

CANBY PLANNING COMMISSION

Regular Meeting

February 24, 1992

7:30 p.m.

APPROVED

I. ROLL CALL

Present: Vice-Chair Mihata, Commissioners Fenske, Wiegand, Maher, Zieg and Gustafson.

Staff Present: Robert Hoffman, Planning Director, Jim Wheeler, Assistant Planner, and Joyce Faltus, Secretary.

Others Present: Councilman Smith, Milt Dennison, Jimmy Luey, Gerry Brown.

II. MINUTES

The minutes of **February 10, 1992** were unanimously approved, as amended.

III. CITIZEN INPUT ON NON-AGENDA ITEMS

None

IV. COMMUNICATIONS

None

V. FINDINGS

Commissioner Fenske moved for approval of MLP 92-01 - (George Wilhelm), Findings, Conclusions and Order. Commissioner Zieg seconded the motion and it carried 4-1, with Commissioner Wiegand abstaining and Commissioner Schrader absent.

Commissioner Gustafson moved for approval of CUP 92-01 (Knight School), Findings, Conclusions and Order. Commissioner Maher seconded the motion and it carried unanimously.

Commissioner Zieg moved for approval of CUP 92-02/NSC 92-01 (Eccles School), Findings, Conclusions and Order. Commissioner Gustafson seconded the motion and it carried unanimously.

VI. OLD BUSINESS

None

VII. PUBLIC HEARINGS

DR 91-08, an application by David Nelson for Site and Design Review of a mobile home park known as "Village on the Lochs." The property is generally located east of the Canby Community Park and south of S. Elm Street (Tax Lot 1790 of Tax Map 4-1E-4C). **Continued from January 27, 1992.**

Mr. Hoffman explained that the applicant requested this application be postponed indefinitely. The Commission agreed to do so.

CUP 92-03, an application by the Canby Elementary School District #86 for adding a double-wide portable classroom at the Eccles Elementary School. The school is located at 562 NW 5th Avenue (Tax Lot 1100 of Tax Map 3-1E-32D).

Vice-Chair Mihata asked if any Commissioner had ex-parte contact or conflict of interest. None was expressed. Ms. Mihata then explained the hearing process and procedures.

Jim Wheeler presented the staff report and reviewed the applicable criteria. Mr. Wheeler explained that staff finds that the proposed use of the site is consistent with the applicable requirements and policies of the Comprehensive Plan and development ordinances. The applicant is proposing to add a temporary portable classroom at Eccles Elementary School on N.W. 5th Avenue, which will not have any plumbing inside. The temporary unit will be used while the new school is being developed, and will occupy approximately 1,800 square feet next to the northwest corner of the existing school building. Two additional staff will be added and, although the service drive and five parking spaces will be relocated, four additional parking spaces will be added. In June, 1991, the school district received approval for a Conditional Use application for an addition and remodeling that included a new covered play area, a new music

room, paving of the west parking area and a bus loading area, along with interior improvements. Further, he explained that, at the present time, another Conditional Use for a minor expansion and minor interior remodeling is pending approval of the final Order. Staff finds that the characteristics of the site are suitable for the proposed use, that all required public facilities and services exist to adequately meet the needs of the existing school and that no significant increase in demand for public facilities and services will result, and that the proposed use will not alter the character of the surrounding areas in such a way as to substantially limit or preclude the use allowed. Therefore, staff is recommending approval of the application, as submitted, for a period of time not to exceed eighteen (18) months.

The Commission asked staff if any thought was given to the potential for requiring sidewalks along Cedar. Staff responded that it was not under consideration at this time as, for the present, there will be no service drive out to Cedar.

Applicant

Milt Dennison, 970 N.E. 34th Place, Superintendent, Canby Elementary School District, stated he concurs with Mr. Wheeler's staff report. The placing of the portable is to permit the recently approved construction to take place, and for necessary classroom space until the new elementary school is completed. The district plans to put it in use by April 1st.

With no further testimony, the public portion of the hearing was closed for Commission deliberation.

Issues discussed:

The Commission discussed the issue of sidewalks along Cedar and agreed it was needed to complete the system on Cedar. Mr. Hoffman explained that site development must relate to what is being put on the site and, in this case, the costs of the sidewalk would exceed the cost. Councilman Smith added that as this was a temporary installation of a portable, he did not believe the sidewalk improvements were necessary. The Commission agreed that when the service drive from Cedar comes before the Commission again, sidewalks would most likely be required on Cedar Street.

Based on the findings and conclusions in the February 14, 1992 staff report, testimony, and deliberations, **Commissioner Wiegand moved for approval of CUP 92-03 for a period to time not to exceed eighteen months. Commissioner Fenske seconded the motion and it carried unanimously.**

DR 92-01, an application by Canby Union High School District #1 for approval of a Site and Design Review application for a new two-story classroom building of approximately 45,000 square feet in the middle of the existing main building complex, to replace the original portion of the "B" Wing. Additionally, there will be a small addition between the current music classroom ("F" Wing) and the library ("D" Wing). A new 800 seat auditorium complex, approximately 35,000 square feet, will be constructed at a site south of Fifth Avenue, to the west side of the existing Industrial Arts Building. A new landscaped parking area, between Aspen and Birch Street, and between Fourth and Fifth Avenue, will be constructed to provide additional parking for the new auditorium complex. The property is located at 811 S.W. 5th Avenue (Tax Lots 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2200, 2300, 2400 of Tax Map 4-1E-4BB and Tax Lot 700 of Tax Map 4-1E-4B).

Vice-Chair Mihata asked if any Commissioners had ex-parte contact or conflict of interest. None was expressed, other than Ms. Maher and Ms. Mihata often visit the site. Ms. Mihata then explained the public hearing process and procedures.

Bob Hoffman presented the staff report. He explained that the applicant is requesting approval for a major addition and major remodel to the existing school and reviewed the applicable criteria. He explained that the 36 acre site is entirely within the City limits and Urban Growth Boundary and fully meets the intent of the Urban Growth Element goals and policies. The site is surrounded by public land, residential uses, the Canby Square Shopping Center and Commercial uses. Additional land is being used and some teachers will be added to the staff. A Conditional Use application for these additions and remodelings and temporary classrooms was approved earlier this year. As Mr. Hoffman discussed the proposals, he referred to the illustrations on the wall. Additionally, he explained that the proposed landscaped area is 24% of the site, clearly exceeding the requirement of 15%. The development is proposing 477 parking spaces, exceeding the requirements by 110 spaces. With regard to parking, Mr. Hoffman explained that the school submitted a document stating that the auditorium area and classroom area will not be used simultaneously. The access, from Old Pacific Highway, 4th Avenue, and Aspen Street, all appear to be functional and well conceived. With regard to building height, Mr. Hoffman explained that it must be taken into consideration, how far the structure is from adjacent areas, and after doing so, staff concluded the proposed height is permitted. He referred to Section 16.50.060 wherein it states that the height limitations of any zone may be exceeded by a conditional use to a maximum height of seventy-five feet, provided that each yard is increased over the yard requirement by the addition of five feet for every five feet or fraction thereof, of additional height over thirty-five feet. He added that this building is sixty feet. Staff determines that the proposed school and related site developments are in conformance with the applicable criteria, and recommends approval without conditions. Additionally, Mr. Hoffman stated that although a sign is proposed for the site, it has not been submitted as part of the Design Review application. Therefore, staff can make no recommendations with regard to such sign. Mr. Hoffman then

discussed the color scheme and materials and explained that the applicant brought a sample color chart with him, which the Commission will be able to review.

The Commission asked Mr. Hoffman about parking with regard to multiple use of various school sites simultaneously, with regard to the number of available spaces. Mr. Hoffman explained that it is necessary to provide enough parking for what would be taking place at any one time. The Commission pointed out that the applicant's letter stating that simultaneous usage of the football facility, gymnasium complex and auditorium would not occur could be interpreted to mean two of the three facilities could be used simultaneously. Mr. Hoffman explained that he understood only one facility would be used at a time.

With regard to the traffic pattern, the Commission questioned Mr. Hoffman about congestion in the area. It discussed whether moving the entrance to the parking area would improve conditions if it were moved further south. Mr. Hoffman explained that the original design had the entrance further north, and the most recent design separated the most congested areas even more. Further, the traffic expert did not express concern about the distance. Mr. Hoffman stated that the architect would elaborate further in his testimony.

Applicant

Jimmy Luey, 11945 S.W. Pacific Highway, Tigard, OR., representing Canby Union High School, stated that he concurred with the staff report.

With regard to building height, he referred to Section 16.50.060 which contains a provision that allows for an exception to the 35' height, allowing five feet for every five feet of yard setback. Based on the amount of yard setback, the approval height would have been 75 feet, and the building is only 60 feet.

With regard to parking, Mr. Luey said it is hardly likely that during football season, another event would occur concurrently with a big game. Otherwise, it would be unlikely that all the facilities would be used to the maximum capacity at the same time.

Regarding the access, Mr. Luey stated the applicant tried very hard to improve a difficult access. The distance between the two points, the intersection and the driveway, is more than the required separation. He indicated, on the illustration, what would occur if the driveway was moved south. Aspen Street was improved to a full width, with sidewalks, which will also help improve the traffic flow. He then discussed the traffic flow with respect to buses, which congestion would be very reduced with the use of the newly improved Aspen Street.

Mr. Luey further explained that the applicant plans to save as many trees as possible, except those that must be removed to site the building. A tree cutting plan will be submitted shortly, in order to take advantage of the weather for pruning, cutting, etc.

Mr. Hoffman reminded the Commission that temporary units would be located in the parking area while the school was under construction. Therefore, the landscaping would be postponed, as would paving the parking area.

The Commission reviewed the planting schedule with Mr. Luey.

Gary Brown, Canby Union High School, stated that events are carefully scheduled and, during football season, nothing is scheduled concurrently with the home games or playoff games.

With no further testimony, the public portion of the hearing was closed for Commission deliberation.

Issues discussed:

1. The Commission discussed Chapter 16.50.060(A), with regard to height restrictions in Conditional Use applications. The section provides for increasing the height beyond the 35 feet if the building is more than the minimum distance from the side lot line, of 5 feet for every five feet beyond that distance. In this case, it works out to an additional 50 feet of height. The maximum permitted under this provision is 75 feet, and the applicant is proposing a building height of 60 feet.
2. The Commission discussed various events taking place simultaneously and expressed concern about adequate parking. Mr. Hoffman explained that no changes were being made to the existing gymnasium or stadium, and parking is already provided for those purposes. With the new proposals, the applicant is increasing the parking by 170 spaces. **Gary Brown** explained that there are never more than seven regular football games and playoff games that take place in Canby. So the football stadium is used to capacity only a maximum of seven times. Further, he added, rarely is anything else scheduled for those times by the school district. With reference to the letter from the superintendent about simultaneous use of facilities, Mr. Brown stated that he believed the intent was not to use the facilities simultaneously for three events that brought large crowds and that the football stadium brings the largest crowd. The Commission further agreed that the letter of intent submitted by the superintendent, was too limiting for school usage of facilities.

The Commission discussed adding a condition limiting the number of events that can take place on one date, or having the applicant restate their intentions. The commission agreed that with the additional 170 parking spaces, sufficient parking would exist. The Commission agreed to add a condition which would clarify the intent and supercede the letter submitted by the superintendent, to read:

1. The school district shall strive or endeavor not to schedule major events simultaneously.

3. The Commission expressed concern about traffic patterns. A one-way pattern was discussed, and the applicant explained why it was not planned that way. The Commission agreed that, although it was a confusing arrangement, it would improve upon what presently exists, especially with Aspen Street being improved to full street width. The applicant explained that the school district worked with a traffic consultant to design the best possible accessways for the school. Mr. Hoffman explained that, originally, 4th Avenue was proposed to be vacated, but the traffic consultant analyzed the request and concluded that it wouldn't work.

4. The Commission reviewed the landscaping schedule with the applicant's architect and agreed it was well-planned and that as many trees as feasible would be saved. The applicant stated the district would be submitting a Tree Cutting Plan between now and the end of March.

Based on the findings and conclusions in the February 14, 1992 staff report, and on testimony and Commission deliberations, **Commissioner Maher moved for approval of DR 92-01 with the following condition:**

1. **The school district shall strive or endeavor not to schedule major events simultaneously.**

Commissioner Wiegand seconded the motion and it carried unanimously.

VIII. DIRECTOR'S REPORT

Mr. Hoffman related that all departments are still working on the budget.

An \$10,000.00 grant application for assistance for the Historic Task Force is nearly ready to be submitted.

Staff is continuing its research into obtaining a Geographic Information System for the City.

Staff is researching a means to finance traffic flow improvements. A revised traffic study must be done to comply with State law for System Development Charges.

An application for a Stipulated Final Order was submitted and the City expects approval (for double or triple the capacity), conditioned upon the City committing itself to a funding and a time schedule.

The elementary school district is nearly ready to submit the annexation application for the new site on Township and Redwood. The sewer capacity issue will be addressed by the applicant.

IX. ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joyce A. Faltus".

Joyce A. Faltus