



DECEMBER MEETING MINUTES

December 7, 2023

CITY OF WHEELER

Call to order

Commissioner Proctor called the meeting to order at 6:05 PM.

Administration Roll

call

Present onsite

Commissioners: Doug Proctor, Anna St. John, Chantelle Hylton,

City Staff: Pax Broder

Guests: Marc Johnson, Trish Johnson, Mike Anderson, Chris Mastrandrea, Brad Hart, Christopher Mullins, Hayley Purdy, Lisa McClellan, Jacki Hinton, David Boone, Debbie Moberly, Jerry Spegman, Lynda Chick, Deanne Bloom, Deanne Ragnell, Jane Geason

Present via Zoom

Commissioners:

Guests: Lora, Gail Nelson, Christine Hood, Paul Erlebach, Katie, Kathryn Stock, Lisa McClellan

Absent: Commissioner Brad Donohue (technical difficulties with Zoom)

Planning Commission Minutes from November 2, 2023

Commissioner St. John **made a motion to approve the Minutes of November 2, 2023**. Commissioner Hylton **seconded the motion**. **The motion was passed 3-0** (Yes: Proctor, Hylton, St. John; No: none).

Committee comments or public issues to be presented to the committee, other than agenda items

None

Presentations, guests and announcements

None

New business

Design Review – Nehalem Bay Health District – #2023-01-DR

Commissioner Proctor stated “I am now opening the public hearing for application 2023-01-DR. Testimony and arguments must be directed toward the applicable criteria identified in the staff report or other criteria in the plan or land use regulations which the person believes to apply to the decision. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker

and the parties an opportunity to respond to the issue precludes appeal to the board based on that issue. The city staff report for this public hearing was available seven days prior to the hearing. The public hearing will follow the procedures provided in the document entitled Final Bylaws of the Wheeler Oregon Planning Commission. Wheeler Zoning Ordinance states that all public hearings shall follow these bylaws. Copies of the city staff report and bylaws are available tonight. The record for this application has been and is available for review upon request. It is the duty of the Wheeler Planning Commission to be fair, impartial, and to preserve due process for all participating in the hearing. Please avoid cumulative, repetitive, immaterial or derogatory testimony. I may impose limits on oral presentations if I determine that is necessary. Does any person have an objection to the jurisdiction of the Planning Commission to hold a public hearing for this application?" *No objections were stated.*

Commissioner Proctor asked, "Does any Planning Commissioner wish to abstain from the hearing or have a conflict of interest, personal bias, or ex parte contact to declare?" *None were stated.*

Commissioner Proctor asked, "Does any person have an objection to any member of the hearing body participating in the public hearing for this application?" *None were stated.*

Commissioner Proctor then requested that the staff report be read.

Pax read the Staff Report for Design Review #2023-01-DR. *A copy is included in the Agenda Packet.*

Commissioner Proctor then asked if there was a presentation by the applicant.

Hayley Purdy is the project manager for this new clinic. She gave a presentation about the project with assistance from Lisa McClellan. Ms. Purdy reviewed and explained the drawings of the site.

She stated that this project is a two-story structure with a gable roof that has a single-story structure connected to it. The building is a 16,000 square foot medical office building with 58 parking spaces. The height of the building is 23' 11". The driveway entrance will be off of Hospital Road. Ms. Purdy mentioned that by code they were achieving the actual number of ADA parking spaces required with the three on the plans, but they can add an additional one based on feedback received from the public.

Ms. Purdy mentioned that this is a relocation of a business from up the hill with the addition of a dental program. There will be an expanded scale of service but the scope of who they are serving will not change.

Ms. Purdy stated that they are looking to preserve the existing trees, as they are part of the required vegetative buffer. They also intend to have plantings along Highway 101 and Hospital Road. They will need to alter the topography to get the necessary vision clearances near the intersection of those two

streets. The steepest grade is at the southwest corner of the site. They have tried to nestle the building into the existing elevation to be less invasive. Steeply graded areas will be regraded, but none will be greater than a 2-1 slope. In the steeper areas they will use an erosion control fabric to help stabilize the slope and allow for the plantings there to mature over time.

Exterior lighting will be needed to light the parking lot, but these will be shielded so as not be obtrusive to the neighbors and not to light up the night sky. There will also be lighting on the building itself to help people gain access to the building.

Screening will be available to cover mechanical equipment on the roof of the single-story structure of the building. It will be a metal screening that is pre-finished to match the building itself. It allows the applicant to put the mechanical equipment in a place that is less visible from the street and elevates it off of grade, so it is less prone to the elements. The diesel generator is extremely efficient when it comes to fuel and can power the health center for a longer period of time during a coastal power outage than the propane generator currently used at the existing Health Center. The new generator will also be screened from view. The 300-gallon fuel storage tank is above ground but is all in one case with the generator, sitting in one footprint. The case is 195" long by 80" wide and 103" high. It is a sound attenuating case to help muffle the noise for the neighbors. It will be screened with a perforated metal screen to allow airflow and will have gates for access. There will be an electrical transformer sitting beside the generator. A trash enclosure area will also be screened on three sides with fiber cement panels painted the same color as the building with perforated metal panels for the gate.

Ms. Purdy stated that a pedestrian plaza is being created by the primary entrance of the new clinic. The majority of patrons will be coming by a vehicle or public transportation, so they are trying to create a zero-threshold plaza that is easily accessible. The entrance doesn't face Highway 101 but is close by and connected to the Highway 101 sidewalk via stairs. Sidewalk access is also available up Hospital Road and then alongside the parking lot into the building's main entrance. The pharmacy and medical building share the same entrance, but once you enter the vestibule there will be two different entries beyond that to access the medical clinic and pharmacy. The pedestrian plaza has three proposed benches made from large timber and some lit bollards to allow for proper light levels for access. There will be quite a bit of landscaping at the main entry. Raised planters and specialty paving also highlight the main entry.

Ms. Purdy stated that the parking lot has been broken down into areas of 8 stalls or less per the zoning ordinance requirements.

She stated that the general idea for landscaping is to put tidal marsh plantings along Highway 101. Back in the southwest corner they want to change the plantings to those that would be more familiar in an upland forest.

Ms. Purdy stated that the building's architectural style was designed to be appropriate for a commercial

building but also for its surrounding architecture and vernacular. They have provided a gable roof on the two-story structure that is quite prominent on the site, which is on purpose. They are looking to gain attention on this building and increase patronage. The single-story structure is where most of the exam rooms will be located and has been purposely set back to increase privacy for the patients. The mechanical screening will be made to match and blend in with the architecture.

Ms. Purdy also noted that the orientation of the gable roof keeps it as non-intrusive as possible to the neighbors. The top of the two-story gable is 23'11".

Ms. Purdy stated that the color is intended to be a warm green, but the prints make it look gray or almost black. This is just an issue with the printer, and they can provide color samples. The color selection is purposeful to integrate the architecture into the surrounding landscape. It will be warm green for that exact purpose.

Ms. Purdy also clarified that there is a staircase behind the windows on the north elevation facing Highway 101. While they don't use two different materials for siding, they do have the change from the storefront (that moves and follows the stair route) to the fiber cement siding.

Ms. Purdy stated that articulated facades are within the 40-foot lengths on each elevation.

There were some other questions that the Planning Commission had asked via email that Ms. Purdy wanted to address. Ground improvements due to the existing soils will include granular piers. They are long column holes in the ground made by a large augur and then backfilled with compacted structural fill to reinforce the existing soils. Multiple granular piers will be placed under the entire building footprint and will support the weight of the building above.

There was also a question about stormwater drainage that Ms. Purdy wanted to address. There will be one catch basin in the northeast corner of the proposed parking lot. They calculated this based on a 25-year, 24-hour rainfall depth of 6.5". Using the parking lot area results in a peak flow of approximately 0.7 CFS using a Type 1A SBS rainfall distribution. From a capacity standpoint there should be no concerns.

There was also a question about whether or not a DEQ permit would be required since the site is larger than an acre and some excavation will be taking place. Ms. Purdy stated that this permit will be required, but they cannot file for it until they go in for the building permit review. It will be filed, and they will need a LUCS form signed by the City at that time.

Another question had to do with the disposal of excavated material. Ms. Purdy stated that a general contractor will be able to advise them on the exact disposal location if the material cannot be used on site.

There was also a question about the green color of the building's siding. Ms. Purdy confirmed that the building will be green but stated that the exact color has not yet been selected. She said that they will provide color samples to the Planning Commission.

Commissioner Proctor asked if any other written correspondence had been received. Pax confirmed the only written correspondence to date was the submission from Phil Chick, acting as a citizen. Commissioner Proctor stated that this correspondence included a request for additional ADA parking due to the aging population of the area.

Commissioner Proctor asked if there were any questions from the Planning Commission.

Commissioner St. John said it was a well put together application and that all the elements that were required have been included or have been addressed as part of the presentation.

Commissioner Proctor then asked if there was any neutral testimony, including any general questions.

Deanne Ragnell asked if there had been a provision for making left-hand turn leaving Highway 101 onto Hospital Road, or any communication with ODOT about it. Ms. Purdy stated that a turn lane is not part of the development that they are looking to provide, but on the property itself they are looking to significantly reduce the elevation of the soil on the northeast corner of the site to provide the necessary clear vision area.

Commissioner Proctor then asked for any supporting testimony.

Marc Johnson, as president of the NBHD, stated that he supports the application. They have been working on this since at least 2020 when they determined that the community needed improved health and senior care capabilities. The existing clinic on the hill had outgrown its space. More patients and more services were not possible in that facility. Scott Edwards Architecture has done a superb job of meeting the healthcare needs of community going forward. When this project was conceptualized, they wanted to do honor to the community and create a building that people could be proud of. The building will have the right kind of landscaping and visual appeal, and will be hard to miss from Highway 101.

Diane Bloom stated that the quality of care provided at the current facility is excellent. The facility is quite old though and people equate that with the quality of care. Historically she had worked in another state with the same staff and services, but when they moved into a new building their reputation increased dramatically. "What a service this is for our community. So I just applaud you all for having such foresight to do this and to help all of north county by providing this service."

Lynda Chick is a board member of the Nehalem Bay Health District and wished to give her thanks to Scott Edwards Architecture and the members of the Building Committee. She wholeheartedly supports this project. "It is a project of the future." She stated that there is data to suggest that our aging population in Tillamook County will increase at a rate greater than other areas in Oregon. Ms. Chick is proud to have the extra capacity and the ability to provide specialty care to our elders as they age in the community. She also wanted to add her support for exceeding the ADA guidelines for parking, knowing that temporary or permanent disability is a potential future for any of us.

Paul Erlebach is a board member of the Nehalem Bay Health Center, and he wholeheartedly supports

the initiative to build a new health center for the community. He wished to commend Marc Johnson and the Board of Directors of the Health District and the Health Center. This dream has been going on for many years and is a collaborative effort between both boards and the community, with 70% voting in favor of the construction bond. The community realizes there is a need and they are going to do something to address that need. Mr. Erlebach stated that he supports the construction and the fine work done by Scott Edwards Architecture.

Commissioner Proctor stated the reason there had been questions emailed to the applicant ahead of time is because the City didn't have a City Planner at the time, and the existing staff didn't have the qualifications of a City Planner. As such, Commissioner Proctor requested that the other Planning Commissioners do a "deep dive" on this application and try to catch any issues.

Commissioner Proctor asked if there was any testimony by opponents. *There was none.*

Commissioner St. John stated that she had no further questions.

Commissioner Proctor stated that he would like to see the conditions of adding the additional ADA parking space, a submission of a final landscaping plan, submission of a color chart for the building materials, and ensuring that Public Works gives final approval of the water infrastructure and utilities.

Commissioner Hylton requested a detailed plan of the pedestrian plaza.

Commissioner Proctor asked if public meeting rooms would be available in this new facility. Ms. Purdy confirmed there will be a multi-purpose meeting room with a small kitchen in it on the second floor with a view over Nehalem Bay.

Commissioner Proctor stated that once the public hearing is closed, "no additional testimony or evidence may be introduced without advertising for a new public hearing. It is important to ensure that all testimony is completed before closing the hearing. The applicant has seven days to submit final written comments but no new evidence or testimony in support of the application. The applicant may waive that right at this time." Commissioner Proctor then asked if the applicant wished to waive the right to keep the record open to submit final written comments or arguments. Ms. Purdy stated she did not need to submit any final comments.

Commissioner St. John said that she agrees with the conditions that had been previously stated.

Commissioner St. John made a motion to approve Design Review Application #2023-01-DR with the conditions stated by Commissioner Proctor. Commissioner Hylton seconded the motion. The motion was passed 3-0 (Yes: Proctor, Hylton, St John, No: none)

Commissioner St. John thanked the Health District for having this vision, championing this work, and having the public's overwhelming support of it.

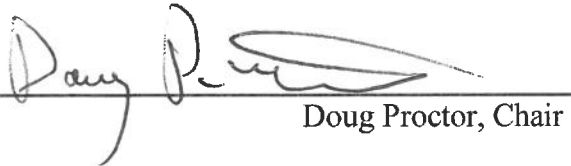
Commissioner Proctor stated that the next meeting will be January 4th, 2024.

Adjournment

Commissioner Hylton **made a motion to adjourn the meeting.** Commissioner St. John **seconded** the motion. **The motion was passed 3-0** (Yes: Proctor, Hylton, St. John; No: none).

Commissioner Proctor called the meeting to close at 7:41PM.

Dated: December 7, 2023



Doug Proctor, Chair



Pax Broder, City Manager

Recorder: Pax Broder