

AGENDA

CANBY PLANNING COMMISSION

REGULAR MEETING

City Council Chambers
Monday, October 10, 1994

7:30 p.m.

I. ROLL CALL

II. MINUTES

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. FINDINGS

VI. COMMISSION DISCUSSION OF PLANNING ISSUES

VII. PUBLIC HEARINGS

DR 94-13, a Design Review application by David and Cheryl Anderson for design approval for a commercial/retail office building on the northeast corner of Highway 99-E and N. Grant Street (Tax Lots 9200 and 9300 of Tax Map 3-1E-33CD).

VIII. DIRECTOR'S REPORT

IX. ADJOURNMENT

The City of Canby Planning Commission welcomes your interest in these agenda items. Please feel free to come and go as you please.

Kurt Schrader, Chair
Stan Elliot

Linda Mihata, Vice-Chair
Dan Ewert

Bob Gustafson
Tamara Maher



MEETING TIMELINES AND PROCEDURES

In order not to restrict any person from testifying but, rather, to encourage everyone to do so, the Canby Planning Commission shall try to adhere as closely as possible to the following timelines:

Applicant (or representative[s]) - not more than 15 minutes

Proponents - not more than 5 minutes

Opponents - not more than 5 minutes

Rebuttal - not more than 10 minutes

Everyone present is encouraged to testify, even if it is only to concur with previous testimony. For more complete presentations, Proponents and Opponents may "buy" time from one another. In so doing, those either in favor, or opposed, may allocate their time to a spokesperson who can represent the entire group.

All questions must be directed through the Chair.

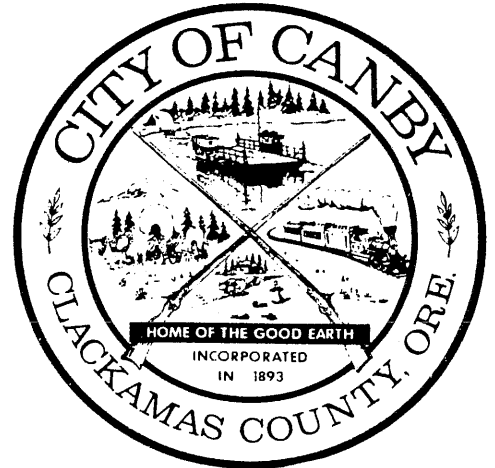
Any evidence to be considered must be submitted to the hearing body for public access.

All written testimony received, both for and against, shall be summarized by staff and presented briefly to the hearing body at the beginning of the hearing.

Unless there is a continuance, if a participant so requests before the conclusion of the initial evidentiary hearing, the record shall remain open for at least seven (7) days after the hearing.



- STAFF REPORT -



APPLICANT:

David and Cheryl Anderson
641 N. Baker Dr.
Canby, OR 97013

FILE NO.:

DR 94-13

OWNER:

S.F. Pacific Properties Inc.
1065 N. Pacific Center Dr.
Suite 200
Anaheim, CA 92806

STAFF:

James S. Wheeler
Assistant Planner

LEGAL DESCRIPTION:

Tax Lots 9200 and 9300 of ,
Tax Map 3-1E-33CD

DATE OF REPORT:

September 30, 1994

LOCATION:

The northeast corner of S. Grant
Street and Highway 99-E

DATE OF HEARING:

October 10, 1994

COMP. PLAN DESIGNATION:

Highway Commercial

ZONING DESIGNATION:

C-2 (Highway Commercial)

I. APPLICANT'S REQUEST:

The applicant is requesting site and design approval to construct a commercial/retail office building.

II. APPLICABLE REGULATIONS

- **City of Canby General Ordinances:**

16.10	Off-Street Parking and Loading
16.28	C-2 - Highway Commercial Zone
16.49	Site and Design Review
16.88	General Standards

III. MAJOR APPROVAL CRITERIA

Site and Design Review

The Planning Commission, sitting as the Design Review Board, shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following:

- A. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height and appearance of the proposed development are involved; and
- B. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and
- C. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.

The Design Review Board shall, in making its determination of compliance with the requirements set forth, consider the effect of its action on the availability and cost of needed housing.

IV. FINDINGS:

A. Background and Relationships:

The previous use of the property was retail, a farm and feed store. The building was demolished in 1988 and the property has remained vacant since that time. There are two tax parcels that divide the property approximately in two.

As a part of the ODOT permit approval for the use of the building located immediately to the east, a joint access onto Highway 99-E was required. The joint access is between the property to the east and the subject property.

B. Evaluation Regarding Site and Design Review Approval Criteria

1. Part IV - Section 2, No. 2

"Minimum area for landscaping is 15% of the total area to be developed."

The minimum amount of landscaping required for the 24,763 square foot lot is 3,720 square feet (15%). The total amount of landscaping proposed is 4,243 square feet (17.1%).

2. Parking.

The number of parking spaces required for a commercial/retail office space varies from 3.5 to 5.0 parking spaces per 1,000 square feet of gross floor area.. There is 4,839 square feet of office space proposed. The minimum number of parking spaces required, at the higher 5.0 parking spaces per 1,000 square feet gross floor area ration, is 24. There are 24 parking spaces proposed.

The "site notes" on the site plan states that seven (7) compact parking spaces are proposed, however, there are only six (6) compact parking spaces shown on the plan. A maximum number of seven (7) compact parking spaces are permitted.

One "van accessible" handicap parking space is required, and proposed. Due to the limited size of the compact parking spaces, they will need to be designated as compact parking spaces.

No loading facilities are required.

3. Access

Access to the proposed development will be from a joint access drive onto Highway 99-E located at the southeast corner of the property. There will not be any access from S. Grant Street. Review and approval of the access point onto the highway is required by the Oregon Department of Transportation. ODOT was contacted by phone, and is both aware of the proposal, and in agreement with the proposal.

4. Architecture

The building will be of frame construction with 6" L.P. wood lap siding. A color rendition of the front facade is in the file and will be available at the public hearing. The siding will be a pale lavender color with a dull red composition roof.

The rear of the building is facing the railroad tracks as well as downtown Canby. Due to the noise standards being adjacent to the railroad tracks, no windows will be located on the north side of the building. To provide more aesthetic appeal than a blank wall on the side facing downtown Canby, metal landscape trellises will be placed along the north wall. On the landscape plan, nothing is shown for the trellises, however, a shade or partial-sun tolerant vine will work at this location. A wall sign will be located on the north-facing wall, toward downtown Canby, stating the name of the building.

There will be no free-standing sign. There will be two wall-mounted signs identifying the building as "Canby Place". One sign will be on the back facade, facing downtown Canby, and the other sign will be on the front facade, facing Highway 99-E. All other signage will be wall-mounted along the front facade, by the individual tenants.

5. Other Aspects

a. Utilities

Service providers have not indicated that there would be any problem in servicing this proposal. Specific construction designs for the storm water drainage system will be necessary for review and approval by the Department of Public Works. The Canby Utility Board will require some extension of services and may require additional utility construction and maintenance easements. The Canby Utility Board is not requesting that additional conditions of approval on the site and design review be placed to accommodate their needs.

To coordinate efforts for construction activity with the utility providers, developers, and city departments, a pre-construction conference will be necessary.

The storm water design and construction for the parking lot and vehicular maneuvering areas will need to meet the City's Public Work design and construction standards.

b. Landscaping

The landscaping is primarily along the perimeter of the parking and vehicular maneuvering areas. Landscaping will be located between sidewalks and the parking/maneuvering areas.

The landscaping planting must be such that after three years no more than 5% of the area is covered by bark dust. Since the proposed plant spacing meets the ODOT plant spacing standards, staff believes that this requirement will be met.

The site will be landscaped with five Norway Maples, shrubbery including barberry, spruce (a shrub variety), cotoneaster, cypress (a shrub variety), boxwood, and viburnum, and groundcover including daylilies, festuca (a type of grass), and cotoneaster.

c. Parking Lot Landscaping

The amount of paved area for parking and vehicle maneuvering area is 12,232 square feet. The amount of landscaping required for that amount of area is 1,835 square feet (15%), and is to be within ten feet of the parking/maneuvering area. The amount of landscaping provided within ten feet of the parking/maneuvering area is approximately 3,579 square feet (29.3%). At the formula of one tree per 2800 square feet of paved vehicular maneuvering and parking area, a total of 4 trees are needed. There are 5 trees within or adjacent to the paved vehicle parking/maneuvering area. The Crimson Sentry Norway Maples are recommended street trees and will meet the requirements of Section 16.49.120.6. The trees will reach a mature height of approximately 25 feet.

The headlights of the vehicles utilizing the parking spaces for this use will be directed toward the new building. No further shielding will be necessary.

d. Density and yards and height

The setbacks and the height requirements for the C-2 zone have been met by this development proposal.

V. CONCLUSION

The staff hereby concludes that, with appropriate conditions, the proposed development as described in the application, site plan, and this report, is in conformance with the standards of this and other applicable ordinances; the design is compatible with the design of other developments in the vicinity; and, the location, design, size, and materials of the exterior of the structure will be compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.

Further, staff concludes that, with approval conditions:

1. the proposed use of the site is consistent with the applicable standards and requirements of the Canby Municipal Code and other applicable City ordinances insofar as the location, height and appearance of the proposed development are involved; and
2. the proposed design for the development is compatible with the design of other developments in the same general vicinity; and
3. the location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity; and
4. the conditions listed are the minimum necessary to achieve the purposes of the Site and Design Review Ordinance, and do not unduly increase the cost of housing.

V. RECOMMENDATION:

Based upon the application, elevations, the site plan received by the City, the facts, findings and conclusions of this report, and without the benefit of a public hearing, staff recommends that should the Planning Commission approve DR 94-13, the following conditions apply:

1. Approval of the driveway access to State Highway 99-E shall be obtained from the Oregon Department of Transportation, prior to the issuance of the building permit.
2. The two tax lots shall be combined prior to the issuance of the building permit.

3. A preconstruction conference shall be held prior to the issuance of the building permit.
4. Storm water design and construction of the paved area of the property shall conform to the Canby Public Works Department standards.
5. A detailed landscape plan shall be submitted with the building permit. The detailed landscape plan shall show: the number of plants, plant spacing/location of planting, the type of plants, the schedule of planting, and irrigation plans.
6. The landscaping shall be planted at such a density so as to provide a minimum of 95% coverage of the landscape areas with vegetation, within a 3-year time period. Bark mulch and similar material shall consist of not more than 5% of the total landscape area after the 3-year period.
7. The north side of the building shall be planted with a shade or partial-sun tolerant vine.
8. A mutual access easement shall be recorded with the County for the joint access.
9. The compact parking spaces shall be designated as such, either by painting on the pavement or signage in front of the spaces.

Exhibits:

1. Application for Design Review
2. Vicinity Map
3. Site Plan/Landscape Plan/Elevation
4. Department Responses to "Request for Comments" (too large to reproduce)

SITE AND DESIGN REVIEW APPLICATION

Fee: \$500

OWNER

APPLICANT

Name S F Pacific Properties Inc

Name Cheryl & David Anderson

Address 1065 N. Pacific Center Dr. Suite 200

Address 641 Baker

City Anaheim State Ca Zip 92806

City Canby State Or. Zip 97013

SIGNATURE see letter attached

Phone: 266-8866

[Handwritten signature: Cheryl Anderson]

DESCRIPTION OF PROPERTY:

Tax Map 3 IE 33CD Tax Lot(s) 9200 & 9300 Lot Size .57 ac.
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name CANBY COMMERCIAL CENTER Lot 1 & 2 Block 2

PROPERTY OWNERSHIP LIST

Attach a list of the names and addresses of the owners of properties located within 200 feet of the subject property (if the address of the property owner is different from the situs, a label for the situs must also be prepared and addressed to "Occupant"). Lists of property owners may be obtained from any title insurance company or from the County Assessor. If the property ownership list is incomplete, this may be cause for postponing the hearing. The names and addresses are to be typed onto an 8-1/2 x 11 sheet of labels, just as you would address an envelope.

USE

Existing Bare Land
Proposed Commercial Office, retail

Existing Structures none

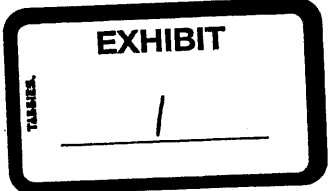
Surrounding Uses Hiway Commercial

PROJECT DESCRIPTION To construct a commercial retail office structure of high quality in both design and materials. Due to the adjacent railroad, a acoustical engineer has been engaged for maximum sound barrier design. Hiway signs are not contemplated at this time. Parking lot lighting, per Canby Utility Board street lite lease program per their engineered layout. ODD has given verbal hiway access approval per design submitted.

ZONING _____ COMPREHENSIVE PLAN DESIGNATION _____

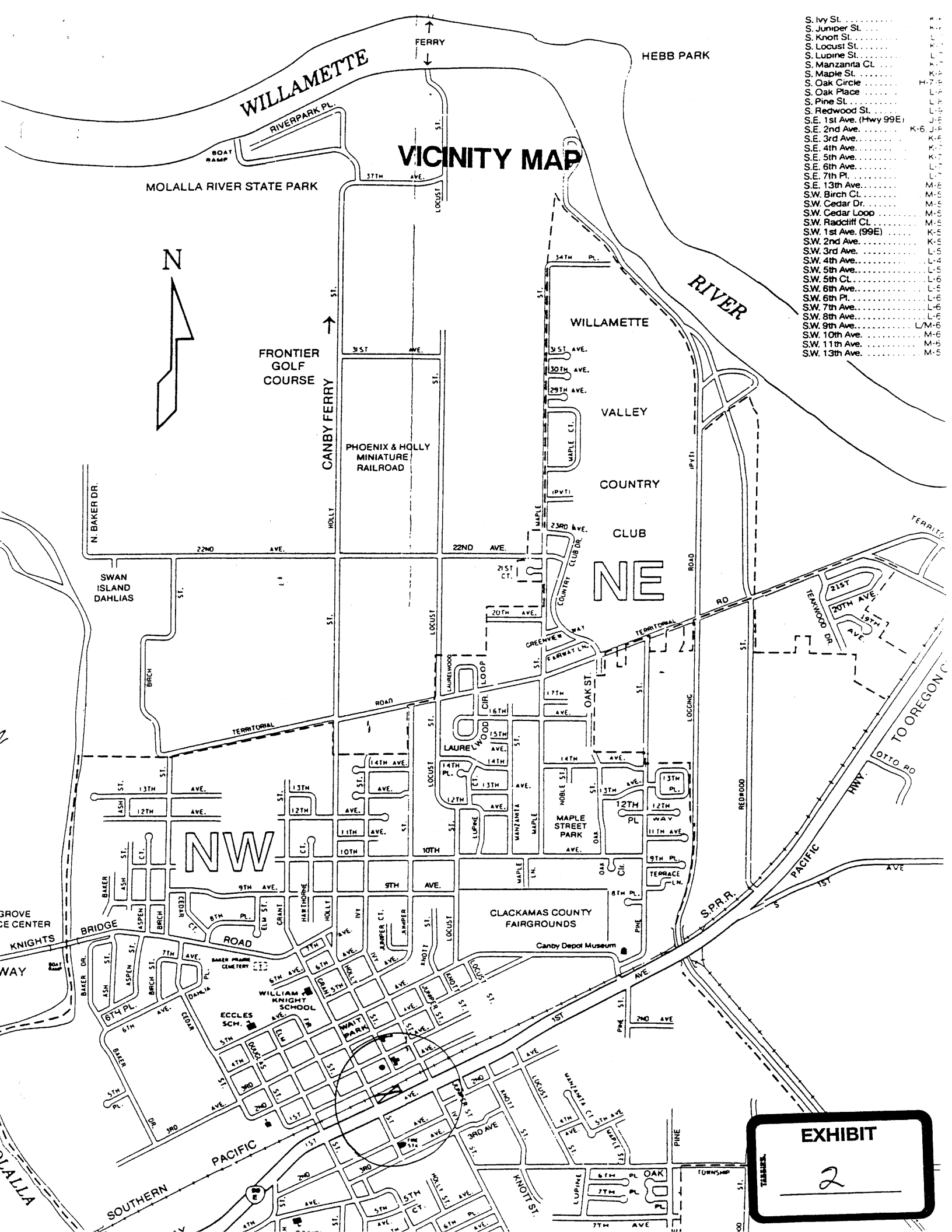
PREVIOUS ACTION (if any) _____

File No. DR 94-13
Receipt No. 9098
Received by Dr
Date Received 9-13-94
Completeness Date 9/14/94
Pre-App Meeting _____
Hearing Date 10/10/94



* If the applicant is not the property owner, he must attach documentary evidence of his authority to act as agent in making application.

VICINITY MAP



- 9 Ivy St. K-7
- 9 Juniper St. K-7
- 9 Knott St. K-7
- 9 Locust St. L-7
- 9 Lupine St. L-7
- 9 Manzanita Ct. K-7
- 9 Maple St. K-6
- 9 Oak Circle H-7
- 9 Oak Place L-7
- 9 Pine St. L-7
- 9 Redwood St. L-5
- 9 SE 1st Ave. (Hwy 99E) J-6
- 9 SE 2nd Ave. K-6
- 9 SE 3rd Ave. K-6
- 9 SE 4th Ave. K-7
- 9 SE 5th Ave. K-7
- 9 SE 6th Ave. L-7
- 9 SE 7th Pl. L-7
- 9 SE 13th Ave. M-6
- 9 SW Birch Ct. M-5
- 9 SW Cedar Dr. M-5
- 9 SW Cedar Loop M-5
- 9 SW Radcliff Ct. M-5
- 9 SW 1st Ave. (99E) K-5
- 9 SW 2nd Ave. K-5
- 9 SW 3rd Ave. L-5
- 9 SW 4th Ave. L-4
- 9 SW 5th Ave. L-5
- 9 SW 6th Ave. L-6
- 9 SW 6th Pl. L-5
- 9 SW 7th Ave. L-6
- 9 SW 8th Ave. L-6
- 9 SW 9th Ave. L-6
- 9 SW 10th Ave. M-6
- 9 SW 11th Ave. M-6
- 9 SW 13th Ave. M-5

EXHIBIT

2

PLEASE RETURN ATTACHMENTS!!!

7500
9/28/94

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: September 19, 1994

TO: FIRE, POLICE, CUB CTA, NORTH WILLAMETTE TELECOM, NW NATURAL GAS (GARY HYATT), MIKE JORDAN, JOHN KELLEY, ROY HESTER, STEVE HANSON

The City has received DR 94-13, an application by Cheryl Anderson for a Design Review approval of a retail/office building on the northeast corner of Highway 99-E and N. Grant Street (Tax Lots 9200 and 9300 of Tax Map 3-1E-33CD).

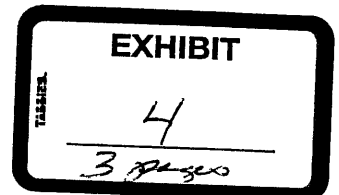
We would appreciate your reviewing the enclosed application and returning your comments by September 26, 1994, PLEASE. The Planning Commission plans to consider this application on October 10, 1994. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

1. The design appears to present no problems
2. Some permanent construction and maintenance easements may be needed for utilities. Said easements will be a requirement for service.
3. Extension of water and electric facilities will be required that will involve costs to the developers.
4. A pre-pre construction conference for planning purposes with all public service providers is strongly recommended.

Please check one box:

- Adequate Public Services (of your agency) are available
- Adequate Public Services will become available through the development
- Conditions are needed, as indicated
- Adequate public services are not available and will not become available



Signature: Robert E. Russell

Date: 9-28-94

PLEASE RETURN ATTACHMENTS!!! ^{qsw}
9/28/94

CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: September 19, 1994

TO: FIRE, POLICE, CUB, CTA, NORTH WILLAMETTE TELECOM, NW NATURAL GAS (GARY HYATT), MIKE JORDAN, JOHN KELLEY, ROY HESTER, STEVE HANSON

The City has received *DR 94-13*, an application by Cheryl Anderson for a Design Review approval of a retail/office building on the northeast corner of Highway 99-E and N. Grant Street (Tax Lots 9200 and 9300 of Tax Map 3-1E-33CD).

We would appreciate your reviewing the enclosed application and returning your comments by **September 26, 1994, PLEASE**. The Planning Commission plans to consider this application on **October 10, 1994**. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

Please check one box:

- Adequate Public Services (of your agency) are available
- Adequate Public Services will **become available** through the development
- Conditions are needed, as indicated
- Adequate public services **are not available** and will not become available

RECEIVED
SEP 26 1994
CITY OF CANBY

Signature: Gary Hyatt Date: 9/26/94

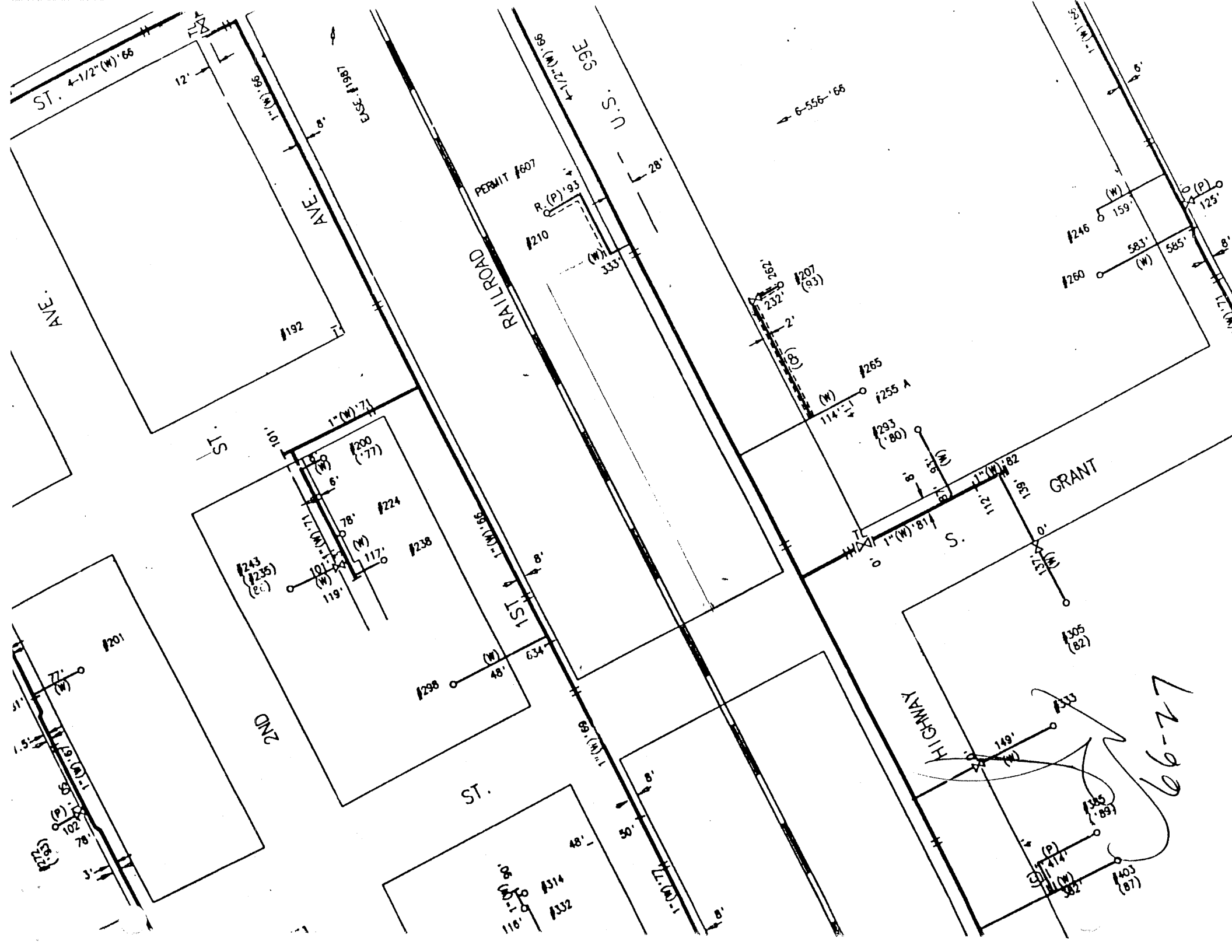


Table 1. Selected Population and Housing Characteristics: 1990
Canby city, Oregon

The population counts set forth herein are subject to possible correction for undercount or overcount. The United States Department of Commerce is considering whether to correct these counts and will publish corrected counts, if any, not later than July 15, 1991. The user should note that there are limitations to many of these data. Please refer to the technical documentation provided with Summary Tape File 1A for a further explanation on the limitations of the data.

Total population	8,983	Total housing units	3,245
SEX		OCCUPANCY AND TENURE	3,198 <i>x 5%</i> <u>1,70±</u>
Male	4,379	Occupied housing units	3,198
Female	4,604	Owner occupied	2,102
		Percent owner occupied	65.7
AGE		Renter occupied	1,096
Under 5 years	715	Vacant housing units	47
5 to 17 years	1,877	For seasonal, recreational, or occasional use	1
18 to 20 years	396	Homeowner vacancy rate (percent)	0.6
21 to 24 years	450	Rental vacancy rate (percent)	1.3
25 to 44 years	2,735	Persons per owner-occupied unit	2.78
45 to 54 years	888	Persons per renter-occupied unit	2.72
55 to 59 years	274	Units with over 1 person per room	163
60 to 64 years	335	UNITS IN STRUCTURE	
65 to 74 years	678	1-unit, detached	2,179
75 to 84 years	461	1-unit, attached	108
85 years and over	174	2 to 4 units	335
Median age	32.9	5 to 9 units	217
Under 18 years	2,592	10 or more units	170
Percent of total population	28.9	Mobile home, trailer, other	236
65 years and over	1,313	VALUE	
Percent of total population	14.6	Specified owner-occupied units	1,792
HOUSEHOLDS BY TYPE		Less than \$50,000	166
Total households	3,198	\$50,000 to \$99,999	1,435
Family households (families)	2,389	\$100,000 to \$149,999	172
Married-couple families	1,981	\$150,000 to \$199,999	16
Percent of total households	61.9	\$200,000 to \$299,999	1
Other family, male householder	98	\$300,000 or more	2
Other family, female householder	310	Median (dollars)	70,500
Nonfamily households	809	CONTRACT RENT	
Percent of total households	25.3	Specified renter-occupied units	
Householder living alone	669	paying cash rent	1,052
Householder 65 years and over	381	Less than \$250	166
Persons living in households	8,819	\$250 to \$499	787
Persons per household	2.76	\$500 to \$749	96
GROUP QUARTERS		\$750 to \$999	3
Persons living in group quarters	164	\$1,000 or more	-
Institutionalized persons	91	Median (dollars)	359
Other persons in group quarters	73	RACE AND HISPANIC ORIGIN	
RACE AND HISPANIC ORIGIN		OF HOUSEHOLDER	
White	8,376	Occupied housing units	3,198
Black	6	White	3,082
Percent of total population	0.1	Black	1
American Indian, Eskimo, or Aleut	58	Percent of occupied units	-
Percent of total population	0.6	American Indian, Eskimo, or Aleut	25
Asian or Pacific Islander	145	Percent of occupied units	0.8
Percent of total population	1.6	Asian or Pacific Islander	27
Other race	398	Percent of occupied units	0.8
Hispanic origin (of any race)	755	Other race	63
Percent of total population	8.4	Hispanic origin (of any race)	120
		Percent of occupied units	3.8

8983

**HOUSING UNITS WITH
BUILDING PERMITS**

Single Family Manufactured Multiple

YEAR	SFR	MOBILE HOMES	MFR <i>Family Units</i>	TOTAL
1976	63	-	32	95
1977	205	-	160	365
1978	157	-	22	179
1979	64	-	12	76
1980	49	-	5	54
1981	29	-	24	53
1982	12	-	38	50
1983	7	-	0	7
1984	21	-	0	21
1985	21	20	0	41
1986	22	46	0	68
1987	37	34	0	71
1988	40	10	1	51
1989	47	6	37	90
1990	85	6	42	133
1991	84	21	10	115
1992	69	8	9	86
1993	108	32	59	200 199
1994 (6 mos)	114	21	34	169

NUMBER OF LOTS/UNITS CREATED SINCE 1988

Subdivisions	Lots	Built
Cedar Ridge	56	52
Evergreen	4	0
Fairgrounds Park	13	13
Harvest Oak Estates No. 2	10	9
Lillian's Meadow, Phase I	13	10
Lillian's Meadow, Phase II	10	1
North Pine Addition No. 2	14	9
North Woods Addition	8	4
Pizzuti Estates	7	0
Rebecca Estates	31	30
Redwood Meadows	21	19
South Redwood Estates	6	0
Township Village, Phase I	42	42
Township Village, Phase II	30	30
Township Village, Phase III	36	34
Township Village, Phase IV	19	19
Township Village, Phase V	27	23
Township Village, Phase VI	12	0
Twelfth & Pine Addition	15	14
Valley Farms, Phase I	43	41
Valley Farms, Phase II	42	40
Valley Farms, Phase III	20	15
Willow Creek, Phase I	50	41
Willow Creek, Phase II	37	2
Total	566	448

Year	Subdivisions	Lots	Built	PCT
1988	Township Village, Phase I	42	42	100.0
1989	Fairgrounds Park	13	13	100.0
1989	Township Village, Phase II	30	30	100.0
1990	Twelfth & Pine Addition	15	14	93.3
1990	Rebecca Estates	31	30	96.8
1991	Township Village, Phase III	36	34	94.4
1991	Harvest Oak Estates No. 2	10	9	90.0
1991	Lillian's Meadow, Phase I	13	10	76.9
1991	Willow Creek, Phase I	50	41	82.0
1992	North Pine Addition No. 2	14	9	64.3
1992	Township Village, Phase IV	19	19	100.0
1992	Cedar Ridge	56	52	92.9
1993	Valley Farms, Phase I	43	41	95.3
1993	Township Village, Phase V	27	23	85.2
1993	Willow Creek, Phase II	37	2	5.4
1993	Lillian's Meadow, Phase II	10	1	10.0
1993	North Woods Addition	8	4	50.0
1993	Redwood Meadows	21	19	90.5
1993	Valley Farms, Phase II	42	40	95.2
1993	Valley Farms, Phase III	20	15	75.0
1994	South Redwood Estates	6	0	0.0
1994	Evergreen	4	0	0.0
1994	Township Village, Phase VI	12	0	0.0
1994	Pizzuti Estates	7	0	0.0
	1988-1994	566	448	79.2

448

118

Developments	Units	Occup.
Elmwood M.H.P. Expansion	22	22
Maple Terrace Apartments	28	28
N. Knott Apartments	10	10
Pine Crossing M.H.P.	60	0
Rackleffe House (Convelescent)	25	25
Redwood Terrace Apartments	57	57
Township Commons Apartments	92	0
Village on the Lochs M.H.P.	133	54
Total	427	196

Year	Developments	Units	Occup.	Pct.
1988	Rackleffe House (Convelescent)	25	25	100.0
1989	Elmwood M.H.P. Expansion	22	22	100.0
1989	N. Knott Apartments	10	10	100.0
1990	Maple Terrace Apartments	28	28	100.0
1993	Village on the Lochs M.H.P.	133	54	40.6
1993	Redwood Terrace Apartments	57	57	100.0
1994	Pine Crossing M.H.P.	60	0	0.0
1994	Township Commons Apartments	92	0	0.0
	1988-1994	427	196	45.9

196

231

118

231

349

**CITY OF CANBY
1990 U.S. CENSUS**

		Total	%
Households		3,198	100%
Family Households (all-related)	2,389		75%
Married Couple - With Children		992	31
One Adult - With Children		278	9
Married Couple - No Children		989	31
Unmarried Family - No Children		121	4
Unrelated Individual Households	809		25%
Living Alone		669	21
Not Living Alone		140	4

Households with Children		1,270	40
Households without Children		1,928	60
People in Group Quarters	164		
Householder 65 years and Older	381 (11.2% of all households)		
People 65 years and Older	1,313 (14.6% of all population)		
Persons Per Room Greater than 1 <i>(Overcrowded)</i>		# Units	%
Owner-occupied		46	2.1
Renter-occupied		117	10.7
Average Persons per Occupied Unit		Owner Occupied	Rental
Single Family Structure		2.87	3.01
Multi-family Structure		1.58	2.59 <i>incl. mobile</i>
Mobile Home/Trailer		2.03	2.25
Working Age Population			% Female
Hispanic			37
White			53
Other			44

**PLANNING COMMISSION
SIGN-IN FORM**

Date: October 10, 1994

PLEASE PRINT CLEARLY

NAME

ADDRESS

David Anderson
Don Anderson

641 Baker Dr.
1056 NE 8th Pl