and site stabilization requirements. An existing storm drain inlet is on the south edge which will be replaced with area drain and storm drain piping to existing, recently rebuilt catch basin at north edge. The side grading will comply with the City's Storm Drainage and Detention Standards.

- 3. Describe the uses of surrounding property in detail. Note number of residences, types of businesses, public facilities, etc.

The site is a part of the Marshfield High School campus which contains numerous building types and functions: Main Classroom Building, Vocational Shop Building, Radio Building, Residence (McKenzie House), Drama Lab, Gym Building, Stadiums, Playing Fields. Adjacent properties are primarily residential. Adjacent property use to this entire school district property include residential, multi-family residential, post office, and professional office use.

4. What streets will be used to provide access to the property? What is their width, covering, and current condition? Estimate the increase in traffic volume that can be expected as a result of the change in land use designation and the ultimate development of the property.

The clinic anticipates approximately less than 15 patient encounters per day or 70 patient encounters per week. Student visits have been limited by the existing smaller space at the Harding Building but is projected that 10 - 12 students would visit the building per day by foot. 7 staff are anticipated.

5. What types of development could be expected if the land use designation is changed as proposed? Take into consideration surrounding development, overall development of the area, changes in traffic patterns, etc.

The development is strictly limited to the Waterfall School-Based Health Care Facility.


6. Since the property received its current land use designation, what circumstances have changed to justify the proposed amendment?

No change. It is simply an open undeveloped piece of property within Marshfield High School, that is suitable for this school clinic. Marshfield High School has no other open parcel in close proximity to the high school.

ADDITIONAL REQUIREMENTS:

- A. Attach (a) a certified list of names and addresses of all owners of property within 250 feet of the exterior boundaries of the subject property according to the latest adopted County tax roles and (b) an assessor's map showing all lots and parcels of land within that area.
- B. Provide evidence that the applicant is owner or purchaser of property proposed for re-designation and/or has the written permission of such owner(s) of property in the subject area to apply for a change in land use designation.

The above statements are true to the best of my belief and knowledge. As applicant, I understand that the City Council requests the attendance of myself, or my representative at the meeting(s) where this request is scheduled for consideration.

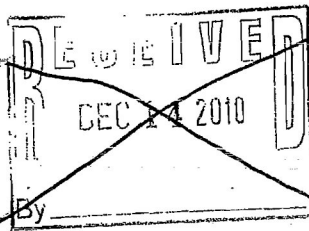
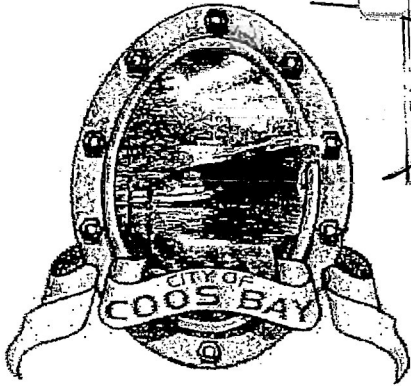


 Signature of Applicant or Authorized Agent

12/14/10

 Date

Filing Fee: \$960.00	Date paid:
	Date of Planning Commission Hearing:



Permit No. ZON20 10-00078

City of Coos Bay
Public Works and Development
500 Central Avenue, Coos Bay, Oregon 97420

ZONE CHANGE

In accordance with Coos Bay Municipal Code, Chapter 17.360 a change in zone designation may be granted if a mistake was made in the original zoning or if the change will result in development compatible with that authorized in the surrounding area. Other considerations include the impact on other land in the vicinity and the appropriateness of the introduction of the zone into the area at this time.

SUBJECT PROPERTY

Address unknown. Site located on Marshfield High School Campus on 11th Street,

Street Address: north of Ingersoll.

Township 25S Range 13W Section 34AD Tax lot # 2500

Lot(s) 1 - 5 Block: 61 Addition: Railroad

Along with Portions of the Vacated Alley Way and Hall Avenue fronting Lots through 5, inclusive. Block 61 of Railroad Addition to Marshfield.

Current Zone R - 2 **Proposed Zone** R - 4P

Comprehensive Plan Designation: Residential - Low Density (R - L)

APPLICANT / OWNER

Name of Applicant: Joseph A. Slack, Architect

Address: HGE Inc., 375 Park Ave., Suite 1, Coos Bay, OR 97420 Telephone: 541.269.1166

Name of Owner: Waterfall Community Health Center

Address: 1890 Waite St., Suite 1, North Bend, OR 97459 Telephone: 541.756.0632

Please answer the following questions as completely as possible; use additional paper if necessary. The approval of this permit must be based on specific facts; therefore, yes/no answers are not sufficient. City personnel will assist you in answering any question.

1. Could the current zoning of this property be a mistake? Explain.
 No. The current zoning is R2 and this zoning is contiguous with adjacent properties.

2. Will the change in zone conform with the policies and objectives of the comprehensive plan?

7.5 Economic Development: This zone change will allow this health care facility to serve underinsured students to keep them healthy and educationally productive. It will also provide health services for the community in this geographic location, again for underinsured patients. This area has historically higher unemployment rates leading to an underinsured population.

3. Will the overall change in the zone district result in development which is compatible with development authorized in the surrounding districts?

Yes. The adjacent school property is zoned QP3 and the major function of the proposed facility is educational service and this project will provide on-campus health care.

4. Will the change prevent the use of other land in the vicinity?

No. This proposed change will develop an existing undeveloped portion of school district property and will not restrict development on other adjacent property.

5. Is it appropriate at this time to permit the specific type of development or change in zone into the area which had not previously existed?

Yes. The high school has the wonderful opportunity to construct a School-Based Health Care Facility to keep students healthy, meet them on campus, support the school, families, and community.

6. What is the land use designation for this property on the Land Use Plan Map 2000?
R - L If there is a conflict between the Plan map and the desired zone, how can the change be justified?

Yes, and it requires a Map Amendment, which is part of this approval process. Refer to Land Use Map Amendment Application.

7. Explain how the surrounding property within 250 feet of the perimeter or your property is zoned and used at present.

QP3 - Marshfield High School

R2 - Residential, single and multifamily residential

C2 - General commercial - post office, financial planner

R3 - Multiple residential

If the zone of your property is changed, explain how any permitted use of the district will be compatible with the surrounding property.

The proposed parcel is limited only to the proposed building - a school-based health care facility and the parcel of property is not large enough to have additional development.

The proposed use - clinic - will provide community health care services in addition to health care for students. However the facility is designed for only 2 physicians with patient visits relatively low compared to a typical clinic. Waterfall Community Health Center will remain at their existing 10,000 s.f. facility located in North Bend and have no plans of moving in to this facility.

8. Explain what limitations the proposed zone change could place on the use of nearby property.

This development will not restrict or limit use on adjacent properties.

9. Have any changes taken place which would make the zone change appropriate now rather than at an earlier date? You may consider such things as development of surrounding property, new streets, sewer or water lines; housing trends, and so forth. Please explain more fully.

The need for a school-based health care facility has increased over the as the "school nurse" program has declined. Currently, there is no school nurse on Marshfield High School campus and Waterfall Clinic fills that need. Funding has been secured to build this facility.

10. Additional information to be furnished by applicant:
- A. Evidence that applicant is owner of the property. If the applicant is the purchaser of the property or acting as authorized agent of the owner, then written verification must be submitted.
 - B. A certified list of the names and addresses of all owners of property within 250 feet of the exterior boundaries of the property involved along with a map showing the location of the subject property and all properties within the 250 foot boundary.
 - C. A building plan or location map including topographical features, streets, highways, alleys, distinguishable vegetation, etc. in relation to the property lines of the property involved. This plan or map shall be drawn to scale.

BUILDING & TOPOGRAPHICAL FEATURE LOCATION PLAN: A scaled drawing showing the actual shape and dimensions of the subject property, the sizes and shapes of existing and proposed structures, location of existing or proposed roads, distinguishing vegetation and major topographical features.

A separate drawing containing the above information may be attached if necessary to show the regional detail.

The above statements are true to the best of my belief and knowledge. As applicant, I understand that the Planning Commission requests the attendance of myself, or my representative at the meeting(s) where this request is scheduled for consideration.



 Signature of Applicant or Authorized Agent

12/14/10

 Date

Filing Fee: \$675.00+ Publishing Cost (If Plan Map Amendment is needed, add \$960.00)	
Date paid:	Date of Planning Commission Hearing:

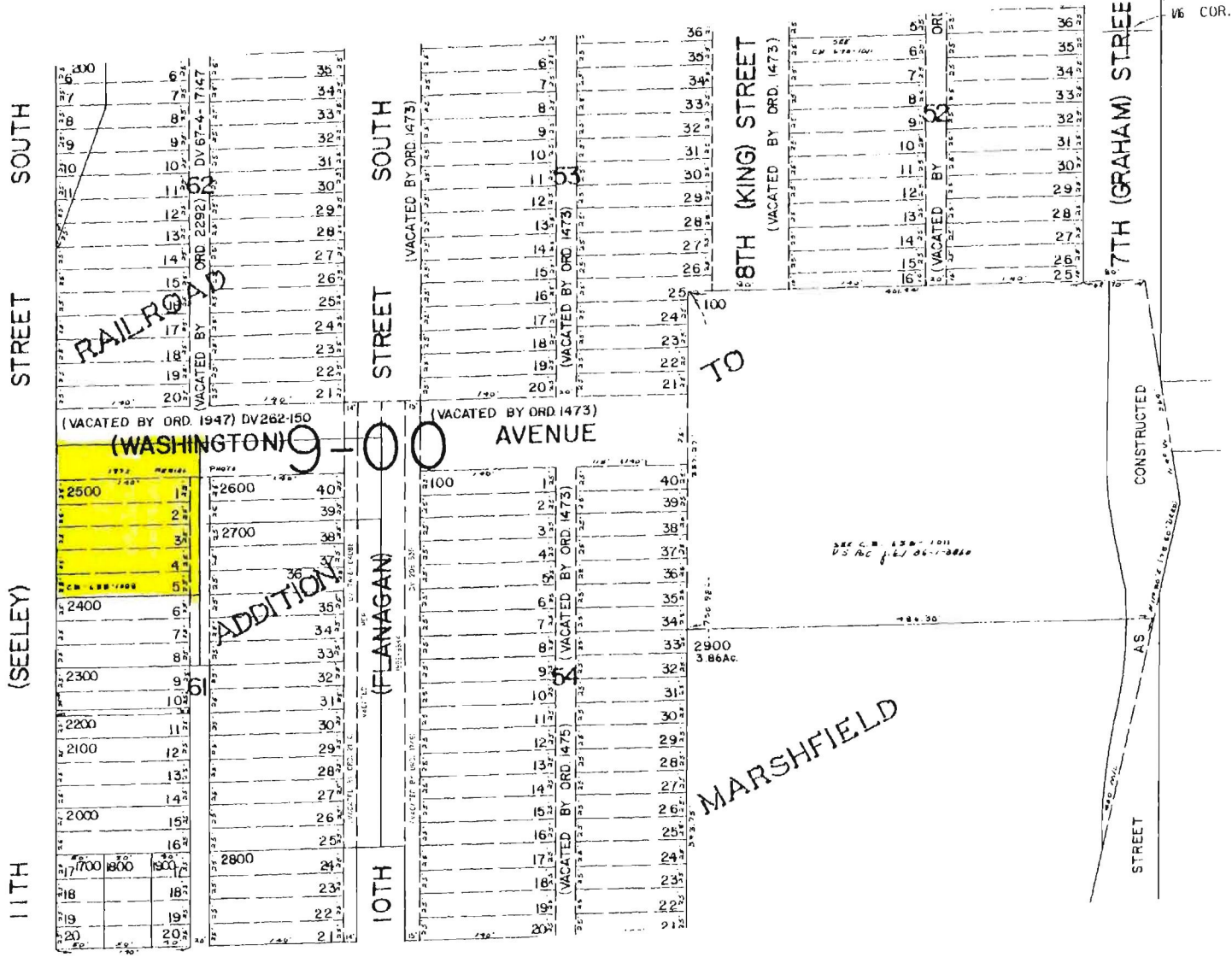
SEE MAP 25 13 34AC

VACATED COUNTY UNL 6-29-91

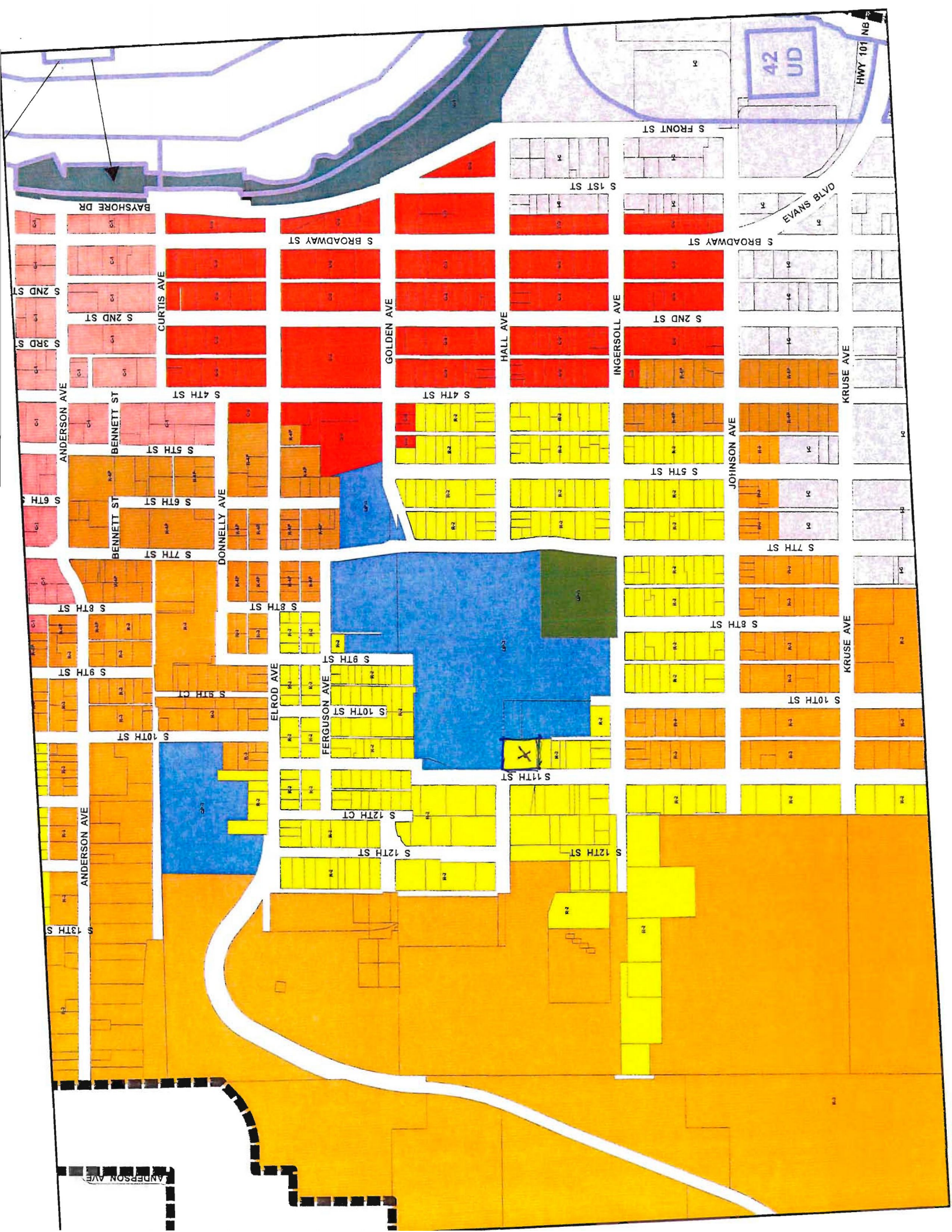
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VACATED COUNTY UNL 6-29-91

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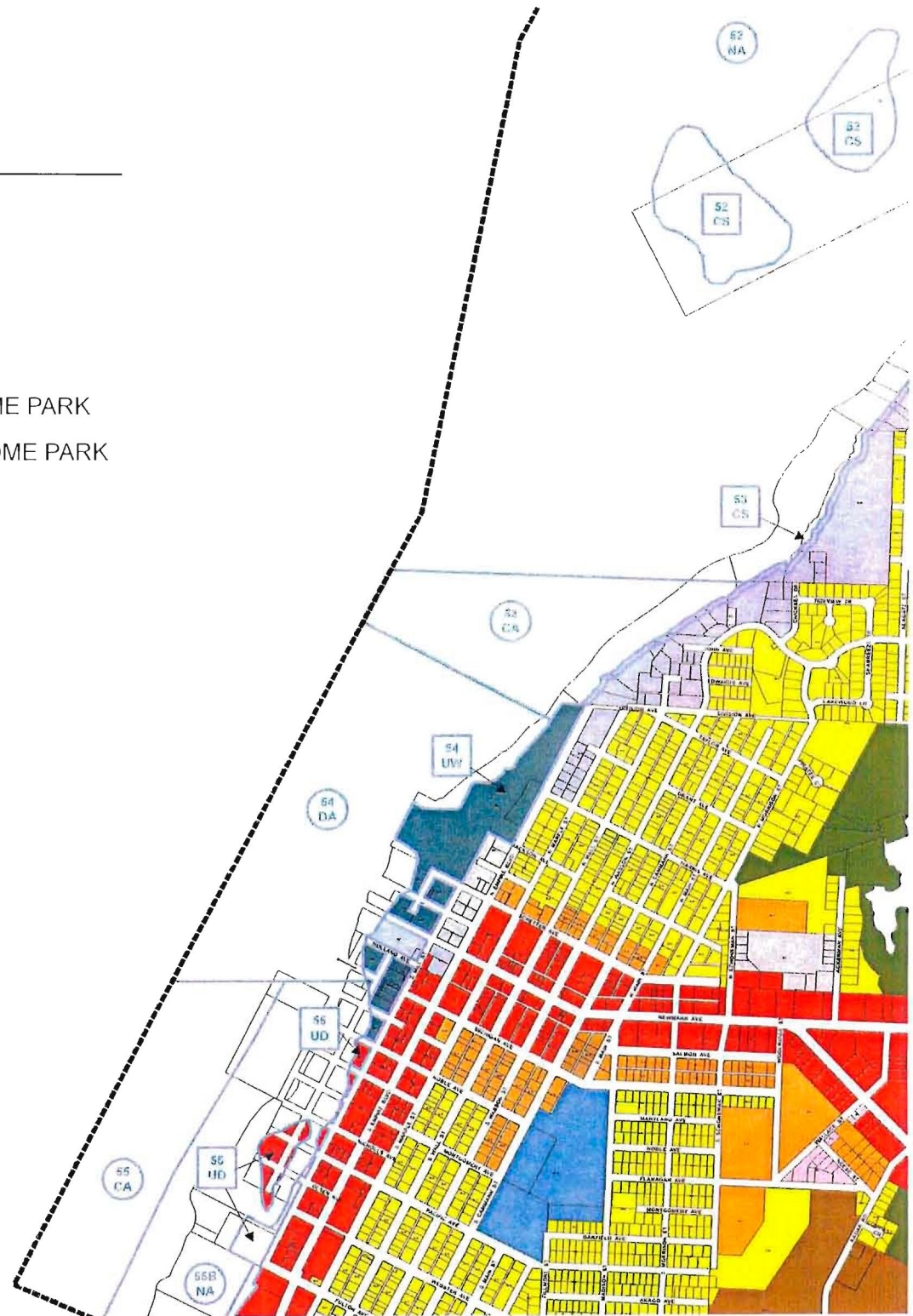
SEE MAP 25 13 35BC



CITY OF COOS BAY ZONING MAP

LEGEND

	R-1	SINGLE FAMILY RESIDENTIAL
	R-2	SINGLE FAMILY / DUPLEX RESIDENTIAL
	R-3	MULTIPLE RESIDENTIAL
	R-4P	RESIDENTIAL PROFESSIONAL
	R-5	RESIDENTIAL CERTIFIED FACTORY BUILT HOME PARK
	R-6	SINGLE FAMILY / DUPLEX / FACTORY BUILT HOME PARK
	R-W	RESTRICTED WATERFRONT RESIDENTIAL
	MP	MEDICAL PARK
	C-1	CENTRAL COMMERCIAL
	C-2	GENERAL COMMERCIAL
	HP	HOLLERING PLACE
	I-C	INDUSTRIAL / COMMERCIAL
	G-I	GENERAL INDUSTRIAL
	W-I	WATERFRONT INDUSTRIAL
	WH	WATERFRONT HERITAGE
	ITL	INDIAN TRUST LAND
	RFP	RESERVED FOR FUTURE PLANNING
	QP-1	PARK / CEMETARY
	QP-2	WATERSHED
	QP-3	PUBLIC EDUCATION FACILITIES
	QP-5	BUFFER
	QR-3	AREA QUALIFIED FOR R-3 USE
	QR-4P	AREA QUALIFIED FOR R-4P USE
		CITY LIMITS





ARCHITECTS ENGINEERS SURVEYORS PLANNERS
375 PARK AVE., COOS BAY, OREGON 97420



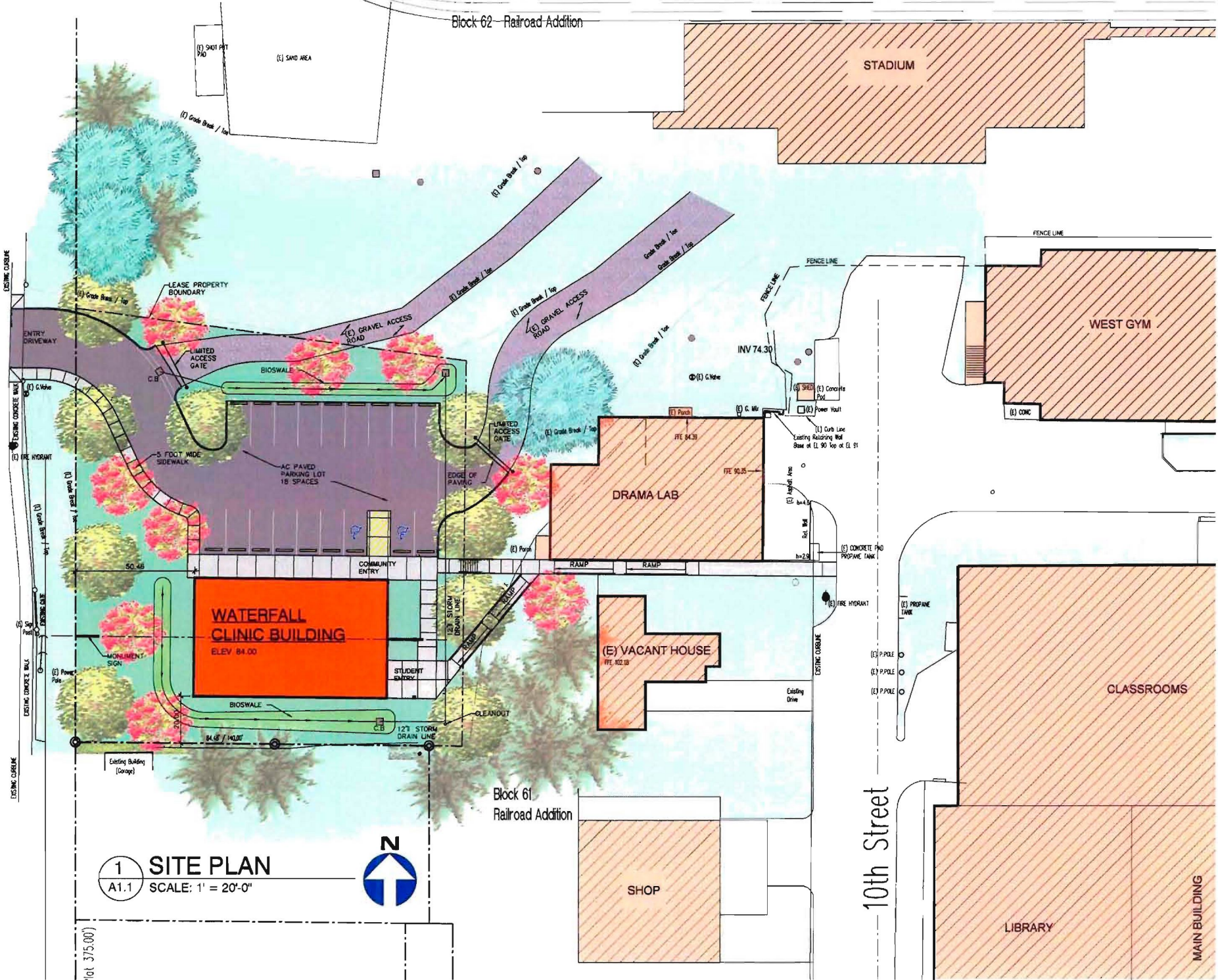
A

11th Street

Block 62 Railroad Addition

10th Street

Block 61 Railroad Addition

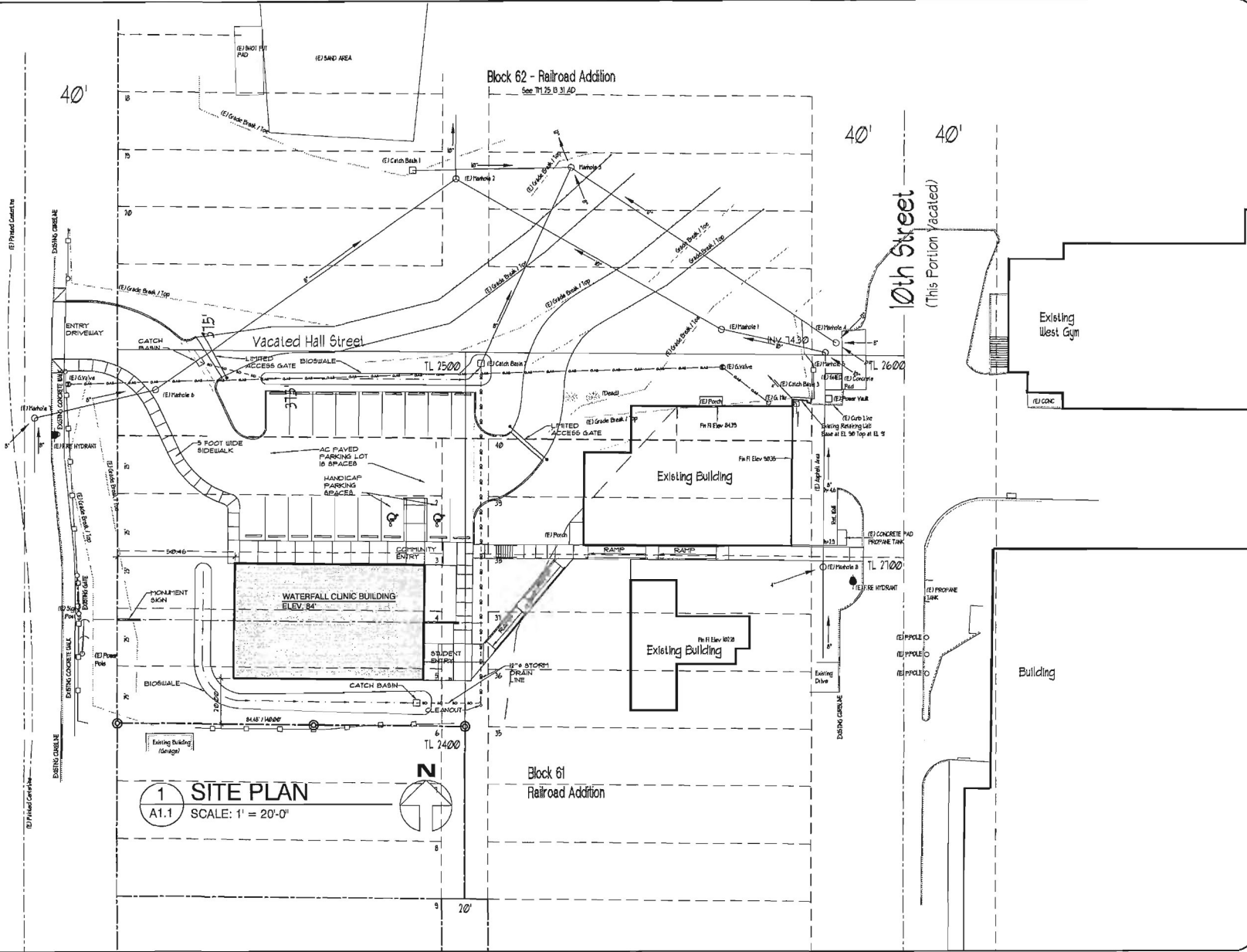


1 SITE PLAN
A1.1 SCALE: 1" = 20'-0"



Lot 375.000

11th Street



1 SITE PLAN
A1.1 SCALE: 1" = 20'-0"



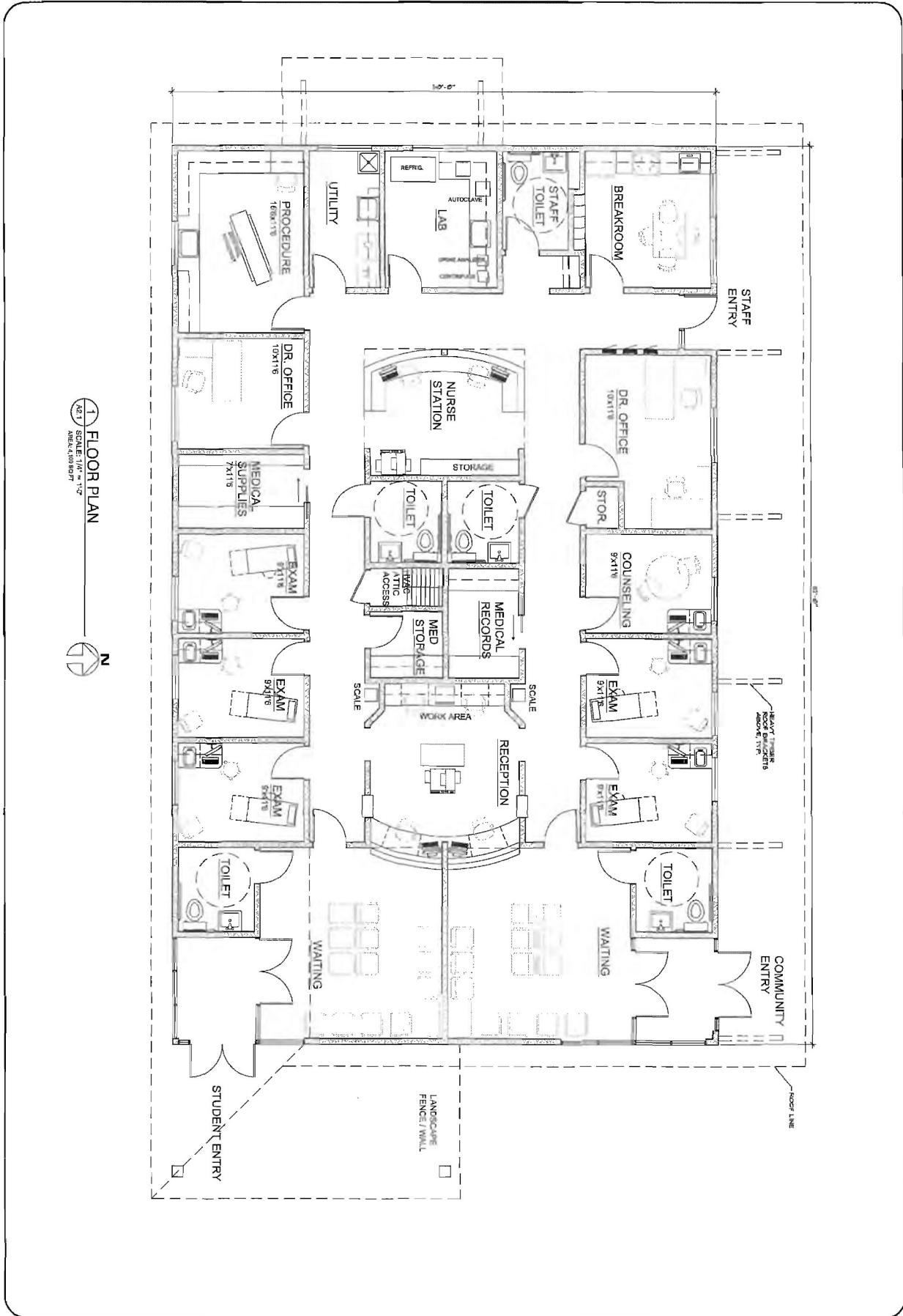
PROJECT: SCHOOL BASED HEALTH CARE FACILITY
WATERFALL CLINIC
11th ST.
COOS BAY, OREGON

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO. 09.52
DATE: December 2010
REVISIONS
DATE BY
DRAWN BY: JS, CD
SHEET NO. **A1.1**

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375 Park Avenue/Coos Bay, Oregon 97423 (541) 264-1144
19 N.W. 18th Avenue/Portland, Oregon 97209 (503) 232-1407



1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 AREA: 4,108.80 SF

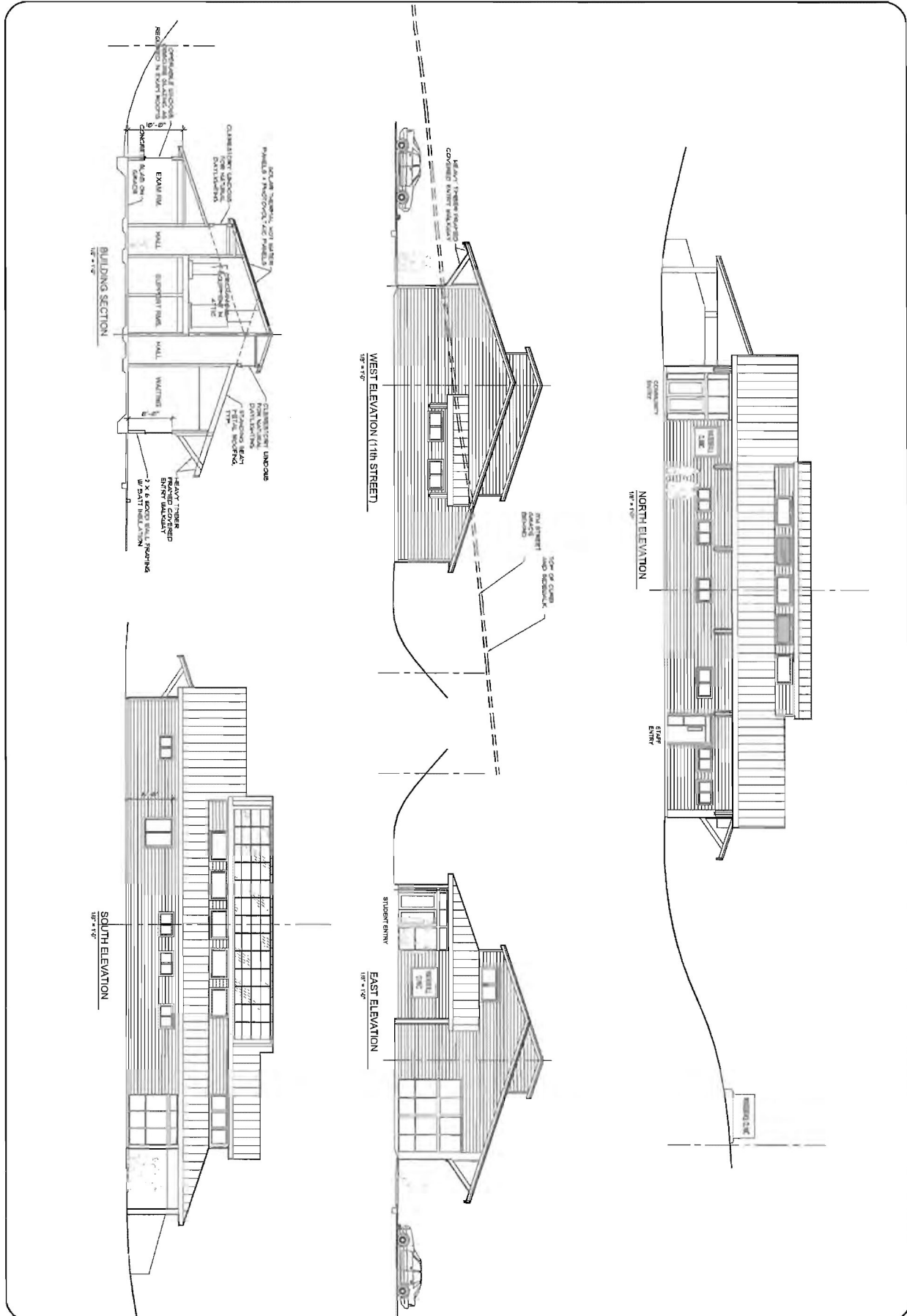
A2.1

DATE: December 2010
 REVISIONS:
 SHEET NO. 2

PROJECT: **SCHOOL BASED HEALTH CARE FACILITY WATERFALL CLINIC**
 11th ST.
 COOS BAY, OREGON

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HCE INC.
 ARCHITECTS, ENGINEERS, SURVEYORS, & PLANNERS
 379 Park Avenue/Coos Bay, Oregon 97423 (541) 269-1166
 19 N. W. Fifth Avenue/Portland, Oregon 97209 (503) 222-1647



<h1 style="margin: 0;">A3.1</h1>	DRAWN BY: JB, CD	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>PROJECT: SCHOOL BASED HEALTH CARE FACILITY WATERFALL CLINIC 11th ST. COOS BAY, OREGON</p>	<p>COPYRIGHT NOTICE REPRODUCTION OF THESE DRAWINGS WITHOUT WRITING OR IN PART FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED COPYRIGHT 2010 HCE INC.</p>	 <p>ARCHITECTS, ENGINEERS, SURVEYORS, & PLANNERS 275 Park Avenue/3rd Fl. Chicago, IL 60611 19 N. W. 7th Avenue/Portland, Oregon 97209 (503) 222-1847</p>
	PROJECT NO. 09.52				
	DATE: December 2010				
	REVISIONS:				
	DATE: 10				

School-Based Health Center National Definition

- *Partnerships* created by *schools and community health organizations* to provide *on-site* medical, mental health, and/or oral health services that promote the *health and educational success* of school-aged children and adolescents
- *One of the partners*, usually a health agency (community health center, local health department, hospital, mental health agency, or 501 C3 agency), or a school system becomes the *sponsoring agency*

School-Based Health Center National Definition

- Services provided by the school-based health care team are *determined locally* through a *collaborative process* that includes families and students, communities, school districts, and individual and agency health care providers.
- The school-based health care team *works in collaboration with school nurses and other service providers* in the school and community.

School-Based Health Center National Definition

- SBHCs have a *policy* on *parental consent*.
- Although the model may vary based on availability of resources and community needs, SBHCs are *typically open every school day*, and *staffed by an interdisciplinary team* of medical and mental health professionals that *provide comprehensive medical, mental health and health education services*.

School-Based Health Center National Definition

NASBHC

- *Services* typically offered in SBHCs *are age appropriate and address the most important health needs of children and youth.*
- These services may include but are not limited to: *primary care* for acute and chronic health conditions, *mental health services*, *substance abuse services*, *case management*, *dental health services*, *reproductive health care*, *nutrition education*, *health education and health promotion.*

School-Based Health Centers

- Keeping kids healthy
- Meeting them where they are
- Supporting the school
- Supporting the families
- Supporting the communities

MAKING A DIFFERENCE

NASBHC



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ENGINEERS
SURVEYORS
PLANNERS

375 PARK AVE
SUITE 1
COOS BAY
OREGON
97420

541.269.1166
FAX 541.269.1833

Richard D. Nored, P.E.
Joseph A. Slack, A.I.A.
Russ Dodge, PLS
Stephen R. Cox

January 7, 2011

City of Coos Bay
500 Central Avenue
Coos Bay, Oregon 97420

Attn: Laura Barron
Planning Administrator

Re: Waterfall School-Based Health Care Facility - Zone Changes
Project # 09.52.1

Dear Laura:

This letter is in response to your questions received recently via email. I have met with the Owner to review and we respond as follows:

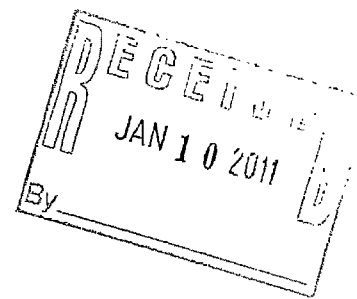
1. Traffic. You are asking for ADT (Average Daily Traffic) data for this site and comparison to other potential uses.

Comment: There are several other potential uses.

- a. This site of course is contiguous with Marshfield High School including the Football/Track and Field facilities. If the School District decided to provide additional parking for their students/staff and visitors it would be possible to create a 46-space parking lot.
- b. Single family dwelling. The site is large enough to accommodate four (4) single family dwellings.
- c. Duplex dwellings. The site is also large enough to accommodate three (3) duplexes or six (6) dwelling units.

Based on the above, we are performing a detailed analysis and will issue to you the results in a separate memo.

2. Hours of Operation. Comment: The facility will maintain typical office hours as mentioned earlier: 8 - 5, Monday through Friday, year-round. It is safe to say 50% of the facility will serve students but that could easily be much higher with this new facility. Their current facility in the Harding Building has only one small exam room whereas the proposed facility will have 3 exam rooms, a procedure room also doubling as a dental hygiene room, and a counseling room. When school is closed, the students are still living in the community and will still need access to health care and can use this facility. Also, the teachers on campus are also considered "community," not students, and will be able to utilize the facility as well.
3. Other Locations. You asked about locating on a site that is east of Marshfield High School, 2 blocks to a location where this use is zoned outright.

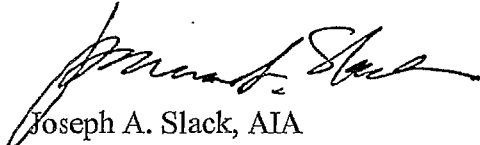


Comment: This facility is a State Accredited School-Based Medical Facility and must be located on campus in order to qualify. This is the only open location on the high school campus without displacing other uses. Waterfall has tried to set up a similar school-based clinic in Powers utilizing an existing clinic two (2) blocks from the school and was denied. They are planning on putting a modular facility on their campus to satisfy this requirement.

Let me know if you have any questions.

Very truly yours,

**HGE INC., Architects, Engineers,
Surveyors & Planners**



Joseph A. Slack, AIA
Principal Architect

JAS:sc

Enclosures: a/s.

c: Kathy Laird, Waterfall Clinic
Joel Smallwood, Coos Bay School District
Rod Danielson, Coos Bay School District



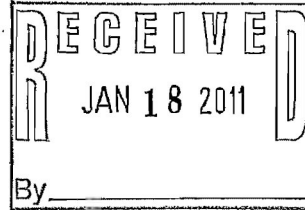


ARCHITECTS
ENGINEERS
SURVEYORS
PLANNERS

January 13, 2011

City of Coos Bay
500 Central Ave
Coos Bay, OR 97420

Attn: Laura Barron
Planning Administrator



Re: Waterfall Clinic
Project No. 09.52

375 PARK AVE
COOS BAY
OREGON
97420

541.269.1166
FAX 541.269.1833
CELL 541.404.3791
mored@hge1.com

Richard D. Nored, P.E.
Joseph A. Slack, A.I.A.
Russ Dodge, PLS
Stephen R. Cox

Dear Laura:

In conjunction with a request to rezone property in Block 61, Railroad Addition from R-2 to R-4P, for the planned Waterfall Clinic, we have considered traffic impacts that should be considered in the land use decision. As you know, Oregon land use law requires that the Transportation Planning Rule (TPR) be met whenever a comprehensive plan map amendment is undertaken. Goal 12 of the TPR requires that land use action not "significantly affect an existing or planned transportation facility". It has been estimated that 50% of the clientele for the clinic, on an annual basis, will be students, and this is a significant factor considering that many of the clients will have accessed the immediate area for school purposes.

The proposed site for the clinic is a 24,391 square foot parcel that currently could be used to construct three (3) duplexes under the R-2 zoning. We reviewed the suggested trip generation rates from the Institute of Transportation Engineers (ITE), 8th Edition, which was limited in data for smaller facilities, and then amended rates developed by the City of San Diego in conjunction with ITE and others. This document, which is a portion of the San Diego Municipal Code, looks carefully at smaller developments more comparable to what we experience in Coos Bay, and was utilized as a reference for this report.

The critical issue for traffic impacts is Peak Hour and In-Out Ratios. For construction of three duplexes under the existing R-2 zoning, permitted in-out ratios are as follows:

	<u>AM(in:out)</u>	<u>PM(in:out)</u>
Per Dwelling Unit	2:8	7:3
Total for 6 units	12:48	42:18

If the zoning is changed to R-4P to allow the Waterfall Clinic, the Peak Hour and IN-Out Ratios would appear as follows:

	<u>AM(in:out)</u>	<u>PM(in:out)</u>
Medical Office/1,000 sq. ft.	8:2	3:7
Total for 4,100 sq. ft.	33:8	12:29

These estimates assume that the medical clinic would have all customers accessing the site by vehicular traffic, when many of the patients will be students accessing the property in a pedestrian fashion from Marshfield High School. Total peak hour traffic

will be reduced with the rezone of this property to permit the Waterfall Clinic, although the traffic will be reversed in both the morning and afternoon. We believe that these results show that rezoning of this property to R-4P, and construction of the Waterfall Clinic, will not have a "significant effect" on the transportation system as defined by the City of Coos Bay TSP, the Oregon Administrative Rules, and the statewide Oregon Transportation Rule.

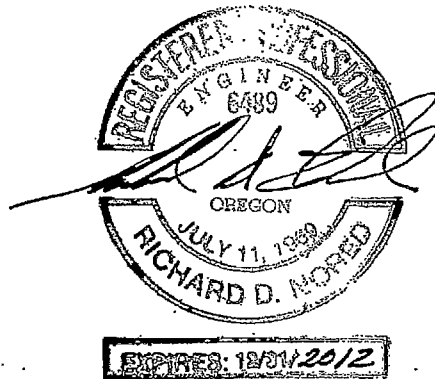
If you have any questions, or need further information, please contact me.

Very truly yours,

**HGE INC., Architects, Engineers,
Surveyors & Planners**



Richard D. Nored, P.E., T.E.
President

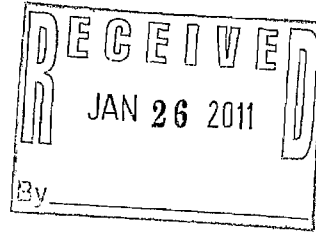




ARCHITECTS
ENGINEERS
SURVEYORS
PLANNERS

January 25, 2011

City of Coos Bay
500 Central Ave
Coos Bay, OR 97420



Attn: Laura Barron
Planning Administrator

Re: Waterfall Clinic
Project No. 09.52

375 PARK AVE
COOS BAY
OREGON
97420

Dear Laura:

In response to your request for additional transportation information relating to ADT for each use relating to a rezone of property in Block 61, Railroad Addition from R-2 to R-4P, for the planned Waterfall Clinic, we have developed data from the attached Appendix E from the ITE, Trip Generation Manual, 7th Edition. As you know, Oregon land use law requires that the Transportation Planning Rule (TPR) be met whenever a comprehensive plan map amendment is undertaken. Goal 12 of the TPR requires that land use action not "significantly affect an existing or planned transportation facility". In further evaluation of the anticipated patient profile, the clinic anticipates that 2/3, or 66.67% of the clientele, on an annual basis, will be students, and this is a significant factor considering that the majority of the clients will have accessed the immediate area for school purposes.

541.269.1166
FAX 541.269.1833
CELL 541.404.3791
mored@hge1.com

The proposed site for the clinic is a 24,391 square foot parcel that currently could be used to construct three (3) duplexes under the R-2 zoning. We reviewed the suggested trip generation rates from the Institute of Transportation Engineers (ITE), 7th Edition, for average daily traffic rates, and a copy of Appendix E from that reference is enclosed for reference purposes.

Richard D. Nored, P.E.
Joseph A. Slack, A.I.A.
Russ Dodge, PLS
Stephen R. Cox

Anticipated ADT for continuance of R-2 zoning, and construction of three duplexes on the property, is provided as follows:

	<u>ADT</u>
Per Dwelling Unit	9.57
Total for 6 units	57:42

If the zoning is changed to R-4P to allow the Waterfall Clinic, the ADT volumes would appear as follows, assuming that 66.67% of the clients are students from the high school:

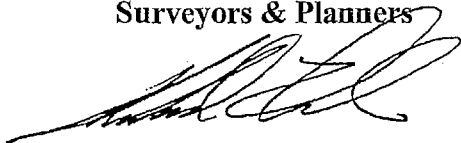
	<u>ADT</u>
Medical Office/1,000 sq. ft.	36.13(0.333) = 12.03
Total for 4,100 sq. ft.	148.13(0.333) = 49.33

We believe that our previous letter considering peak hourly traffic should be the real concern for a rezone of this property, but we are very comfortable with projections made here for ADT. We believe that our projections show that rezoning of this property to R-4P, and construction of the Waterfall Clinic, will not have a "significant effect" on the transportation system as defined by the City of Coos Bay TSP, the Oregon Administrative Rules, and the statewide Oregon Transportation Rule.

If you have any questions, or need further information, please contact me.

Very truly yours,

**HGE INC., Architects, Engineers,
Surveyors & Planners**



Richard D. Nored, P.E., T.E.
President



APPENDIX E

Trip Generation Guide

The following table provides a quick guide on standard trip generation rates for general land uses. The intent of this guide is to provide a general overview of the number of trips a specific development can generate in order to provide an order of magnitude on identifying transportation impacts on a given network. For specific rates consult the Institute of Transportation Engineers, Trip Generation Manual, 7th Edition or your traffic-engineering consultant.

Sample Trip Generation Rates

Land Use	Units	Morning Peak Hour	Evening Peak Hour	Daily Rate
Single Family Housing	/ Dwelling	0.75	1.01	9.57
Apartments	/ Dwelling	0.51	0.62	6.72
Condo/Townhouses	/Dwelling	0.44	0.52	5.86
Mobile Homes	/ Dwelling	0.44	0.59	4.99
Hotel	/Occupied Room	0.67	0.70	8.92
Church	/ 1,000 SF	0.72	0.66	9.11
Day Care Centers	/ 1,000 SF	12.79	13.18	79.26
Nursing Homes	/ 1,000 SF	0.38	0.42	6.10
General Office Building	/ 1,000 SF	1.55	1.49	11.01
Medical Office Building	/ 1,000 SF	2.48	3.72	36.13
Office Park	/ 1,000 SF	1.74	1.50	11.42
Discount Superstore	/ 1,000 SF	0.84	5.06	56.02
Hardware/Paint Store	/ 1,000 SF	1.08	4.84	51.29
Shopping Center	/ 1,000 SF	1.03	3.75	42.94
Supermarkets	/ 1,000 SF	3.25	10.45	102.24
Restaurant (quality)	/ 1,000 SF	0.81	7.49	89.95
General Light Industrial	/1,000 SF	0.92	0.98	6.97
Industrial Park	/1,000 SF	0.84	0.86	6.96
Warehouse	/1,000 SF	0.45	0.47	4.96

Other land uses available through the ITE Trip Generation Manual are: Senior Housing, Parks, Marina, Golf Driving Range, Movie Theater, Horse Racetrack, Amusement Park, Soccer Complex, Racquet/Tennis Club, Military Base, Elementary School, Middle School, High School, Private School, College/University; Library, Hospital, Nursing Home, Corporate Headquarters Office, DMV Office, Post Office, Government Office, Research & Development, Garden Center, Specialty Retail, Car Sale, Tire Store, Convenience Market, Gasoline Station, Discount Club, Electronic Store, Pharmacy, Furniture Store, Video Rental, Bank, Fast Food Restaurant, and others.



Oregon

John A. Kitzhaber, M.D., Governor

Department of Transportation

Region 3

3500 NW Stewart Parkway

Roseburg, OR 97470

Phone: (541) 957-3692/Fax: (541) 957-3547

Thomas.Guevara@odot.state.or.us

RECEIVED
JAN 19 2011

January 18, 2011

Laura Barron, Planning Administrator
City of Coos Bay
5000 Central Ave.
Coos Bay, OR 97420

Re: City of Coos Bay Comprehensive Plan Amendment and Rezone (ZON2010-00078)

Laura
~~Dear Ms. Barron:~~

Thank you for sending public notice of a proposed Comprehensive Plan Amendment and Rezone on 0.56 acres (T.25, R.13, S.34AD TL 2500) located at 826 S. 11th Street to allow a school-based health center. We reviewed the project description and determined that it does not trigger our review under the Transportation Planning Rule. We have no further comments at this time.

Please contact me if you have questions.

Sincerely,

Thomas Guevara Jr.
THOMAS GUEVARA JR.
Development Review Planner

Attachment E-a

Laura Barron

From: OLTMAN John W [John.W.OLTMAN@odot.state.or.us]
Sent: Thursday, January 20, 2011 11:07 AM
To: Laura Barron
Cc: GUEVARA Thomas; HUGHES Ronald H * Ron; BROOKS Aaron G
Subject: RE: Traffic study-Goal 12

Laura: We made some rough estimates and came up with the following scenarios:

0.56 acres could *in theory* support:

4 single family units Which could generate 38 weekday & 40 weekend trips, plus 4 weekday or weekend pm trips

3 Duplex units Which could generate 17 weekday & 17 weekend trips, plus 2 weekday pm peak hour trips or 1 weekend pm peak hour trip.

With the land use action

18 multi-family units. Which could generate 119 weekday & 129 weekend trips, and 10 weekday or weekend pm peak hour trips .

and the proposed development is: \

4,100 Sq.Ft. Clinic Which could generate 129 week day trips, and 21 week day pm peak hour trips .

ITE data for clinics is rather sparse and since this is a school based clinic, we assumed it would be closed during the weekends.

Also considering it is school based, one might assume less vehicle trips and more pedestrian trips unless the clinic successfully targets clients outside the school community.

From ODOT's perspective, 21 peak hour trips generated at this location would probably not have any measurable effect on US 101.

On a related note, since the ITE trip generation is a little sparse and a strong dose of professional curiosity, we would be interested in what the San Diego rates are if you have them readability available.

Laura Barron

From: GUEVARA Thomas [Thomas.GUEVARA@odot.state.or.us]
Sent: Tuesday, January 25, 2011 11:32 AM
To: Laura Barron
Subject: RE: Traffic study-Goal 12

The transportation LOS system uses the letters A through F, with A being best and F being worst. LOS A is the best, described as conditions where traffic flows at or above the posted speed limit and all motorists have complete mobility between lanes. LOS A occurs late at night in urban areas, frequently in rural areas, and generally in car advertisements.

B is slightly more congested, with some impingement of maneuverability; two motorists might be forced to drive side by side, limiting lane changes. LOS B does not reduce speed from LOS A.

LOS C has more congestion than B, where ability to pass or change lanes is not always assured. LOS C is the target for urban highways in some places, and for rural highways in many places. At LOS C most experienced drivers are comfortable, roads remain safely below but efficiently close to capacity, and posted speed is maintained.

LOS D is perhaps the level of service of a busy shopping corridor in the middle of a weekday, or a functional urban highway during commuting hours: speeds are somewhat reduced, motorists are hemmed in by other cars and trucks. LOS D is a common goal for urban streets during peak hours, as attaining LOS C would require a prohibitive cost and societal impact in bypass roads and lane additions.

LOS E is a marginal service state. Flow becomes irregular and speed varies rapidly, but rarely reaches the posted limit. On highways this is consistent with a road at or approaching its designed capacity. LOS E is a common standard in larger urban areas, where some roadway congestion is inevitable.

LOS F is the lowest measurement of efficiency for a road's performance. Flow is forced; every vehicle moves in lockstep with the vehicle in front of it, with frequent slowing required. Technically, a road in a constant traffic jam would be at LOS F. This is because LOS does not describe an instant state, but rather an average or typical service. For example, a highway might operate at LOS D for the AM peak hour, but have traffic consistent with LOS C some days, LOS E or F others, and come to a halt once every few weeks. However, LOS F describes a road for which the travel time cannot be predicted. Facilities operating at LOS F generally have more demand than capacity.

The Highway Capacity Manual and AASHTO Geometric Design of Highways and Streets ("Green Book") list the following levels of service:

A= Free flow
 B=Reasonably free flow
 C=Stable flow
 D=Approaching unstable flow
 E=Unstable flow
 F=Forced or breakdown flow

[edit] LOS for At-Grade Intersections

The Highway Capacity Manual defines level-of-service for signalized and unsignalized intersections as a function of the average vehicle control delay. LOS may be calculated per-movement or per-approach for any intersection configuration; however, LOS for the intersection as a whole is only defined for signalized and all-way stop configurations.

LOS Signalized Intersection Unsignalized Intersection

A	≤10 sec	≤10 sec
B	10-20 sec	10-15 sec
C	20-35 sec	15-25 sec
D	35-55 sec	25-35 sec
E	55-80 sec	35-50 sec
F	≥80 sec	≥50 sec

When analyzing unsignalized intersections that are not all-way stop-controlled, each possible movement is considered individually. Each movement has a rank. *Rank 1* movements have priority over *rank 2* movements, which have priority over *rank 3* movements, which have priority over *rank 4* movements. The rank of each movement is as follows, with the *minor road* being the road that is controlled by the stop signs and the *major road* being the road whose through movement moves freely. As for vehicular movements that conflict with pedestrian movements of the same rank, pedestrians have priority:

1. Movements of this rank are the through movements on the major road, parallel pedestrian movements, and right turns from the major road. LOS for movements of this rank is trivial, because LOS is determined by control delay. These are "free" movements, and as such the control delay is always zero.
2. Movements of this rank include left turns from the major road.
3. Movements of this rank include through movements on the minor road, parallel pedestrian movements, and right turns from the minor road.
4. Movements of this rank include left turns from the minor road.

Movements are analyzed in order of rank (highest rank first), and any capacity that is left over from one rank devolves onto the next rank below. Because of this pecking order, depending on intersection volumes, there may be no capacity for lower ranked movements.

Thomas Guevara Jr. | ODOT Planning & Finance Section

Region 3 | 3500 NW Stewart Parkway | Roseburg, OR 97470

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From: Laura Barron [mailto:lbarron@coosbay.org]
Sent: Tuesday, January 25, 2011 10:32 AM
To: GUEVARA Thomas; OLTMAN John W
Cc: HUGHES Ronald H * Ron; BROOKS Aaron G; Jim Hossley
Subject: RE: Traffic study-Goal 12

Here is the link for San Diego. A few of the pages have been scanned in. See page 5 for "medical office" less than 100K sq ft.

<http://www.sandiego.gov/planning/pdf/tripmanual.pdf>

Good Evening and thank you for a chance to voice my opinion on why this is the wrong place to place the Waterfall Community Health Center.

It looks like HGE is the authorized agent for the Waterfall Clinic and not School Dist 9. If that is the case Change in Zone Designation chapter 17.360.020 should be applicable and this hearing is out of order.

A letter from HGE dated 1-7-11 says the current facility is in the Harding Building. Wouldn't it be better to remodel and up date the Harding Building, it is easy to get into the building, has lots of parking and the traffic pattern is established . The Waterfall Clinic wants to be open Monday thru Friday year round. That doesn't look like that would be any problem there.

In the same letter from HGE dated 1-7-11 states that "If the School District decided to provide additional parking for their students/staff and visitors it would be possible to create a 46-space parking lot". That could also pertain to the Waterfall Clinic if they wanted a 46-space parking if they get the rezoning.

If the primary use is for the students why will the hours be from 8:00 am to 5:00 pm when school is from 8:00 am to 3:00 pm. I can see it opening earlier and staying open until 4:00 pm. HGE also states the teachers on campus are also considered "community" not students and will be able to utilize the facility as well. I understood the Waterfall Clinic was for low income and uninsured. The proposal is that there will be 2 physicians (nurse practitioner/physicians asst.) how many other staff members will be at the location. It also

(F)

PC Exhibit 1 2/8/11

shows that the procedure room to be doubling as a dental hygiene room does that mean there will also be a dentist on site ?

Has there been a traffic study been made ? If so what did it reveal? The congestion now on 11th St is terrible from 6:30 am until 9:00 pm. (pictures) It would be dangerous not only for those of us who live on 11th street but also those who are coming and going from the clinic and if 46 extra places were in place it would be more than scary. A lot of the traffic comes from Charleston (using the back way)and from Englewood, going to the medical facilities, clinics and Hospital and North Bend.

The population of MHS at the beginning of the 2011/2012 year shows 1149. They are projecting 10-12 students a day from the high school. That is about 50 a week and 200 a month. How many students does the Waterfall Clinic in North Bend see and how many are seen at the Harding weekly ?

What kind of treatment would be offered to the students/community? Would birth control pills and or any medication be given out or prescribed ? What kind of procedures will done on site.

Where is the funding coming from, it shows on the projected schedule that filing for a Grant the deadline was February 6th and the rezoning has yet to be approved. So what does that do to the Grant?

What plan is there to serve the middle and grade schools? How many school nurses does school dist 9 have now?

Who will own and maintaining the building and grounds ?
The hillside just East of this lot slid down onto the track what will be done to make sure this ground doesn't have the same problem ?

Does the new building need 5 bathrooms and 2 entrances one for the public and one for the students and do they really need 5 exam rooms? And why couldn't it be just for the students? There are many homeless students that need this service. But I feel that remodeling rooms in the Harding and utilizing it would better, there is plenty parking, easy access. 7th street already has stop signs in place to provide for the traffic pattern.

The City report Decision criteria # 6 shows the property lies on 11th street, between Ferguson and Ingersoll (this is true but it should show between Elrod and Ingersoll. Ferguson is only a 5 block street (7th street and 12 court) 8th-9th- and 10th street off of Ferguson are dead end street. 10th street resumes at Ingersoll with the Baseball field and the Football stadium in between.

I hope answers to my questions will help you take a longer look at this rezoning and find it is a bad place for this nice facility.

Thank you

Exhibit 1
2-8-11-



Picture taken from the first driveway South of Ferguson on 11th street. The car backing out of the garage would have to back almost out into the street before they can see cars coming North from Ingersoll.

Picture 1



**Picture taken half way out on 11th and Ferguson to make a right turn.
It was taken February 4th 2011.**



**Picture taken $\frac{3}{4}$ the way out on 11th street making a right turn
to go North. Ferguson the at the crest of the hill on 11th.
Picture taken out our pick up window February 4th 2011**



Backing further out of the driveway South of Ferguson on 11th street. You still can't see clearly North, there is a jog on 11th North of this driveway.

1)

parked car
parked car
traveling car
parked car



09/27/2026

**Picture taken at the stop line at 11th and Ferguson
It was taken February 3rd 2011.**

2/7/11

City of Coos Bay,

We have been notified of the plan to construct a Waterfall Clinic at Marshfield High School. We have no problem with the clinic. However, the increased traffic in an already high traffic area has us very concerned. I have had one truck totaled in front of our house and I know of three houses that have been damaged from the traffic.

We request that the city make the intersection at 11th & Ferguson a four way stop and that the city install a speed bump at the 25 mph sign in the 700 block of 11th.

Thank you,
Jim & Liz Brende
1093 Ferguson
Coos Bay, OR.

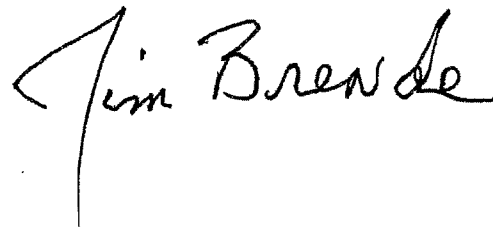
A handwritten signature in black ink that reads "Jim Brende". The signature is written in a cursive style with a long vertical line extending downwards from the end of the name.

Exhibit 2
2-8-11

CITY OF COOS BAY

Dept Community Services
500 Central Avenue
Coos Bay OR 97420



045J83090878
neopost® \$2.410
03/04/2011
Mailed From 97420
US POSTAGE

DEPT OF

MAR 07 2011

LAND CONSERVATION
AND DEVELOPMENT

Plan Amendment Specialist
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Salem, OR 97301-2540