

A G E N D A

CANBY PLANNING COMMISSION

Book

REGULAR MEETING City Council Chambers

February 24, 1992 - 7:30 p.m.

I. ROLL CALL

II. MINUTES

February 10, 1992

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. FINDINGS

MLP 92-01 - George Wilhelm

CUP 92-01 - Canby Elementary School District #86 (Knight School)

CUP 92-02/NCS 92-01 - Canby Elementary School District #86 (Eccles)

VI. NEW BUSINESS

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**

CUP 92-03, an application by Canby 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).

DR 92-01, an application by Canby Union High School District #1 for Site and Design Review of 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)

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
Linda Mihata, Vice-Chair
Tamara Maher
Laurie Gustafson

Wade Wiegand
John Zieg
Henry Fenske



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 30 minutes

Proponents - not more than 10 minutes

Opponents - not more than 10 minutes

Rebuttal - not more than 20 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.*

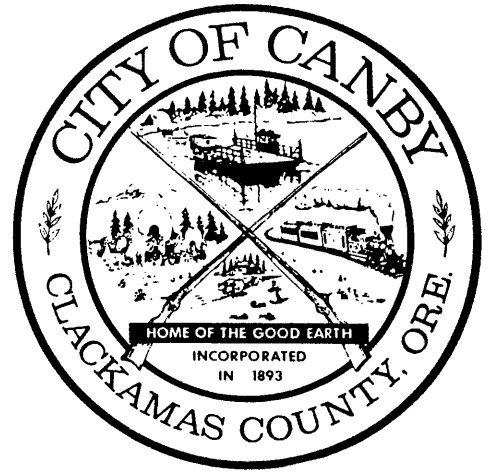
Failure of an issue to be raised in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-making body an opportunity to respond to the issue, precludes appeal to the State Land Use Board of Appeals.

- *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:

Canby Elementary School
District No. 86

FILE NO.:

CUP 92-03
(Eccles Portable Unit)

OWNER:

Canby Elementary School
District No. 86

STAFF:

James S. Wheeler
Assistant Planner

LEGAL DESCRIPTION:

Tax Lot 1100 of
Tax Map 3-1E-32D

DATE OF REPORT:

February 14, 1992

LOCATION:

N.W. 5th Avenue & Cedar St.

DATE OF HEARING:

February 24, 1992

COMP. PLAN DESIGNATION:

Public

ZONING DESIGNATION:

R-2 (Medium Density
Residential)

I. APPLICANT'S REQUEST:

The applicant is requesting approval of a Conditional Use application for an elementary school temporary portable classroom. The classroom would be in use for the 1992-3 academic year.

II. APPLICABLE REGULATIONS

- **City of Canby General Ordinances:**

16.10	Off-Street Parking and Loading
16.16	R-2 Medium Density Residential Zone
16.50	Conditional Uses
16.88	General Standards

- **City of Canby Comprehensive Plan:**

I.	Citizen Involvement
II.	Urban Growth
III.	Land Use
IV.	Environmental Concerns
V.	Transportation
VI.	Public Facilities and Services
VII.	Economics
VIII.	Housing
IX.	Energy

III. MAJOR APPROVAL CRITERIA

16.50.010 Authorization to Grant or Deny Conditional Uses

In judging whether or not a conditional use permit shall be approved or denied, the Planning Commission shall weigh the proposal's positive and negative features that would result from authorizing the particular development at the location proposed and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of this title and other applicable policies of the City.
- B. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features.

- C. All required public facilities and services exist to adequately meet the needs of the proposed development.
- D. The proposed use will not alter the character of the surrounding areas in a manner which substantially limits or precludes the use of surrounding properties for the uses listed as permitted in the zone.

IV. FINDINGS:

A. Background and Relationships:

The applicant proposes adding a temporary portable classroom for the existing Eccles Elementary School located on N.W. 5th Avenue. The temporary classroom is proposed to be utilized while a new school is developed (which is currently in progress). The portable classroom will occupy approximately 1,800 square feet next to the northwest corner of the existing school building. The 9.7 acre site is surrounded by public land (Knight School) and housing, with apartments located across from the school, on Cedar Street. Two additional staff will be hired for the 1992-3 academic year. The service drive and five parking spaces will be relocated and four additional parking spaces will be added. The Eccles Elementary School recently received approval for a Conditional Use application for an addition and remodeling, that included a new covered play area, new music room, paving of the west parking area and a bus loading area and interior improvement (CUP 91-02, approved June 26, 1991). A Conditional Use Permit for a minor expansion (1,800 square feet) and minor interior remodeling is pending approval on the final order (CUP 92-02).

B. Comprehensive Plan Consistency Analysis

i. Citizen Involvement

- **GOAL: TO PROVIDE THE OPPORTUNITY FOR CITIZEN INVOLVEMENT THROUGHOUT THE PLANNING PROCESS.**

ANALYSIS

The notification process and public hearing are a part of the compliance with adopted policies regarding citizen involvement.

ii. Urban Growth

■ **GOAL:** 1) TO PRESERVE AND MAINTAIN DESIGNATED AGRICULTURAL AND FOREST LANDS BY PROTECTING THEM FROM URBANIZATION.

2) TO PROVIDE ADEQUATE URBANIZABLE AREA FOR THE GROWTH OF THE CITY, WITH IN THE FRAMEWORK OF AN EFFICIENT SYSTEM FOR THE TRANSITION FROM RURAL TO URBAN LAND USE.

Policy #3: Canby shall discourage the urban development of properties until they have been annexed to the city and provided with all necessary urban services.

ANALYSIS

The project is entirely within the City limits and within the Urban Growth Boundary. It fully meets the intent of Canby goals and policies regarding the Comprehensive Plan Urban Growth Chapter. With the addition of two staff, the project will not significantly increase demand for public services.

iii. Land Use Element

■ **GOAL:** TO GUIDE THE DEVELOPMENT AND USES OF LAND SO THAT THEY ARE ORDERLY, EFFICIENT, AESTHETICALLY PLEASING AND SUITABLY RELATED TO ONE ANOTHER.

Policy #1: Canby shall guide the course of growth and development so as to separate conflicting or incompatible uses, while grouping compatible uses.

Policy #3: Canby shall discourage any development which will result in overburdening any of the community's public facilities or services.

Policy #5: Canby shall utilize the land use map as the basis of zoning and other planning or public facility decisions.

ANALYSIS

The proposal is a temporary addition to an existing elementary school. The Comprehensive Plan designates the site as "Public" land use, and the school is mentioned as a continuing use. It is the staff's opinion that a temporary addition to the school to handle the increased enrollment while a new school is developed (which is currently in progress) is within the intent of the land use policies.

iv. ENVIRONMENTAL CONCERNS

■ **GOAL: 1) TO PROTECT IDENTIFIED NATURAL AND HISTORICAL RESOURCES.**

2) TO PREVENT AIR, WATER, LAND, AND NOISE POLLUTION. TO PROTECT LIVES AND PROPERTY FROM NATURAL HAZARDS.

Policy #2-R: Canby shall maintain and protect surface water and groundwater resources.

Policy #3-R: Canby shall require that all existing and future development activities meet the prescribed standards for air, water and land pollution.

Policy #4-R: Canby shall seek to mitigate, wherever possible, noise pollution generated from new proposals or existing activities.

Policy #7-R: Canby shall seek to improve the overall scenic and aesthetic qualities of the City.

Policy #8-R: Canby shall seek to preserve and maintain open space where appropriate, and where compatible with other land uses.

ANALYSIS

Surface water will be insignificantly impacted by the placement of the temporary addition and the relocation of the gravel service drive. On-site disposal of storm water will be required. State and Local Code requirements regarding air, water, and noise pollution will be required of the development and construction. State laws and local regulations will require development to meet standards to prevent air, water, land and noise pollution. The proposal will have minimal affect on the open space since the site is almost 10 acres and the changes will directly affect only a small proportion of that.

v. **TRANSPORTATION**

GOAL: TO DEVELOP AND MAINTAIN A TRANSPORTATION SYSTEM WHICH IS SAFE, CONVENIENT AND ECONOMICAL.

Policy #4: Canby shall work to provide an adequate sidewalks and pedestrian pathway system to serve all residents.

Policy #6: Canby shall continue in its efforts to assure that all new developments provide adequate access for emergency response vehicles and for the safety and convenience of the general public.

Policy #7: Canby shall provide appropriate facilities for bicycles and, if found to be needed, for other slow moving, energy efficient vehicles.

ANALYSIS

The temporary addition will not encroach upon sidewalk use. Five parking spaces will be relocated from the east side of the current service drive to the north side of the temporary classroom and service drive. Four additional parking spaces are proposed to be provided north of the temporary classroom and service drive. The service drive will be relocated around the temporary classroom. The temporary classroom will not result in a significant increase in use or demand for transportation facilities.

vi. PUBLIC FACILITIES AND SERVICES

GOAL: TO ASSURE THE PROVISION OF A FULL RANGE OF PUBLIC FACILITIES AND SERVICES TO MEET THE NEEDS OF THE RESIDENTS AND PROPERTY OWNERS OF CANBY.

Policy #1: Canby shall work closely and cooperate with all entities and agencies providing public facilities and services.

Policy #5: Canby shall assure that adequate sites are provided for public schools and recreation facilities.

ANALYSIS

The changes proposed do not affect any utilities. The project will improve the efficiency of the use of public school facilities and will not adversely affect the use of the existing open space.

vii. ECONOMIC

GOAL: TO DIVERSITY AND IMPROVE THE ECONOMY OF THE CITY OF CANBY.
(Not applicable.)

viii. HOUSING

GOAL: TO PROVIDE FOR THE HOUSING NEEDS OF THE CITIZENS OF CANBY.
(Not applicable.)

ix. ENERGY CONSERVATION

GOAL: TO CONSERVE ENERGY AND ENCOURAGE THE USE OF RENEWABLE RESOURCES IN PLACE OF NON-RENEWABLE RESOURCES.

Policy #2: Canby shall encourage development projects which take advantage of wind and solar orientation and utilization.

Policy #4: Canby shall attempt to reduce wasteful patterns of energy consumption in transportation systems.

Policy #5: Canby shall continue to promote energy efficiency and the use of renewable resources.

ANALYSIS

The City has adopted an ordinance that requires the review of solar access for both properties to the north of the project and for the subject property. The project will not impede the solar access of the properties to the north and will continue to have full solar access. The State has rules which encourage energy conservation through design and construction methods.

Conclusion Regarding Consistency with the Policies of the Canby Comprehensive Plan:

Based upon the above described analysis, the proposal is consistent with or can, with conditions, be made consistent with the policies of the Comprehensive Plan.

C. Evaluation Regarding Conditional Use Approval Criteria

1. Comprehensive Plan Consistency

The previous discussion determined the proposal's relation to Comprehensive Plan consistency. The school's addition of a temporary classroom addition is found to be consistent with the policies of the Comprehensive Plan.

2. Site Suitability

The proposed temporary classroom, including the recent additions and improvements approved last year (CUP 91-02) and pending approval this year (CUP 92-02), is considered by staff to be a minor change to the existing Eccles school building and site development. The temporary classroom at the northwest corner of the existing school covers an area of approximately 1,800 square feet. The temporary classroom, with minor changes in the location of nine parking spaces and the service drive will not change the site use and characteristics. The approved bus loading area and routing, and the approved paving of the west side parking area (CUP 91-02) will be delayed for the period the temporary classroom is in use. This is due to changed funding priorities of the School District. The bus routing and paved parking areas were themselves conditions of approval for CUP 91-02, and therefore will not have a significant impact on the traffic pattern and parking requirements of the site. Five parking spaces will need to be relocated as a result of the placement of the temporary classroom. An additional four parking spaces will be provided for the two additional staff positions. This will meet the requirements for Section 16.10 Off-Street Parking Requirements.

3. Availability of Public Services and Facilities for the Site

Utility and public safety facilities and services are available and currently serve the facility. Extensions of service and facilities will not be needed. No additional demands for services will result from the proposal. In the opinion of the Fire Marshall, Jack Stark, emergency services will not be impeded by the location of the temporary classroom and the relocation of the service drive.

4. Compatibility with Surrounding Uses

The proposal is of minor scale when compared to the existing development, as evidenced by an inspection of the drawings. The addition will not result in an impact on the use of the sidewalks or the traffic pattern of 5th Street.

IV. CONCLUSION

Based on the above analysis, and without benefit of a public hearing, staff concludes that:

1. The proposed use of the site is consistent with the applicable requirements and policies of the Comprehensive Plan and the development ordinance;
2. The characteristics of the site are suitable for the proposed use;
3. 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 service will result; and,
4. The proposed use will not alter the character of the surrounding areas in such a way as to substantially limit or preclude the uses allowed.

V. RECOMMENDATION:

Based upon the application and drawings submitted, facts, findings and conclusions of this report, and without benefit of a public hearing, staff recommends that the Planning Commission approve CUP 92-03 as submitted for a period of time not to exceed eighteen (18) months.

Exhibits:

1. Application for Conditional Use
2. Vicinity Map
3. Project Description
4. Site Plan (*too large to reproduce*)

CONDITIONAL USE APPLICATION

Fee: \$300.00

OWNER

APPLICANT

Name Canby School District #86
Address 117 NE Third Avenue
City Canby State OR Zip 97013
SIGNATURE [Signature]

Name Milton Dennison, Superintendent
Address 117 NE Third Avenue
City Canby State OR Zip 97013
Phone: (503) 266-5871

DESCRIPTION OF PROPERTY: Eccles Elementary, 562 NW 5, Canby, OR 97013

Tax Map 3-1E-320 Tax Lot(s) 1100 Lot Size 9.67 acres (Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name Lot Block

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 Public School Proposed

Existing Structures

PROJECT DESCRIPTION

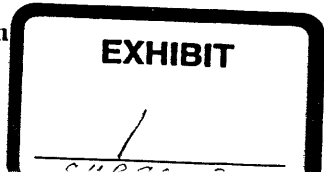
See attached project descriptions.

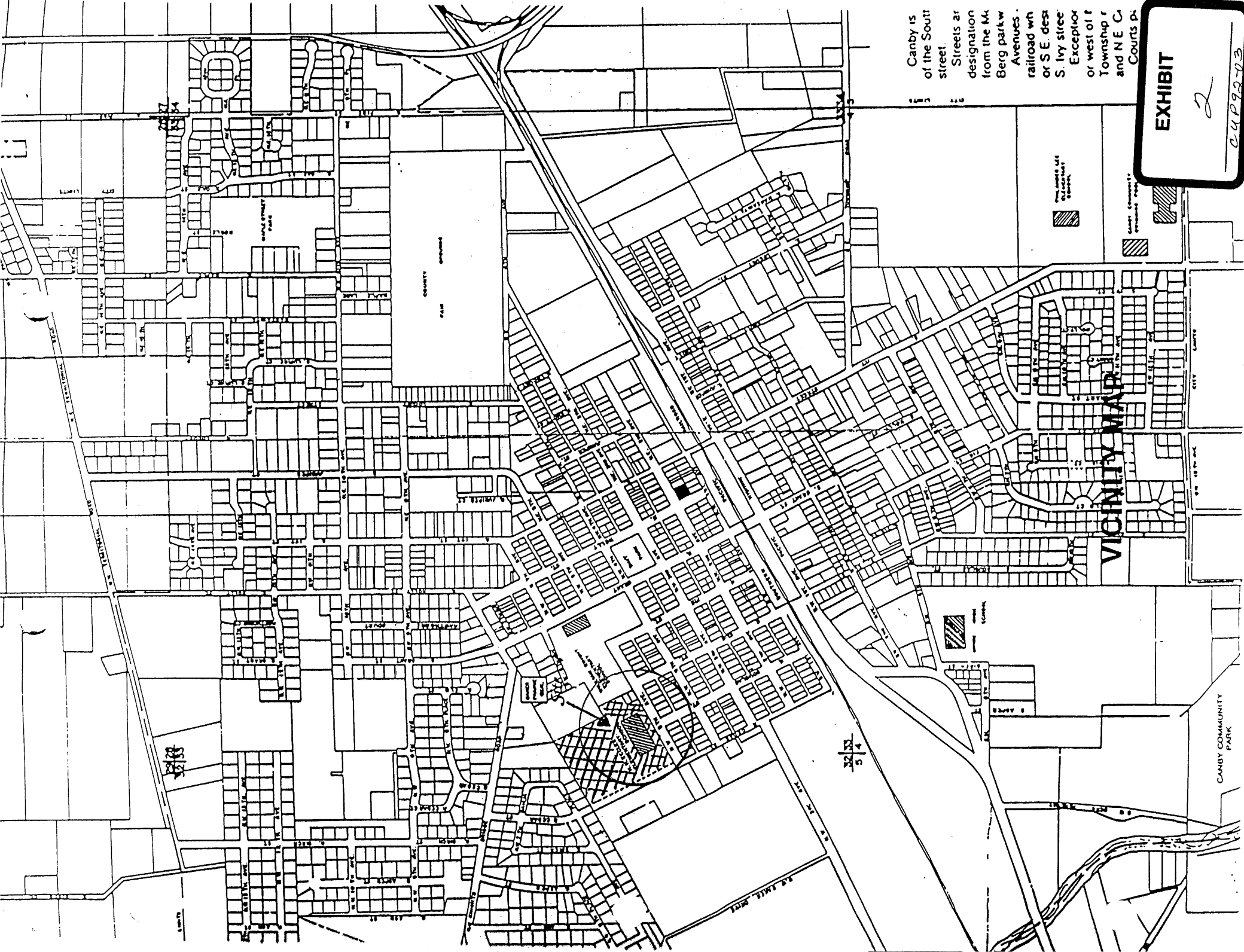
ZONING R-2 COMPREHENSIVE PLAN DESIGNATION Public

PREVIOUS ACTION (if any) various additions and remodeling

File No.
Receipt No.
Received by
Date Received
Completeness Date
Pre-Ap Meeting
Hearing Date

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





Canby is of the South street.
 Streets are designated from the Main Berg park w Avenues - railroad wh or S E. des S. Ivy street Except for Township r and NE C Courts p

Canby Community Park
 Canby Cemetery

VICINITY MAP

EXHIBIT
 2
 CUP 92-93

CANBY COMMUNITY PARK



ELEMENTARY SCHOOL DISTRICT 86
Canby, Oregon 97013

ECCLES ELEMENTARY SCHOOL
PROJECT DESCRIPTION

This project encompasses adding one double-wide portable classroom at Eccles Elementary. The building will be leased with expected removal in June 1993. The portable classroom will be accessible from the main building and will be served by necessary sidewalks and ramps. This new classroom is not near any property lines and will match the existing property use.

This proposal is consistent with the policies for the comprehensive plan and the requirements of this title and other applicable policies of the city.

This proposal is suitable to the characteristics of the existing flat site topography considering the size, shape, design, and location of the site.

All required public facilities and services exist to adequately meet the needs of the proposed addition. The new classroom unit will be served by electricity, fire protection devices, and intercoms. Water will not be provided directly to the classroom.

This proposal will not alter the character of the surrounding area in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone. A site plan is attached for your review.

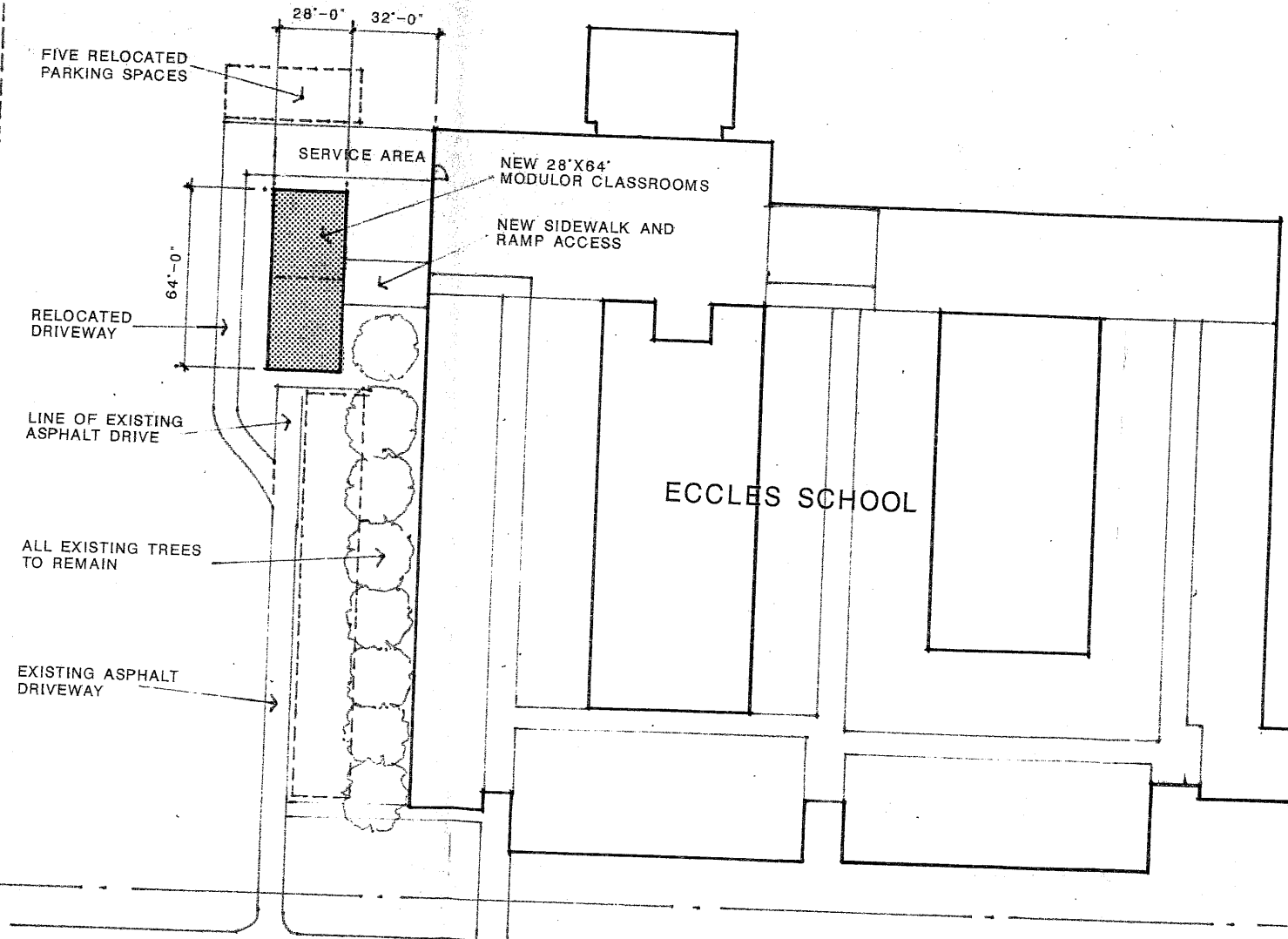
Milton H. Dennison, Superintendent-Clerk
Douglas E. Gingerich, Principal
Norman D. Trotter, Principal
Dennis E. Cone, Principal
Michael A. Zagyva, Principal
Robert L. Christiansen, Director

Administration Bldg., 117 NE 3rd Avenue / (503) 266-5000
Philander Lee School, 1110 South Ivy Street / (503) 266-5000
Howard Eccles School, 562 NW Fifth Avenue / (503) 266-5000
William Knight School, 501 North Grant Street / (503) 266-5000
Paul Ackerman Jr. High School, 350 SE 13th Avenue / (503) 266-5000
Administration Bldg., 117 NE 3rd Avenue / (503) 266-5000
Fax (503) 263-5000

EXHIBIT

3

15'-0" SETBACK LINE



PROJECT NUMBER : 91012.03

HOWARD ECCLES ELEMENTARY PHASE 2 Canby School District #86

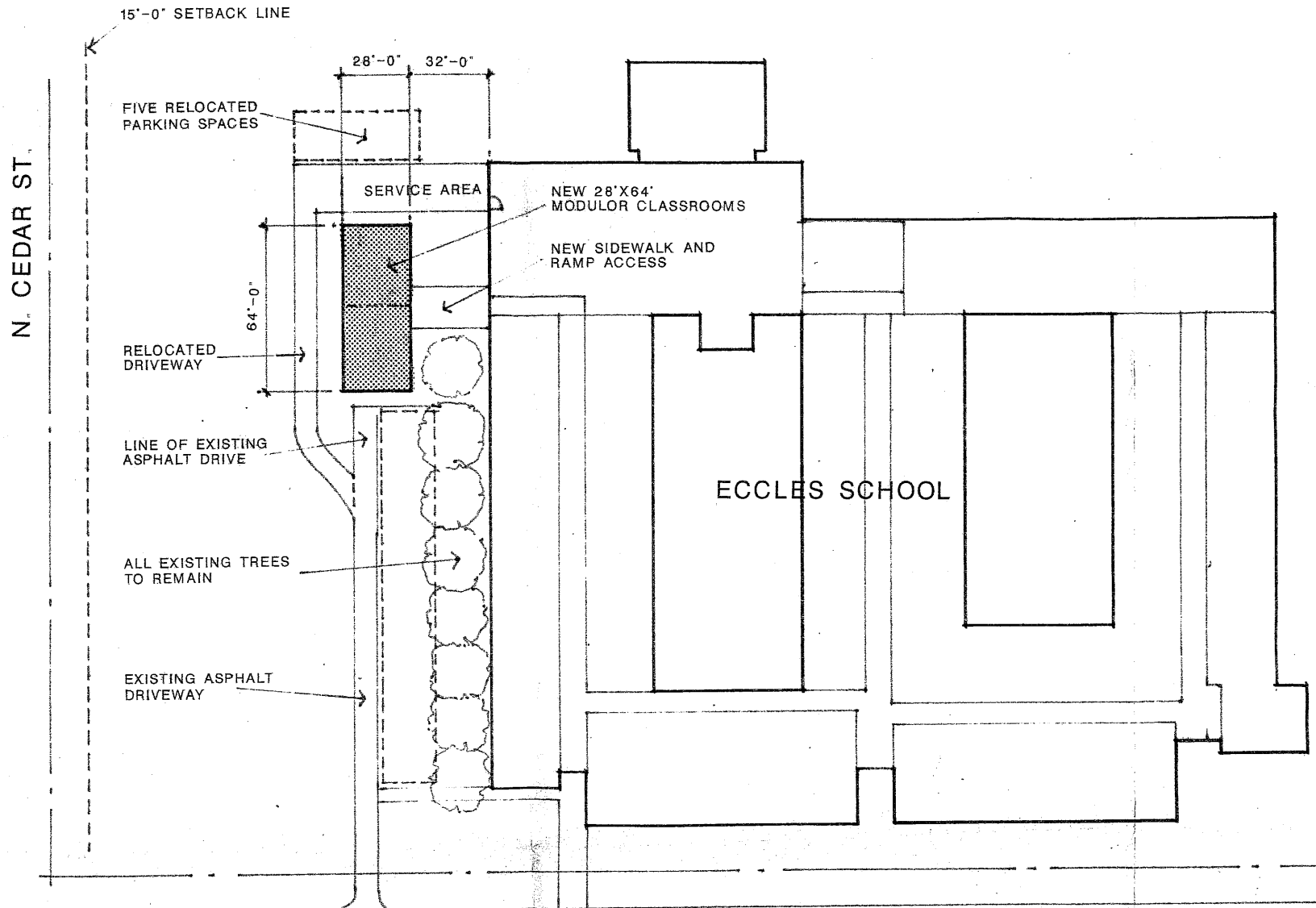
BROOME
ORINGDULPH
O'TOOLE
RUDOLF
BOLES &
ASSOCIATES

BOORA

ARCHITECTURE
PLANNING
INTERIOR DESIGN

720 SW WASHINGTON
PORTLAND, OR 97205-3510
(503) 226-1575
FAX (503) 241-7429

NOTE:



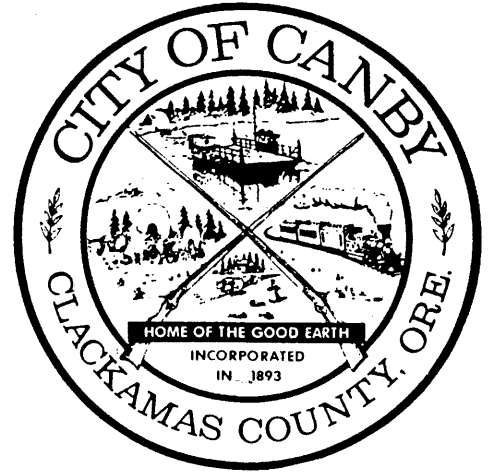
NOTE:
 FIVE PARKING SPACES DISPLACED
 FIVE NEW PARKING SPACES PROVIDED

N. FIFTH AVE.

SITE PLAN

1"=40'-0"

- STAFF REPORT -



APPLICANT:

Canby Union High School

FILE NO.:

DR 92-01

OWNER:

Canby Union High School

STAFF:

Robert G. Hoffman, AICP,
Planning Director

LEGAL DESCRIPTION:

Tax Lot 700 of Tax Map 4-1E-4B
Tax Lots 1100-2400 of Tax Map 4-1E-4BB

DATE OF REPORT:

February 14, 1992

LOCATION:

South side of S.W. 4th Avenue, between
S. Birch and S. Douglas and existing
school site

DATE OF HEARING:

February 14, 1992

COMP. PLAN DESIGNATION:

Public and Highway Commercial

ZONING DESIGNATION:

R-1 (Low Density Residential)

I. APPLICANT'S REQUEST:

The applicant is requesting approval of a Design Review application for a major addition and major remodel to the existing Canby Union High School. A summary of the project is as follows:

- 1) remove the original 1927 two-story classroom portion of the "B" wing;
- 2) retain and renovate the current auditorium;
- 3) renovation to the existing complex; (no work is anticipated at the independent gymnasium building nor the industrial arts building)
- 4) construct a new two-story classroom building of 45,000 square feet to replace the "B" wing and also a small addition between the "F" and Library "D" wings;
- 5) construct a new 800 seat auditorium of 35,000 square feet to the west of the Industrial Arts Building including spaces for drama, dance, music and art; and
- 6) construct a new landscaped parking area; and
- 7) construct twelve temporary "classrooms" to be used between 1992 and 1994, to be removed and sold at a later date.

II. APPLICABLE REGULATIONS

- **City of Canby Comprehensive Plan:**

- I. Citizen Involvement
- II. Urban Growth
- III. Land Use
- IV. Environmental Concerns
- V. Transportation
- VI. Public Facilities and Services
- VII. Economics
- VIII. Housing
- IX. Energy

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.

IV. FINDINGS:

A. Background and Relationships:

The applicant proposes additions, remodeling, and temporary classrooms to the existing high school. Additional land is being used and some additional teachers will be involved. The 36 acre site is surrounded by public land, residential uses, the Canby Square Shopping Center, and Commercial uses along 99E. The Conditional Use application for these school additions, remodeling, and temporary classrooms, was approved earlier this year by the Planning Commission.

B. Comprehensive Plan Consistency Analysis

i. Citizen Involvement

The notification process and public hearing are a part of the compliance with adopted policies and process.

ii. Urban Growth

The project is entirely within the City limits and Urban Growth Boundary. It fully meets the intent of the Urban Growth Element goals and policies.

iii. Land Use Element

- **GOAL: TO GUIDE THE DEVELOPMENT AND USES OF LAND SO THAT THEY ARE ORDERLY, EFFICIENT, AESTHETICALLY PLEASING AND SUITABLY RELATED TO ONE ANOTHER.**

The applicant proposes an auditorium, additions and renovations of classrooms at the existing high school. Also, temporary classroom buildings are proposed while construction is in process. The Comprehensive Plan designates the site as "Public" and Highway Commercial land use, and the school is mentioned as a continuing use. It is staff's opinion that the additions, renovations, and temporary portable classrooms at the existing school, as proposed, is within the intent of the land use policies.

iv. ENVIRONMENTAL CONCERNS

Surface water is not affected. On-site disposal of storm water will be required. State and local Code requirements regarding air, water, and noise pollution will be required of the development and construction. State laws and local regulations will require development to meet standards to prevent air, water, land and noise pollution. The proposed development will provide an expansion of the school building space and parking areas. The new development will not be located near housing. The proposal will have minimal affect on the open space since the site has been expanded to accommodate the new building and parking, and the changes will directly affect only a small proportion of that acreage. No designated historical structures will be affected, but the original high school building will be demolished. The School Board is reported to have promised to salvage any appropriate architectural details.

v. HAZARDS - none known

vi. TRANSPORTATION

The proposal includes vacation of a few streets, but adds about 40% to the traffic load when at full capacity. The traffic consultant has analyzed the proposal and does not propose any additional traffic

improvements. The peak school use does not exist at the same time as the peak traffic hours, when and where there already is some congestion. He expresses concern about parking for sporting events. The school architect explains that the sporting events already exist and the development will add 172 parking spaces which will help alleviate the problem.

vii. PUBLIC FACILITIES AND SERVICES

The changes proposed do not seriously add load to any utilities, except for the removal of those that serviced the houses which have already been demolished. All needed easements will be respected. No agency has expressed any concerns related to the site or design.

viii. ECONOMIC

The school will provide education and training for Canby youth, but will not direct any businesses or other economic development.

ix. HOUSING

The school will provide educational services to Canby residents and, thus, will support City housing.

x. ENERGY CONSERVATION

The proposal makes changes, through additions and renovations, to an existing site. State and local Code requirements will ensure construction methods that are energy efficient.

C. Conclusion Regarding Consistency with the Policies of the Canby Comprehensive Plan:

Based upon the above described analysis, the proposal is consistent with or can, with conditions, be made consistent with the policies of the Comprehensive Plan.

1. **Comprehensive Plan Consistency and Other Applicable Policies**

The above analysis described how the school proposal relates to the Comprehensive Plan policies. It is hereby found that the proposal is consistent with the Comprehensive Plan proposals.

D. 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 total area of the new construction site is approximately 181,000 square feet. Fifteen percent of this figure would be approximately 27,200 square feet. The proposed landscaped area is in excess of 44,000 square feet, or 24%, which clearly meets this requirement. The parking area has perimeter landscaping provided, as required. A tabulation of areas has been provided by the applicant. The twenty five proposed trees exceeds the requirement, by five trees.

2. **Parking Requirements**

The parking requirements are one space per classroom, or 69, plus one space per six students [$1800 \div 6 = 300$], plus auditorium requirements of one per four seats [$796 \div 4 = 199$]. The total requirement, therefore, is $69 + 300 + 199 = 568$ spaces. The development is proposing 477 spaces. The high school administration has agreed, in writing, not to use the auditorium area and the classroom at the same time, so that the auditorium spaces are not required, reducing the required spaces to 367. Thus, the proposed parking exceeds the requirements by 110 spaces.

3. **Access**

Access is from the Old Pacific Highway, 4th Avenue and Aspen Street. The Director of Public Works, City Engineer, and Traffic Consultant, have all contributed to the design for access and site circulation, which appears to be functional and well conceived.

4. **Architecture**

The buildings and site plan have been prepared by a professional architect and appear, to staff, to be well done and in good proportions.

The height is within the allowed limits, but the auditorium "fly way" will be within 10 feet of the allowed limit.

Exterior walls of the classroom buildings will be of painted stucco to match the existing building. Composition shingle roofs at the existing auditorium and cafeteria will be replaced with prepainted metal roofing.

Exterior walls of the auditorium structure will be painted concrete with partial textured surfaces. The roof over the auditorium lobby will be prepainted metal to match those at the existing building. Colors will be beige with a dark green trim.

5. **Other Aspects**

a. **Utilities**

Utilities are available in the vicinity with no problems in extending the services to the site.

b. **Effect on needed housing**

The proposal will provide service to individuals and families. In staff's opinion, the development of the site is compatible with adjacent housing.

c. A design for the sign has not been submitted and is **not** a part of this application even though it has been indicated on the site plan.

V. **CONCLUSION**

Considering the previous analysis, staff hereby determines that the proposed school and related site development described in the application and accompanying materials is in conformance with the standards of this and other applicable ordinances.

VI. RECOMMENDATION:

Based upon the application and drawings submitted, facts, findings and conclusions of this report, staff recommends that the Planning Commission approve DR 92-01 for Canby Union High School renovation, addition, new auditorium, and parking lot.

Exhibits:

1. Total Site and Design Review Application

STATE AND DESIGN REVIEW APPLICATION

Fee: \$250

OWNER

APPLICANT

Name Canby Union High SD #1

Name LUEY ARCHITECTS

Address 811 SW Fifth Avenue

Address 11945 SW Pacific Hwy, Suite 301

City Canby State OR Zip 97013

City Portland State OR Zip 97223

SIGNATURE Patricia J. Stetson

Phone: (503) 684-3622

DESCRIPTION OF PROPERTY:

Tax Map 4 1E 4B Tax Lot(s) See Attached Lot Size 35.93 Acres
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name See Conditional Use Application Lot _____ Block _____

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 School Proposed School

Existing Structures School

Surrounding Uses Residential and Highway Commercial

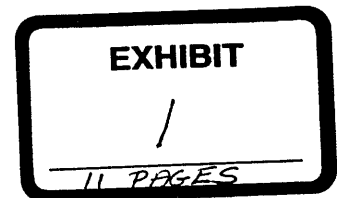
PROJECT DESCRIPTION

See attached exhibit "A"

ZONING R-1 COMPREHENSIVE PLAN DESIGNATION Highway Commercial

PREVIOUS ACTION (if any) _____

File No. DR 92-01
Receipt No. _____
Received by _____
Date Received _____
Completeness Date _____
Pre-App Meeting _____
Hearing Date 2-24



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

February 3, 1992

**City of Canby Site and Design Review Application
Canby Union High School Addition and Remodel
Canby Union High School District 1
Canby, Oregon**

Attachment "A"

Description of Property

Tax map 4 1E 4BB and 4 1E 4B

Tax lots 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100,
2200, 2300, 2400, 700, 701 and 800. (See attached survey)

Note: See Conditional Use Application for Legal Description Metes and Bounds.

Project Description

In the Spring of 1991 the voters of Canby Union High School District passed an 11.9 million dollar bond election to fund major building construction and site improvement project as follows:

BUILDING DEMOLITION

The original 1927 two story classroom portion of "B" Wing will be removed.

BUILDING RENOVATION

The current auditorium portion, however, will be retained and renovated for additional student food services and activities. There will also be other renovation throughout the existing main building complex. No work is currently anticipated at the independent gymnasium building nor at the industrial arts building.

NEW CONSTRUCTION AND SITE IMPROVEMENTS

A new two story Classroom Building of approximately 45,000 square feet will be constructed in the middle of the existing main building complex to replace the original portion of "B" Wing. There will also be a small addition between the current Music classroom "F" wing and the Library "D" wing. Exterior walls of the building will be of metal studs and painted stucco to match the existing building. Composition shingle roofs at the existing Auditorium and Cafeteria will be replaced with prepainted standing seam metal roofing.

A new 800 seats Auditorium complex of approximately 35,000 square feet - including spaces for Dance, Drama, Music and Art - will be constructed at a site south of Fifth Avenue to the west side of the existing Industrial Arts Building. Exterior walls of this structure will be painted concrete with partial textured surfaces and reveals. The roof over the Auditorium Lobby will be prepainted standing seams metal to match those at the existing 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. Both Birch Street and Fifth Avenue have been vacated City of Canby City Council action.

See attached drawings plans and elevations.

City of Canby Site and Design Review Application

Attachment "A" (continued)

Zoning Regulations

Existing Zoning R-1 16.16.030	Zoning requirements	Proposed
Development Standards		
Minimum lot area	7000 s.f.	168,577 s.f.
Minimum width	60'	286'
Minimum frontage	60'	286'
Minimum yards		
Street	20'	40'
Rear	15' or 20'	102'
Side	7' & 10'	10' & 79'
Max height	35'	57'
Max lot coverage	no limit	

16.10

Parking requirements

High school classroom use

1 per classroom (69 Classrooms)	69	
1 per 6 students (1800/6)	<u>300</u>	
total	369	

477

Auditorium use

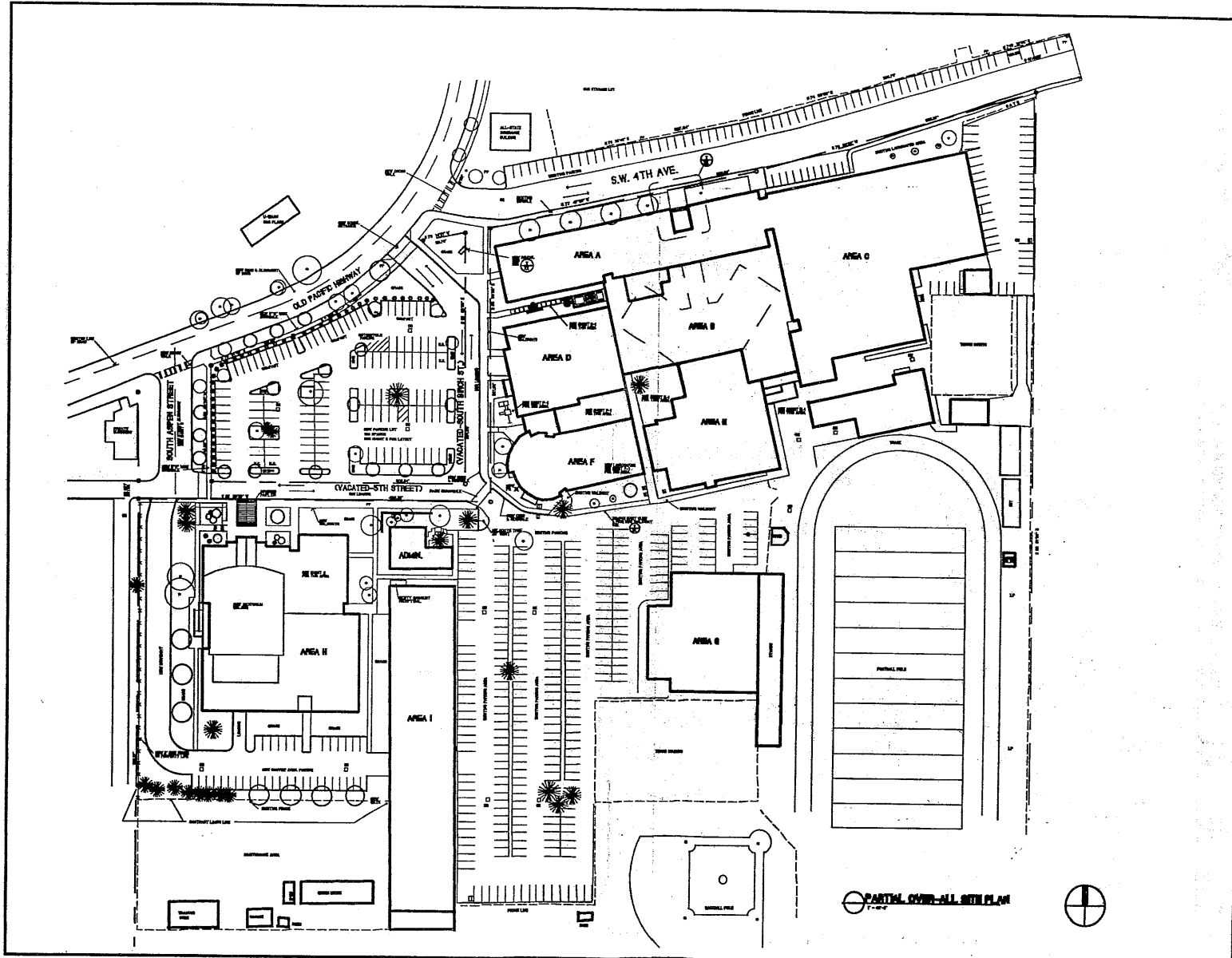
796 seats @ 1 per 4 seats	199	164 *
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* Auditorium area and classroom area will not be used at the same time. See letter from Canby Union High School District with Conditional Use application.

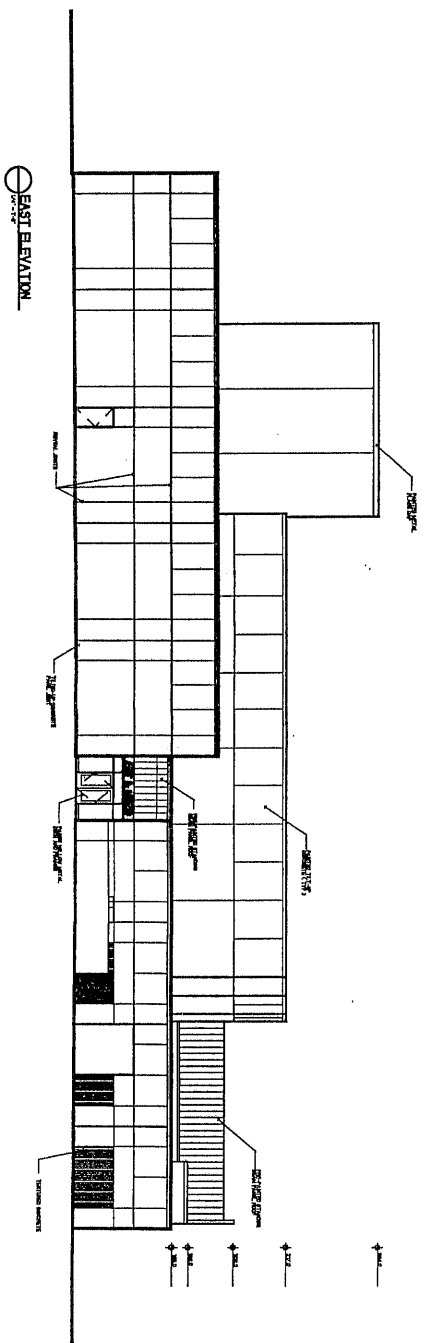
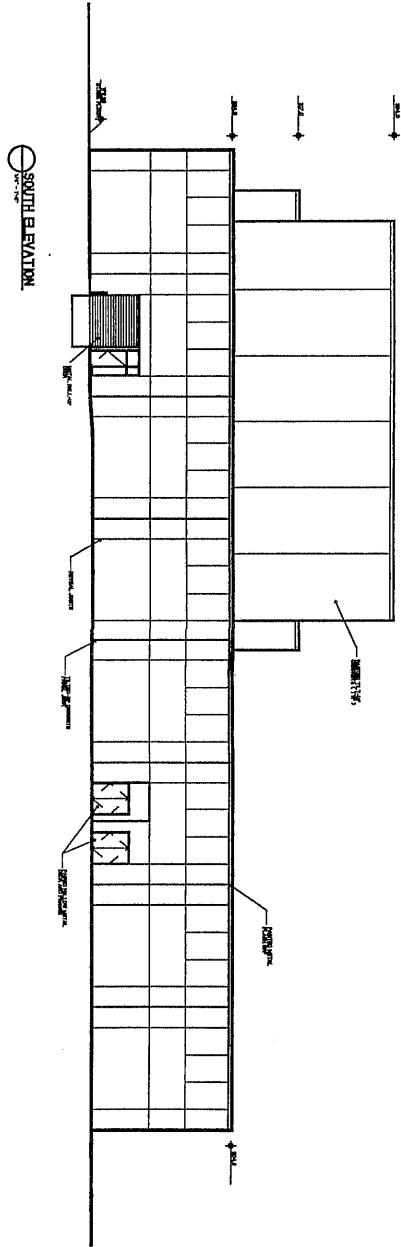
Landscaping Requirements

Total site area of new construction = 181,586 square feet.

Landscaping Area	15% (27,238 s.f.)	24% (44,250 s.f.)
Parking area landscaping:		
Total area = 100,900 square feet		
Minimum landscaping	5% (5045 s.f.)	22% (22,463 s.f.)
parking area trees:		
Total parking spaces = 162	12.5% (20 trees)	24% (25 trees)



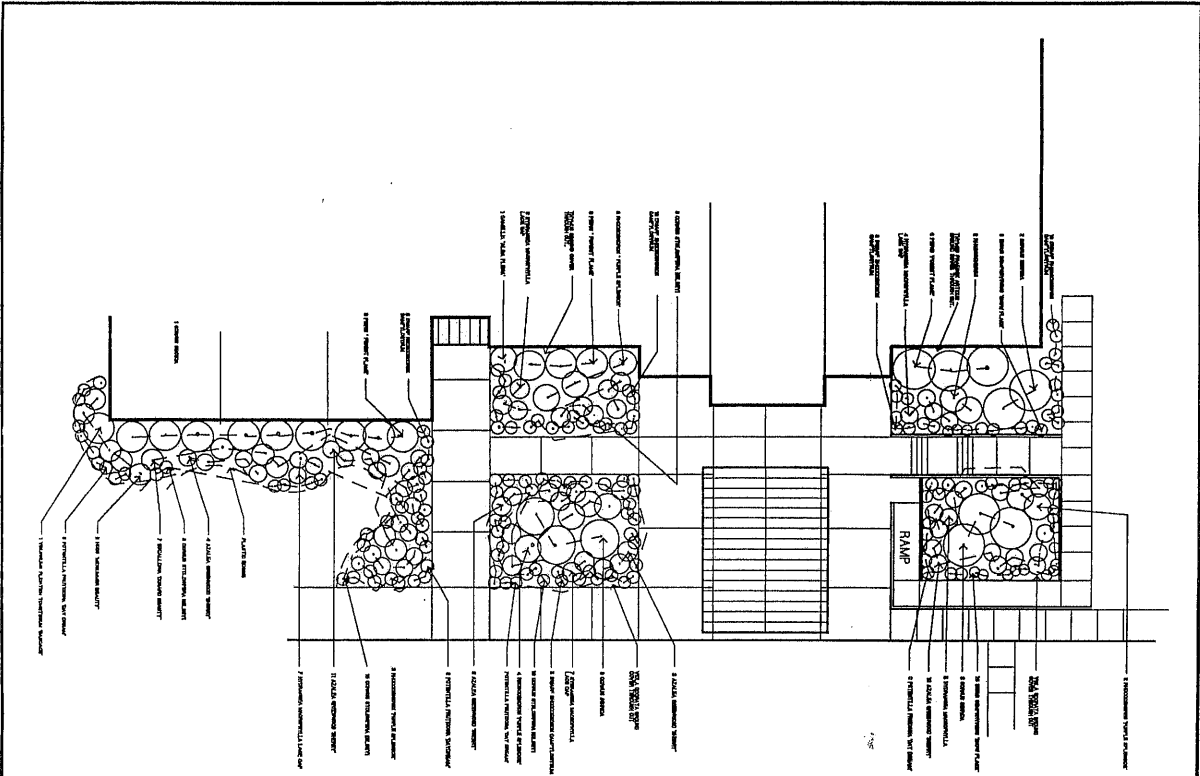
 LUEY ARCHITECTS ARCHITECTURE and PLANNING <small>1000 NE 10TH AVENUE, SUITE 100, CANBY, OREGON 97103</small>
CANBY UNION HIGH SCHOOL ADDITION & RENOVATION <small>CANBY UNION HIGH SCHOOL DISTRICT NO. 1 - CLATSOP COUNTY 811 S.W. FIFTH AVENUE CANBY, OREGON 97103</small>
SHEET NO. 2 OF 2 SHEETS
2



H5

CANBY UNION HIGH SCHOOL ADDITION & REMODEL
 CANBY UNION HIGH SCHOOL DISTRICT NO. 1 - CLATSOP COUNTY
 811 S.W. FIFTH AVENUE
 CANBY, OREGON 97018

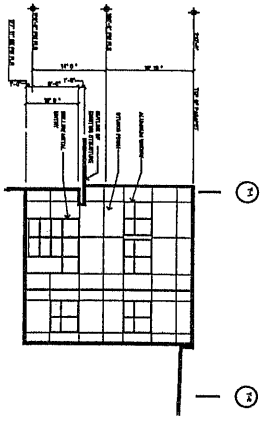
LUEY ARCHITECTS
 ARCHITECTURE and PLANNING
ONE THOUSAND FIVE HUNDRED AND SEVEN AND FOURTH AVENUE, SEASIDE, OREGON 97138



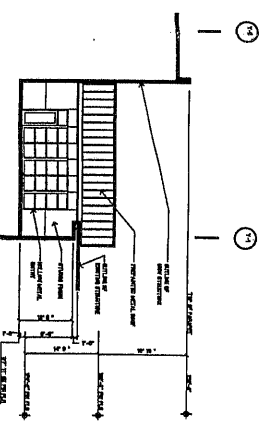
MATERIAL SCHEDULE		SIZE	VOLUME / QUANTITY
1	CONCRETE	1.00 CU YD	1.00 CU YD
2	REINFORCING BARS	1.00 LB	1.00 LB
3	BRICK	1.00 SQ YD	1.00 SQ YD
4	GLASS	1.00 SQ FT	1.00 SQ FT
5	WOOD	1.00 CU YD	1.00 CU YD
6	PAINT	1.00 GAL	1.00 GAL
7	ROOFING	1.00 SQ YD	1.00 SQ YD
8	MECHANICAL	1.00 UNIT	1.00 UNIT
9	ELECTRICAL	1.00 UNIT	1.00 UNIT
10	PLUMBING	1.00 UNIT	1.00 UNIT
11	INSULATION	1.00 CU YD	1.00 CU YD
12	CEILING	1.00 SQ YD	1.00 SQ YD
13	FLOORING	1.00 SQ YD	1.00 SQ YD

CANBY UNION HIGH SCHOOL ADDITION & REMODEL							
CANBY UNION HIGH SCHOOL DISTRICT NO. 1 - CLATSOP COUNTY 811 S.W. FIFTH AVENUE				CANBY, OREGON 97019			
LUEY ARCHITECTS ARCHITECTURE and PLANNING							

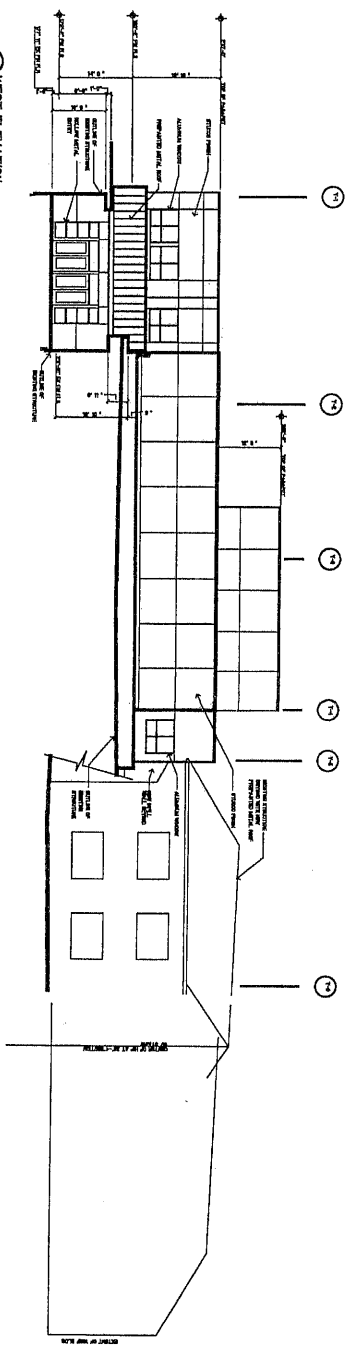
PARTIAL WEST ELEVATION



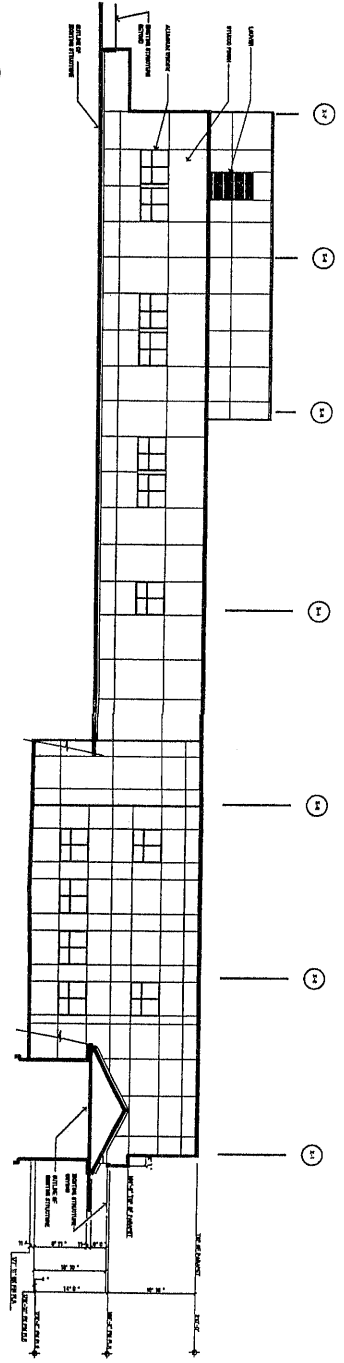
PARTIAL EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



LUEY ARCHITECTS
ARCHITECTURE and PLANNING

201 THUNDER PLAZA • SUITE 200, PLYMOUTH, OHIO • 43084, OH, U.S.A. • 614.835.1100 • WWW.LUEYARCH.COM

