

A G E N D A
CANBY PLANNING COMMISSION
REGULAR MEETING
City Council Chambers
Monday, April 25, 1994
7:30 p.m.

I. ROLL CALL

II. MINUTES

March 28, 1994
April 11, 1994

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. FINDINGS

None

VI. COMMISSION DISCUSSION OF PLANNING ISSUES

Bill Owen, City Arborist - Discussion of Tree Inventory

VII. NEW BUSINESS

VIII. PUBLIC HEARINGS

SUB 94-01, an application by Anselmo and Judy Pizzuti for approval to develop a 4.22 acre parcel into an 8-lot subdivision, retaining the existing single family home on Lot #8. The property is located on the west side of Maple Street, between N.E. 20th Avenue and N.E. 21st Place (Tax Lot 600 of Tax Map 3-1E-28DB). *Continued from April 11, 1994.*

SUB 94-02, an application by Zarosinski-Tatone Engineers, Inc. for approval to develop a 7.25 acre parcel into a 26-lot single-family subdivision. The site is located north of N.E. 34th Place, on N. Maple Street (Tax Lot 2602 of Tax Map 3-1E-21). *Continued from April 11, 1994.*

SUB 94-03, an application by Regan Enterprises for approval to develop Phase VI of Township Village. The applicant is proposing to develop 12-single family residential lots. The site is located south of Township Road, west of S. Pine, at S.E. 10th (Tax Lot 4500 [part] of Tax Map 4-1E-3BC and Tax Lot 4800 [part] of Tax Map 4-1E-4AA). *Continued from April 11, 1994.*

-M E M O R A N D U M-

TO: *Planning Commission*

FROM: *James S. Wheeler, Assistant Planner* *JSW*

DATE: *April 15, 1994*

RE: *Tree Inventory Discussion by Bill Owen, City-retained arborist*

The Planning Commission has requested that staff continues to work toward development of a Tree Master Plan, specifically beginning a City Street Tree Inventory. Because of the load of land development applications for the month of April, the Planning Commission will not be conducting a full "Discussion of Planning Issues" for the month. Staff and the City-retained arborist believes it would be useful for a brief discussion with the Planning Commission regarding a Tree Inventory. The discussion should take less than 20 minutes and will cover:

Introduction of Bill Owen, the arborist retained by the City;

Tree Inventory

- the need for volunteers/"training" of volunteers
- the timing of the completion of the inventory with or without volunteers
- how the inventory fits into the Tree Master Plan

MEMORANDUM

TO: *Planning Commission*

FROM: *Bob Hoffman, Planning Director*

RE: *Further Information Regarding Schools
SUB 94-01; SUB 94-02; SUB 94-03*

DATE: *April 15, 1994*

1. SUBDIVISIONS UNDER CONSIDERATION

<i>Subdivision</i>	<i>Lots</i>	<i>Children Per Family</i>	<i>School Age Children (est.)</i>
<i>SUB 94-01 [Pizzuti]</i>	<i>8</i>	<i>0.6</i>	<i>4.8</i>
<i>SUB 94-02 [Knutson]</i>	<i>26</i>	<i>0.6</i>	<i>15.6</i>
<i>SUB 94-03 [Regan]</i>	<i>12</i>	<i>0.6</i>	<i>7.2</i>
<i>Total</i>	<i>46</i>	<i>0.6</i>	<i>27.6</i>

SOURCE: City staff estimate

2. CLASSROOM AVAILABILITY

<i>Classrooms</i>	
<i>Philander Lee</i>	<i>10</i>
<i>Carus</i>	<i>8</i>
<i>91</i>	<i><u>3</u></i>
<i>21 x Architectural Design Capacity = 25 children/class</i>	
<i>21 x Architectural Design Capacity = 525 children at design capacity</i>	

SOURCE: Conversation with Steve Miller on April 14, 1994

3. CURRENT CLASSROOMS

School	Classes/ Building	Current Average Class Size	Approximate Current Enrollment	Design Capacity
Knight	20.6	23.5	484	515
Eccles	21	22.5	473	525
Trost	24	25.6	614	600
TOTAL			1,571	1,640
Available Capacity				69

*SOURCE: Combination of letter from District 86 dated October 5, 1993
and chart submitted April 11, 1994 by Bob Christiansen*

4. TOTAL AVAILABLE SEATS

Carus + 91 + Lee + 86 = 69 + 525 = 594 seats

5. EXISTING ATTENDANCE DISTRICTS FOR SUBDIVISIONS

	GRADE	SCHOOL
a. Maple, North of Territorial		
1. SUB 94-01 [Pizzuti]	K	Eccles
2. SUB 94-02 [Knutson]	1-5	Knight
	6	Lee
	7-8	Ackerman
b. SUB 94-03 [Regan]		
	K-5	Trost
	6-8	Ackerman/Lee

6. ARCHITECT DESIGN CAPACITY = 25 children/classroom

7. ANALYSIS OF CURRENT AVERAGE CLASS SIZE

Eccles - Kindergarten	Current - 25/per classroom Remaining classes 21-23; overall 22.4
Knight - Grades 1-5	Current - 24 for grades 1-3 25 for grade 4 22 for grade 5
Lee	Current - has 10 vacant classrooms
Ackerman	23

* SUB 94-01 and 94-02 are in areas with schools that are below design capacity.

* SUB 94-03 [Regan] is adjacent to Philander Lee, which has 10 vacant classrooms (although the upper grades at Trost, grades 4-5, are above design capacity)