

A G E N D A

CANBY PLANNING COMMISSION

REGULAR MEETING City Council Chambers

March 9, 1992 - 7:30 p.m.

I. ROLL CALL

II. MINUTES

February 24, 1992

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. FINDINGS

CUP 92-03 - Eccles Portable
DR 92-01 - Canby Union High School Addition and Remodel

VI. NEW BUSINESS

ANN 92-01 - The Commission will review an application submitted by the Canby Elementary School District, for annexation of a 20 acre site which fronts on S. Redwood Street and Township Road (Tax Lot 1100 of Tax Map 4-1E-3). The Commission will then make a recommendation to City Council. A public hearing will be held on this matter before the City Council on April 1, 1992.

Workshop - Ordinance/Comprehensive Plan Update

VII. PUBLIC HEARINGS

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
John Zieg
Tamara Maher

Wade Wiegand
Laurie Gustafson
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

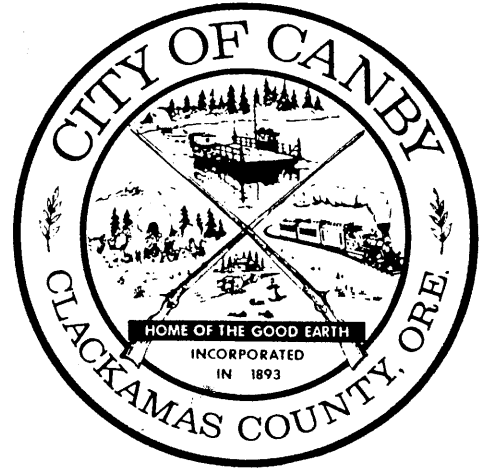
Rebuttal - not more than 20 minutes

- ***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.***
- ***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 #86

FILE NO.:

ANN 92-01

OWNER:

Joan D. Jones and Gertrude Thompson

STAFF:

Robert G. Hoffman, AICP,
Planning Director

LEGAL DESCRIPTION:

Part of Tax Lot 1100
Tax Map 4-1E-3

DATE OF REPORT:

February 28, 1992

LOCATION:

S.E. Township, east of Redwood

DATE OF HEARING:

Not scheduled yet

COMP. PLAN DESIGNATION:

Low Density Residential

ZONING DESIGNATION:

County Zoning EFU -20
(will come into City after
annexation as R-1)

I. APPLICANT'S REQUEST:

The applicant is requesting approval to annex a 20 acre site, to be developed as an elementary school.

II. MAJOR APPROVAL CRITERIA:

The Planning Commission forms a recommendation that the City Council may consider while conducting a public hearing. The City Council then forwards their recommendation to the Portland Metropolitan Area Local Government Boundary Commission (PMALGBC), where a final hearing and decision will be made.

- A. Section 16.84.040 of the Canby Municipal Code states that when reviewing a proposed annexation, the Commission shall give ample consideration to the following:
1. Compatibility with the text and maps of the Comprehensive Plan, giving special consideration to those portions of policies relating to the Urban Growth Boundary.
 2. Compliance with other applicable City ordinances or policies.
 3. Capability of the City and other affected service-providing entities to amply provide the area with urban level services.
 4. Compliance of the application with the applicable section of ORS 222.
 5. Appropriateness of the annexation of the specific area proposed, when compared to other properties that may be annexed to the City.
 6. Risk of natural hazards that might be expected to occur on the subject property.
 7. Effect of the urbanization of the subject property on specially designated open space, scenic, historic, or natural resource areas.
 8. Economic impacts which are likely to result from the annexation.
- B. If the proposed annexation involves property beyond the City's Urban Growth Boundary, or if the annexation is proposed prior to the acknowledgement of compliance of the City Comprehensive Plan by the State Land Conservation and Development Commission, the proposal shall be reviewed for compliance with the statewide planning goals. *(Not applicable.)*

III. FINDINGS:

A. Background and Relationships:

There has been action in the recent past on various proposals for this part of the City/County. The area to the north of the site has recently been annexed. Township Village, Phases I, II, and III are under construction to the west. The Planning Commission and Council previously approved a proposed new school at Territorial and Redwood. It is currently under appeal to LUBA. There have been numerous inquiries about annexation in this vicinity. Otherwise, there are apartments nearby under construction on Maple and 5th. City zoning is R-2, High Density Residential and R-1, Low Density Residential to the west, and M-1 to the north. The Comprehensive Plan Land Use currently is for Low Density Residential in the entire area south of Township, except for the frontage of Township Road, which is proposed as High Density Residential, west of Redwood.

B. Comprehensive Plan Consistency Analysis

i. Citizen Involvement

The notification process and public hearing which will be done as part of this annexation process, are a part of the compliance with the adopted policies and process pertaining to Citizen Involvement.

ii. Urban Growth

The property is entirely within the Urban Growth Boundary. It meets most of the intent of Canby's Goals and Policies regarding the Comprehensive Plan Urban Growth Chapter, provided that all necessary urban services are available. This will be discussed later in this report. The site is a Priority "C" for development, which is the third stage to be developed. Most of Priority "A" is already annexed and some of Priority "B" has already been annexed.

Under **Policy #3 of the Urban Growth** section of the Comprehensive Plan, it states the following implementation measure:

- D) The adopted maps showing growth phasing shall be used as a general guideline for the City's outward expansion. Areas designated as Type "A" urbanization lands shall generally be annexed prior to those areas shown as Type "B," etc. Annexation which is not in keeping with the phased growth concept shall only be permitted when the following findings are made:

"Proponents of the proposed annexation have borne the burden of proving the appropriateness of the annexation. Such burden being greatest for those proposals which are least in keeping with the phased growth concept."

Analysis

The school district has been informed of the burden and states that they will fulfill it.

"There will be some special benefit to the City overall as a result of the annexation which would not occur if the phased growth pattern was followed."

Analysis

Assuming that the school district has analyzed all other available sites, the City of Canby as a whole would benefit from having adequate school capacity and adequate standards of development available. The Public Facilities section describes this part of the City as needing additional elementary school service.

"The annexation will result in no adverse impacts on the City's planned provision of public facilities and services."

Analysis

Staff has asked all service providers to report on any concerns or recommendations they might have about the proposal. Staff will report if any are received. To date, no adverse impacts have been identified.

"The annexation is appropriate in terms of timing for City growth and development."

Analysis

The City has been expanding eastward along Township and southeasterly from Hwy. 99E. One of the most recent annexations is directly across Township, to the north. If a reasonable pattern of sewer and water service can be designed, this proposed annexation appears to be appropriate.

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 #2 Canby shall encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl.

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

Policy #4 Canby shall limit development in areas identified as having an unacceptable level of risk because of natural hazards.

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

Policy #6 Canby shall recognize the unique character of certain areas and will utilize the special requirements, in conjunction with the requirements of the Land Development and Planning Ordinance in guiding the use and development of these unique areas.

ANALYSIS

It has been previously discussed in this report, that the subject parcel is located southeasterly of Canby city limits. Urban development activities have been proceeding nearby. Policy #1 can be met through the use of conditions at the time of development.

Policy #2 is provided for by the proposed R-1 (Low Density Residential) zoning which will apply to the parcel after annexation, following the Land Use proposal of the Comprehensive Plan for the site. Policy #3 will be met by Canby's current service system and concurrent extension of service systems for the proposed development. The application states that the school will actually reduce the burden on the sewer treatment plant and water system (see page 7 of the application). Policy #4 does not apply, since there are no known natural hazards present, being farm land. Policy #5 will be followed since the property will be zoned consistent with the Comprehensive Plan designation as part of the annexation process and any development will need to follow the Canby Land Development and Planning Ordinance requirements. A school is considered to be a part of residential area development in the Comprehensive Plan.

Policy #6 deals with unique areas and the subject property is not indicated as part of the Special Areas discussion in the Comprehensive Plan.

iv. Environmental Concerns

Policy #1-R-A Canby shall direct urban growth such that viable agricultural uses within the Urban Growth Boundary can continue as long as it is economically feasible for them to do so.

Policy #1-R-B Canby shall encourage the urbanization of the least productive agricultural area within the urban growth boundary as a first priority.

- 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 #5-R Canby shall support local sand and gravel operations and will cooperate with County and State agencies in the review of aggregate removal applications. *(Not applicable.)*
- Policy #6-R Canby shall preserve and, where possible, encourage restoration of historic sites and buildings. *(Not applicable.)*
- 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.
- Policy #9-R Canby shall attempt to minimize the adverse impacts of new developments on fish and wildlife habitats.
- Policy #1-H Canby shall restrict urbanization in areas of identified steep slopes. *(Not applicable.)*
- Policy #2-H Canby shall continue to participate in and shall actively support the federal flood insurance program. *(Not applicable.)*

Policy #3-H

Canby shall seek to inform property owners and builders of the potential risks associated with construction in areas of expansive soils, high water tables and shallow topsoil.

ANALYSIS

The size of the school site requires that either farm land or forest land will be affected. There are no large sites left which are "unused." The school has considered numerous alternative sites. Thus, resource land is needed at this time.

The site is Class II type soil, Lateral Loam. There are no known soil problems related to urban type development. Canby's storm and sanitary sewer procedure will provide protection for ground water and surface water.

Building, health and other Code regulations will protect against other types of pollution. Policies #1-R-A, 1-R-B, 5R, 6R and 7R do not apply since there are no known aggregate, historic, scenic, or aesthetic resources present. The development ordinance will require review of land division or conditional use, and/or design review, and encourage preservation of some measure of open space, where appropriate. There are no significant fish or wildlife habitat identified, to date. No steep slopes or flood prone land is present.

v. **Transportation**

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

Policy #1: Canby shall provide the necessary improvement to City streets, and will encourage the County to make the same commitment to local County roads, in an effort to keep pace with growth.

Policy #2: Canby shall work cooperatively with developers to assure that new streets are constructed in a timely fashion to meet the City's growth needs.

Policy #3: Canby shall attempt to improve its problem inter-sections in keeping with its policies for upgrading or new construction of roads.

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

Policy #5: Canby shall actively work toward the construction of a functional overpass or underpass to allow for traffic movement between the north and south side of town.

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.

Policy #8: Canby shall work cooperatively with the State Department of Transportation and the Southern Pacific Railroad Company in order to assure the safe utilization of the rail facilities.

Policy #9: Canby shall support efforts to improve and expand nearby air transport facilities.

Policy #10: Canby shall work to expand mass transit opportunities on both a regional and an intra-city basis.

Policy #11: Canby shall work with private developers and public agencies in the interest of maintaining the transportation significance as well as environmental and recreational significance of the Willamette River. *(Not applicable.)*

Policy #12: Canby shall actively promote improvements to State highways and connecting County roads which affect access to the City.

ANALYSIS

Township Road is proposed in the Canby Comprehensive Plan as a collector street. It will need to be improved, and sidewalks and curbs provided as part of the development process. A Traffic Impact Analysis will be a requirement at the Conditional Use/Design Review phase of this development.

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 #2: Canby shall utilize all feasible means of financing needed public improvements and shall do so in an equitable manner.

Policy #3: Canby shall adopt and periodically update a capital improvement program for major City projects. *(Not applicable.)*

Policy #4: Canby shall strive to keep the internal organization of City government current with changing circumstances in the community. *(Not applicable.)*

Policy #5: Canby shall assure that adequate sites are provided for public schools and recreation facilities. *(Not applicable.)*

ANALYSIS

All public utilities can be provided from Township Road and Pine Street or extended from 99E via the Logging Road. Both a new interceptor and a water line is available at 99E and Pine. Other utilities are also in Pine Street and Township Road. Service extensions will be required. We have asked for input regarding any concerns various service providers might have, and will report on any further input we receive. The development will need to participate in the costs of service facility extensions. The City of Canby voters have recently approved a major expansion of school facilities. This proposal would be one of the major implementation steps of this vote. The Comprehensive Plan proposes new school service be provided to service the population growth of Canby. The new Parks Plan proposes a park to serve the population generally located east of Redwood and south of Township Road. This plan, including a 20 acre site, could also help to fulfill this proposal. Storm water will need to be handled on-site.

The school district has stated, on page 7 of their application, that "there will be no additional impact on the capacity of the City's waste water treatment facility." The logic offered is that the children who will attend the school in the immediate future already attend or would attend existing schools in Canby and are contributing flow to the system already. Also, they state that there will be some water saving devices and processes at the new school.

The Public Works Director has stated that he is not prepared, at this time, to state that the plant will be "adequate" until after the vote on a funding mechanism.

The applicant states that the school is proposed to have the design capacity for 500 students in 20 classrooms. This would average 25 students per classroom. The City of Canby has previously approved a proposed new elementary school (CUP 91-01) at Territorial Road and Redwood, within the City limits. The City, at that time, stated it had the ability to adequately service this school with the conditions of approval imposed on the Conditional Use application. This approval is under appeal by neighbors at the State Land Use Board of Appeals, but such appeal is tabled until the outcome of the subject application on Township at Redwood.

A school with the design capacity of 500 children, at 25 students per classroom, could also be utilized at 35 students per classroom. If the existing schools and portables were to continue to operate at the current levels, the new school could ultimately add a new capacity to the system of 20 x 35, or 700 children.

If the new school on Township Road and Redwood is approved, the school district can reduce current average classroom size, eliminate portables, and would **not** build the approved new school on Territorial and Redwood. The application states that the consolidation of the Carus School District with the Canby School District would not cause a major shifting of children to Canby since Carus schools have capacity, and the growth in Carus and the rural areas has been limited. However, under certain limited circumstances or administrative practices, the proposed new school could add substantially to the flow at the treatment plant. These circumstances do not seem likely.

The children who will be attending the new school in the near future already exist and will need to be served. They are coming from homes and apartments that already exist. Any growth in children will be from housing developments already approved or approved with the understanding that all City services are or will be "adequate." If the new school is not approved, the children will be attending existing schools with classrooms housed in portables. They will be contributing the same flow to the treatment plant. If the new school operates at 25 children per classroom as planned, it will only have capacity for 40 more children when the forecasted transfers occur, according to the school district.

If the annexation were to occur, the zoning would be R-1, Low Density Residential. If the school was **not** built, the land could support a maximum of 90 single family homes. The capacity of the City service system would need to be determined to be "adequate" at the time of subdivision.

vii. **Economic**

GOAL: TO DIVERSITY AND IMPROVE THE ECONOMY OF THE CITY OF CANBY.

Policy #1: Canby shall promote increased industrial development at appropriate locations. *(Not applicable.)*

Policy #2: Canby shall encourage further commercial development and redevelopment at appropriate locations. *(Not applicable.)*

Policy #3: Canby shall encourage economic programs and projects which will lead to an increase in local employment opportunities.

Policy #4: Canby shall consider agricultural operations which contribute to the local economy as part of the economic base of the community and shall seek to maintain these as viable economic operations. *(Not applicable.)*

ANALYSIS

Development of this site with a school, as proposed, will provide service to residences for Canby business owners and employees, and also will provide a few employment opportunities and expand the market for Canby businesses. The agricultural operations will be affected to the smallest extent possible to provide the school and recreation services which are necessary.

viii. **Housing**

GOAL: TO PROVIDE FOR THE HOUSING NEEDS OF THE CITIZENS OF CANBY.

Policy #1: Canby shall adopt and implement an Urban Growth Boundary which will adequately provide space for new housing starts to support an increase in population to a total of 20,000 persons. *(Not applicable since UGB is already adopted and this parcel is within it.)*

Policy #2: Canby shall encourage a gradual increase in housing density as a response to the increase in housing costs and the need for more rental housing.

Policy #3: Canby shall coordinate the location of higher density housing with the ability of the City to provide utilities, public facilities and a functional transportation network.

Policy #4: Canby shall encourage the development of housing for low income persons and the integration of that housing into a variety of residential areas within the City.

Policy #5: Canby shall provide opportunities form mobile home developments in all residential zones, subject to appropriate design standards.

ANALYSIS

This parcel will provide an opportunity for school service to housing. Since it will be zoned R-1, Low Density Residential, it could also be developed with housing, up to about 90 units on the 20 acres.

ix. Energy Conservation

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

Policy #1: Canby shall encourage energy conservation and efficiency measures in construction practices.

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

Policy #3: Canby shall strive to increase consumer protection in the area of solar design and construction.

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

Recently constructed development will be required to have increased standards for energy efficiency.

C. Conclusion Regarding Consistency with the Policies of the Canby Comprehensive Plan and Compliance with Other Applicable City Ordinances:

Review of the above analysis will show that the annexation is consistent with the policies of the Comprehensive Plan, provided that the sewer treatment plant is found to be adequate and the phasing is found to be proper. Development of this parcel after annexation will need to comply with all applicable provisions of the City of Canby Land Development and Planning Ordinance, Building Codes, and other County and State Codes and Regulations. We are not aware, at this time, of any provisions which cannot be met by the development of this site. The site will be zoned for Low Density Residential development (R-1), which permits houses and apartments, as well as schools as a Conditional Use. The plan must be reviewed and approved under the Conditional Use Ordinance and Site and Design Review Ordinance (or under the Subdivision Ordinance, if developed residentially). The City and County have an agreed-upon procedure for handling annexations.

D. Capability of the City and Other Affected Service-Providing Entities to Amply Provide the Area With Urban Level Services

We have discussed this aspect under the Public Facilities and Services Element of the Comprehensive Plan. In summary, at this time, there are no unique problems to providing service to this site, except the issue about the "adequacy" of the sewer treatment plant. We will provide a supplemental report if the service providers report any unusual problems in the future. We believe all Public Facilities and Services are available, or can be made available concurrent with development of this site, provided the sewer treatment plant is determined to have adequate capacity, or will have adequate capacity.

E. Compliance with the Applicable Sections of ORS 222

This application is being reviewed under the provisions of the Canby Land Development and Planning Ordinance, Chapter 16.84. Action by the City Council will be an advisory recommendation to the Boundary Commission, which has final authority. This property is contiguous with the City limits since the property has a portion directly across Township Road from the

existing City limits, and the owners have authorized the applicant to apply. Thus, the provisions of ORS 222 have been met.

F. Appropriateness of the Annexation of the specific area proposed, when compared to other properties which might reasonably be expected to be annexed to the City

The previous discussion of the Comprehensive Plan policies regarding Urban Growth, found that the site is located within an area which has been determined to be Priority "C", in a later or third stage for annexation and development. The school district has surveyed available 20 acre sites and has determined this site to be the best available. Provided the commission is satisfied with the school's description of its "search" process, it is appropriate to consider it for annexation at this time.

G. Risk of Natural Hazards which might be expected to occur on the subject property

No natural hazards have been identified on the subject property. There are no steep slopes, no flood-prone areas, or any major stream corridors.

H. Effect of the urbanization of the subject property on specially designated open space, scenic, historic, or natural resource areas.

The previous discussion of the Comprehensive Plan policies (particularly the Environmental Concerns Element) concluded that there are no designated open space, scenic, historic, or natural resource areas present on the site. The development ordinance will review details of site development under the Subdivision review process, the Conditional Use process and Design Review process, to give protection to any detailed resources which may be identified and ensure that needed public facilities and services are available.

I. Economic impacts which are likely to result from the annexation

The previous discussion of the Economic Policies of the Comprehensive Plan described that development of the site as it will be zoned, will provide a school site or dwellings for Canby business owners and their children, and also provide a few employment opportunities through development, management, school services, and maintenance jobs. Urban type potential development will increase land values and tax values.

III. CONCLUSION

Provided that urban level of utility and other services are extended to service the site, and the sewer treatment plant is determined to be "adequate," and the school "search" process determined to fulfill the requirements of the Phasing section of the Comprehensive Plan, staff hereby concludes that the proposed annexation meets the requirements of the standards and criteria included in the Canby Land Development and Planning Ordinance, Section 16.84.040, including consideration of: 1) Comprehensive Plan consistency; 2) Compliance with other applicable Codes and Ordinances; 3) Capability to provide urban level of services; 4) Compliance with ORS 222 regarding annexations of contiguous properties; 5) Appropriateness of area for annexation compared to other properties; 6) Risk of Natural Hazards; 7) Effect of urbanization on designated open space, scenic, historic or natural resource area; and 8) Economic Impacts.

IV. RECOMMENDATION

Based upon the findings and conclusions contained in this report (and without benefit of a public hearing), staff recommends approval of ANN 92-01 to the PMALGBC (Boundary Commission) with the following understandings:

1. All development and recording costs are to be borne by the developer when the property is developed.
2. All City and service provider regulations are to be adhered to at the time of development.
3. Any large scale development of the property must be preceded by a Conditional Use and Design Review application. If the land is not developed as a school, Subdivision review will be necessary. It should be recognized that review of the impact on the sewer treatment plant of a subdivision would be different from a school. A **subdivision** may not be approvable at this time.
4. A "partition" of Tax Lot 1100 will be necessary to create two separate parcels.
5. The Commission should fully consider whether the information they have available at time of action is sufficient to make findings related to **adequacy** of City services and **phasing** of City development. If they cannot make such findings they should delay recommending approval to City Council.

Exhibits:

1. Application
2. Vicinity Map
3. Vicinity Map (Aerial Photo)
4. Various Reports from Service Providers

OWNER

APPLICANT

Name Joan D. Jones & Gertrude Thompson
Address 2554 NE Overton
City Portland State OR Zip 97210
SIGNATURE (S) *Joan D. Jones*
Gertrude Thompson

Name Canby Elementary School District #86
Address 117 NE 3rd Ave.
City Canby State OR Zip 97013
Phone: (503) 266-5871

DESCRIPTION OF PROPERTY:

Tax Map Sec 03 T45 R1E Tax Lot(s) 1100 Lot Size 20 acres
(Acres/Sq. Ft.)

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

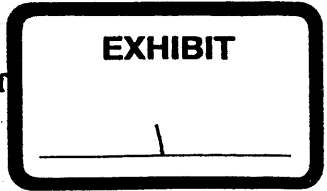
Existing Farmland Proposed Elementary School Site
Existing Structures None

PROJECT DESCRIPTION

The Canby Elementary School District plans to build a new elementary school on the 20 acre site. In addition to the school buildings, parking and play fields will be included in the projects. Construction is planned to begin in July, 1992, with occupancy in September 1993.

ZONING EFU-20 COMPREHENSIVE PLAN DESIGNATION R-1
PREVIOUS ACTION (if any) _____

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 act as agent in making application.

PMALGBC FORM #6

BOUNDARY CHANGE DATA SHEET

I. EXISTING CONDITIONS IN AREA TO BE ANNEXED OR WITHDRAWN

- A. Land Area: 20 Acres
- B. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal). Site is flat and presently in agricultural production (filberts and grass seed). The soil is latourell loam (USSCS Class I). This soil type is reflected by well drained characteristics and is well suited for developmental purposes.

- C. Describe land uses on surrounding parcels. Use tax lots as reference points.

North: Nursery stock.

East: Grass seed, steel fabricator.

South: Berries, wood lots, pasture.

West: Residences and nursery stock.

An aerial photograph reflecting surrounding uses and tax lot identification is attached as Exhibit "1".

- D. Existing Land Use:

Number of single-family units: -0-
Number of multi-family units: -0-
Public facilities or other uses: NONE

What is the current use of the land proposed to be annexed: agricultural crop production (filberts and grass seed).

- E. Total current year Assessed Valuation: \$18,752.00
- F. Total existing population: -0-

II. REASON FOR BOUNDARY CHANGE

- A. ORS 199.462 of the Boundary Commission Act states: "In order to carry out the purposes described in ORS 199.410 when reviewing a boundary change..., a boundary commission shall consider local comprehensive planning for the area, economic, demographic, sociological

projections pertinent to the proposal, past and prospective physical developments of land that would directly or indirectly be affected by the proposed boundary change..." Considering these points, please provide the reasons the proposed boundary change should be made. Please be very specific. Use additional pages if necessary. (This information is often quoted in the Staff Report, so be thorough and complete.)

The Public Facilities and Service Element of the Canby Comprehensive Plan described the future need for elementary school expansion at the time of the plan's adoption in 1984 as follows:

"... It is obvious that additional school sites will be needed in the future years. Based upon an analysis of the Land Use Map, it is evident that additional schools will be needed in the areas northwest and northeast of the present city limits...the district has added classrooms and other facilities to the existing schools in an effort to delay the need to construct additional schools at other locations." (Page 109)

Thus the proposed site of the new facility is in an area identified for future location of an elementary school.

There is presently a serious over capacity problem for Canby elementary schools. Enrollment figures for the elementary school district for the past seven years are as follows:

1985-86	-	1,884	students
1986-87	-	1,816	students
1987-88	-	1,899	students
1988-89	-	2,200	students
1989-90	-	2,245	students
1990-91	-	2,302	students
Present enrollment	-	2,359	students

From 1985 to the present time, the school district enrollment has increased 25.2%. Projected enrollment, given a moderate rate of growth in the school district, would indicate enrollment of 3,025 students beginning in the 1998-99 school year. The requirement for still another elementary school in addition to the one proposed here has been projected for 1999-2000.

Ideal capacity of present district buildings as determined by the school district's facility committee and adopted by the school board is 2,025 students. Class sizes presently range from 2-6 students per class over the desired class size ratio adopted by the school district. Over the past three years, seven temporary classrooms have been added.

The voters of the City of Canby, in March 1991, recognizing the serious overcrowding of the district's elementary schools, approved a 13.3 million dollar bond issue for the district. Approximately half of the principal amount was targeted for purchase of a site and construction of a new elementary school. Thus, the district has complete funding in place to construct this vitally needed facility and looks forward to the start of construction in June, 1992.

The proposed annexed area would front on South Redwood Street and Township Road. Township Road is identified in the Comprehensive Plan as a major collector and is prioritized for major upgrading and improvements. (Canby Comprehensive Plan, Transportation Element, pages 93 and 103). Hence the site's location will be advantageous from a transportation standpoint. Half street improvements on the Township Road frontage will be constructed as a condition of developmental approval. Full street improvements will be constructed on the South Redwood frontage.

The site is flat, well drained, and is presently used for agricultural crop production. It is composed of Class 1 soils, and would be an optimum site for construction of these needed facilities. (Canby Comprehensive Plan, page 88). The soil type (latourell loam) is identified by the USDA Soil Conservation Service as being well suited for developmental purposes.

The subject property is situated well within the existing urban growth boundary of the City of Canby. It is also located well within the current school district boundary. In the event of future unification with the Carus District it is not believed that students from the Carus area will attend school at this site. Presently Carus is under capacity and should be able to accommodate Carus students for the foreseeable future.

- B. If the property to be served is entirely or substantially undeveloped, what are the plans for future development? Be specific. Describe type (residential, industrial, commercial, etc.), density, etc.

Elementary school with outdoor play areas, PE fields, staff and public parking.

III. LAND USE AND PLANNING

- A. Is the subject territory to be developed at this time?

Yes, subsequent to city land use approvals.

- B. Generally describe the anticipated development (building types, facilities, number of units).

64,500 S.F. elementary school for 500 students. The facility will house 20 classrooms in a 2-story configuration. The remainder will be housed in a single story building and includes administration areas, special ed, library, gymnasium, and support areas. Play areas are designed for both school and community use. A schematic diagram of the facility design is attached at Exhibit "2".

- C. If no development is planned at this time, will approval of this proposal increase the development potential of the property? N/A

If so, please indicate in terms of allowable uses, number of units. N/A

- D. Does the proposed development comply with applicable regional, county or city comprehensive plans? Please describe?

The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of the development code and other applicable policies of the City. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features. All required public facilities and services exist to adequately meet the needs of the proposed development. 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. The Comprehensive Plan identifies elementary school capacity concerns and targets this area as the site of a new elementary school.

- E. What is the zoning on the territory to be served?

Clackamas County EFU-20

F. Please indicate all permits and/or approvals from a City, County, or Regional Government which will be needed for the proposed development. If already granted, please indicate date of approval and identifying number:

<u>Approval</u>	<u>Project File #</u>	<u>Date of Approval</u>	<u>Future Require</u>
Metro UGB Amendment			
City or County Plan Amendment			X
Pre-Application Hearing (City of County)			X
Zone Change (City of County)			X
Preliminary Subdivision Approval			
Final Plat Approval			
Land Partition			X
Conditional Use			X
Variance			
Sub-Surface Sewage Disposal			
Building Permit			X

Please submit copies of proceedings relating to any of the above permits or approvals which are pertinent to the annexation.

G. Can the proposed development be accomplished under current county zoning? Yes X No. Needed public facilities would not be present.

If No, has a zone change been sought from the county either formally or informally. Yes X No.

Please describe outcome of zone change request if answer to previous questions was Yes. N/A

H. Is the proposed development compatible with the city's comprehensive land use plan for the area?

Yes X No City has no Plan for the area
Has the proposed development been discussed either formally or informally with any of the following?

City Planning Commission City Planning Staff X

City Council City Manager X

Please describe the reaction to the proposed development from the persons or agencies indicated above.

Service providers, city planning staff and city manager are in full support of the annexation. The proposal is

now being coordinated with the Canby Planning Commission and the Canby City Council

- I. If a city and/or county-sanctioned citizens' group exists in the area of the annexation, please list its name and address of a contact person. N/A

IV. SERVICES AND UTILITIES

- A. If the reason for the annexation or withdrawal is to obtain specific municipal services such as water service, sewerage service, fire protection, etc., please indicate the following:

1. Proximity of facilities (such as water mains, sewer laterals, storm drains, etc.) to the territory to be annexed. (Please indicate location of facilities--for example: 8" water main in Durham Road 500' from east edge of territory). Please indicate whose facilities they are and whether in fact these facilities will be the ones actually providing service to the area. If the facilities belong to another governmental entity, explain the agreement by which they will provide the service and what the city's policy is on subsequent withdrawal and/or compensation to the other unit.

WATER: 8" water main in Township Road 320' from southern edge of territory; also 12" water main at intersection of South Pine Street and Township Road 2500' from northern edge of territory.

SANITARY SEWER: sewer line located on South Pine Street 2500' from northern edge of territory.

A map reflecting the existing location of utilities is attached at Exhibit "3".

2. The time at which services can be reasonably provided by the city or district: Contemporaneous with development.
3. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)

SANITARY SEWER \$75,000 (connection to existing facilities on South Pine Street) - existing funds

WATER MAIN \$100,000 (connection to existing lines at either Township Road or South Pine Street) - existing funds

4. Availability of the desired service from any other unit of local government. (Please indicate the government.)

City of Canby (SANITARY SEWER);
Canby Utility Board (WATER)

Because the new facility will not add new students to the district's total student population and because the new facility will be constructed with new water conserving fixtures, flow restrictors, and metering faucets, our consulting engineers have advised us that the city can anticipate "...less net waste water flow from the school district than at present." Thus, there will be no additional impact on the capacity of the City's waste water treatment facility. A report of the consulting engineer is attached as Exhibit "4".

- B. If the territory described in the proposal is presently included within the boundaries of any of the following types of governmental units, please so indicate by stating the name or names of the governmental units involved.

City _____
Rural Fire Dist. Canby Fire District No. 62
County Service Dist. _____ Sanitary District _____
Hwy. Lighting Dist. _____ Water District _____
Grade School Dist. Canby Elementary School District
No. 86
Drainage District _____
High School Dist. Canby Union High School District
Diking District _____
Library Distr. _____ Park & Rec. Dist _____
Special Road Dist. _____
Other Dist. Supplying Water Service _____

- C. If any of the above units are presently servicing the territory (for instance, are residents in the territory hooked up to a public sewer or water system), please so describe. N/A

APPLICANT'S NAME Milt Dennison, Superintendent

MAILING ADDRESS 117 NE Third Avenue
Canby, OR 97013

TELEPHONE NUMBER 266-5871 (work)
266-3801 (home)

REPRESENTING Canby Elementary School
District No. 86

DATE: _____

EXHIBIT "A"

A tract of land in the Northeast one-quarter of the Northwest one-quarter of Section 3, Township 4 South, Range 1 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, said tract being more particularly described as follows:

Beginning at the intersection of the Southerly right-of-way line of Township road (County Road No. 434) and the Easterly right-of-way line of Redwood Road (County Road No. 227); thence Easterly along the Southerly right-of-way line of Township road a distance of 60 feet to a point; thence Southerly parallel to the Westerly line of said quarter section; a distance of 320 feet to a point; thence Easterly parallel to the Southerly line of Township road, a distance of 112 feet more or less to the Southwest corner of a tract of land conveyed to Joseph Sollie, et ux by deed recorded April 21, 1960 in Book 570 at Page 195; thence continuing Easterly along the Southerly line of said sollie tract and an extension of said Southerly line, a distance of 630 feet to a point; thence Southerly parallel to the Westerly line of said quarter section, to a point on the South line of the Northeast one-quarter of the Northwest one-quarter; thence Westerly along said South line to a point being on the Easterly right-of-way line of Redwood Road; thence Northerly along said Easterly right-of-way line to the point of beginning.

PMALGBC FORM #1

PETITION FOR

Annexation to the City of CANBY

OR

Withdrawal from the City of _____

To: PORTLAND METROPOLITAN AREA LOCAL GOVERNMENT BOUNDARY COMMISSION

We, the undersigned, constitute at least the owners of one-half the land area of the property described in Exhibit A.

We desire to be (annexed to the) OR ~~(withdrawn from the)~~ City of Canby

A map is attached, marked Exhibit B showing the affected territory and its relationship to the present City boundaries.

The (annexation) OR (withdrawal) constitutes a minor boundary change under the boundary commission act and should therefore be considered by the Boundary Commission, and after study a Final Order should be entered by the Boundary Commission.

PETITION SIGNERS

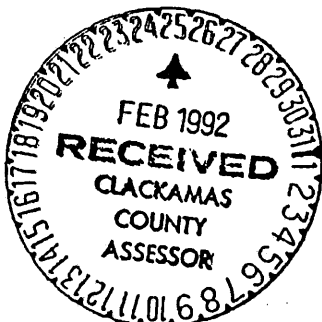
SIGNATURE OF LEGAL OWNER(s)	ADDRESS	Tax Lot Numbers Lot# a1/4-1/4 1/4 Sec Twp R
<i>David Jones</i>	2554 N.W. Overton Portland, OR 97210	TL 1100 Sec 03 T45 R1E
<i>Bertrude Thompson</i>	930 Rosemont Rd West Linn, OR 97068	TL 1100 Sec 03 T45 R1E

PMALGBC FORM #3

CERTIFICATION OF PROPERTY OWNERS OF
AT LEAST ONE-HALF LAND AREA

I hereby certify that the two names on the attached petition are owners of property as identified by the tax lot described in the petition.

These signatures represent at least one-half of the land area within the annexation or withdrawal area described in this petition.

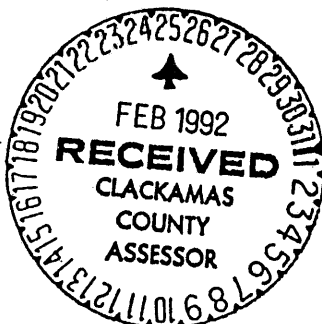


NAME: CRAIG FERRIS
TITLE: CARTOGRAPHER
DEPARTMENT: Assessor's Office
COUNTY OF Clackamas
DATE: 2/25/92

.....
PMALGBC FORM #4

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I certify that the description of property included within the attached petition has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.



NAME: CRAIG FERRIS
TITLE: CARTOGRAPHER
DEPARTMENT: Assessor's Office
COUNTY OF Clackamas
DATE: 2/25/92

STATE OF OREGON }
COUNTY OF CLACKAMAS } ss.

I, _____ County Assessor of the State of Oregon for the County of Clackamas, do hereby certify that the foregoing copy of Annexation Application has been by me compared with the original, and that it is a correct transcript therefrom, and the whole of such original, as the name appears on file and of record in my office and in my care and custody.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 25 day of Feb, 1992

Assessor
By: Craig Ferris

PMALGBC FORM #5

(This form is NOT the petition)

ALL THE OWNERS OF PROPERTY INCLUDED IN
BOUNDARY CHANGE PROPOSAL AREA

(To be completed IF the proposal contains 10 or fewer properties.)
Please indicate the name and address of all owners of each property
regardless of whether they signed an annexation petition or not.
This is for notification purposes.

NAME OF OWNER	ADDRESS	PROPERTY DESIGNATION Indicate tax lot, section number, and Township, Range)
(1) Joan Jones	101 "A" Avenue Lake Oswego, OR 97034 → 2554 N.W. Overton Portland, OR 97210	TL 1100 Sec 03 T45 R1E
(2) Gertrude M. Thompson	2554 NW Overton Portland, OR 97201 → 1930 Rosemont Rd. West Linn, OR 97068	TL 1100 Sec 03 T45 R1E

SECTION 3 T.4S. R.1E. W.M. 2/7/92

CLACKAMAS COUNTY

1" = 400'

9500

SEE

SEE MAP 3 IE 34C

1/16 Cor. NO. 434 Canby City Limits

10000 Rd.

FOR ONLY

9000

33

FIRE HYDRANT

34

8" WATER

CO. RD. NO. 33

8" WATER

CO. RD.

8" WATER

CO.

SANITARY MANHOLE

3

12" WATER

SE 7TH AVE.

LOT

1800
22.02Ac.

02

SEE MAP 4 IE 4A

SEE MAP 4 IE

Canby City Limits

1900
23.62Ac.

FIRE HYDRANT

1200
2.94Ac.
1655

1100
49.94Ac.
1535

1190
6.82Ac.

1000
1.73Ac.
2001

1001
12.39Ac.

PROPOSED CANBY ELEMENTARY SCHOOL SITE

LOT

40.87

LOT

2000
39.40Ac.
1866

900
5.00Ac.

600
4.92Ac.
2134

500
5.91Ac.
2192

400
10.86Ac.
2220

700
8.83Ac.

E.F.U.-20

SOUTHERN RAILROAD

1900' 66.

12" WATER

(12" water)

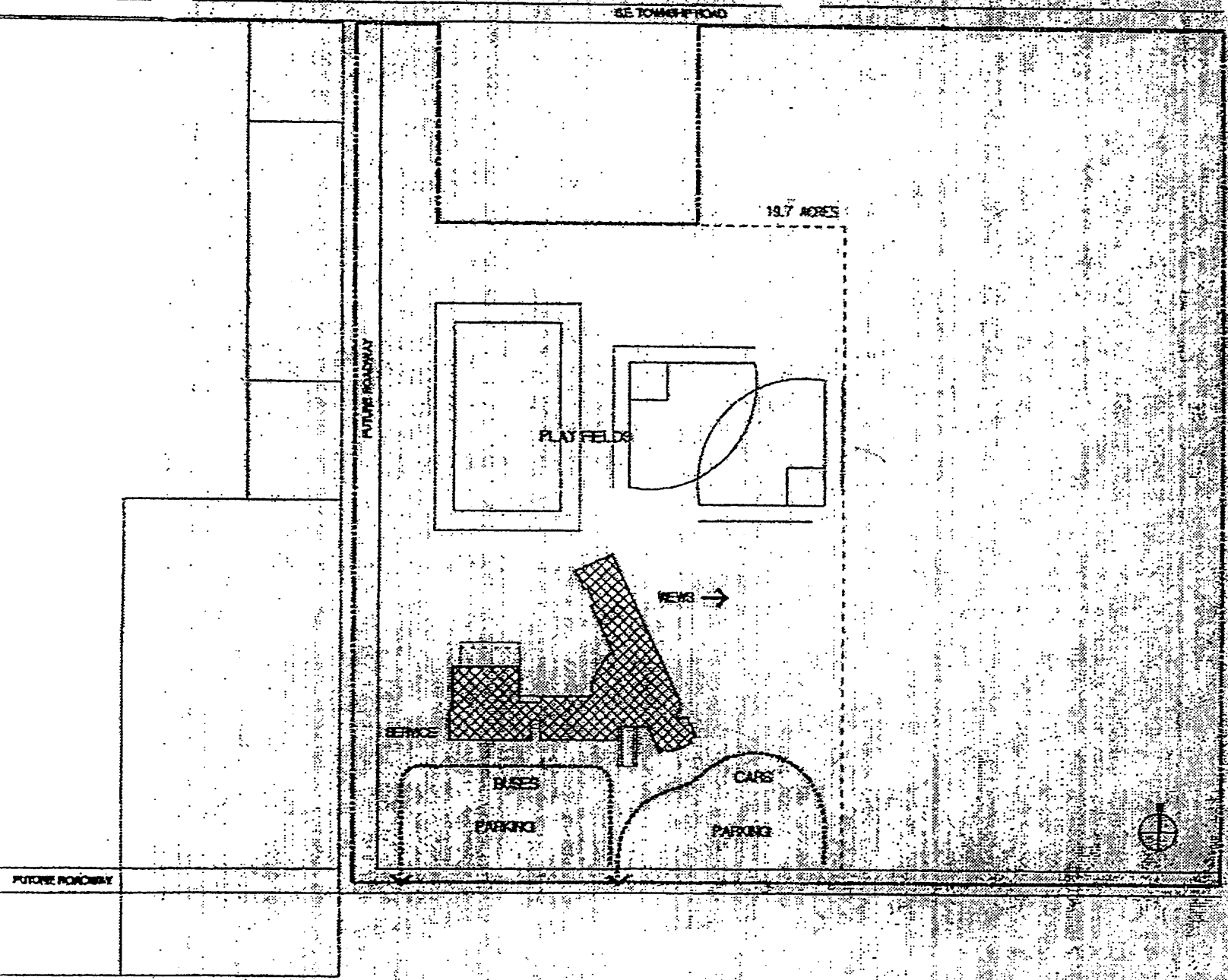
122'

428.21

1120

MILE DENNIS SON

Post-It™ brand fax transmittal memo 7671		# of pages >
To	Mile Dennisson	
From	Steinz Rudolf	
Co.	Canby	Co. 800214
Dept.		Phone #
Fax #		Fax #



PROPOSED SITE AT TOWNSHIP ROAD - CANBY ELEMENTARY - OPTION #5

SECTION 3 T.4S. R.1E. W.M. 2/7/92

CLACKAMAS COUNTY

1" = 400'

9500

SEE

SEE MAP 3 IE 34C

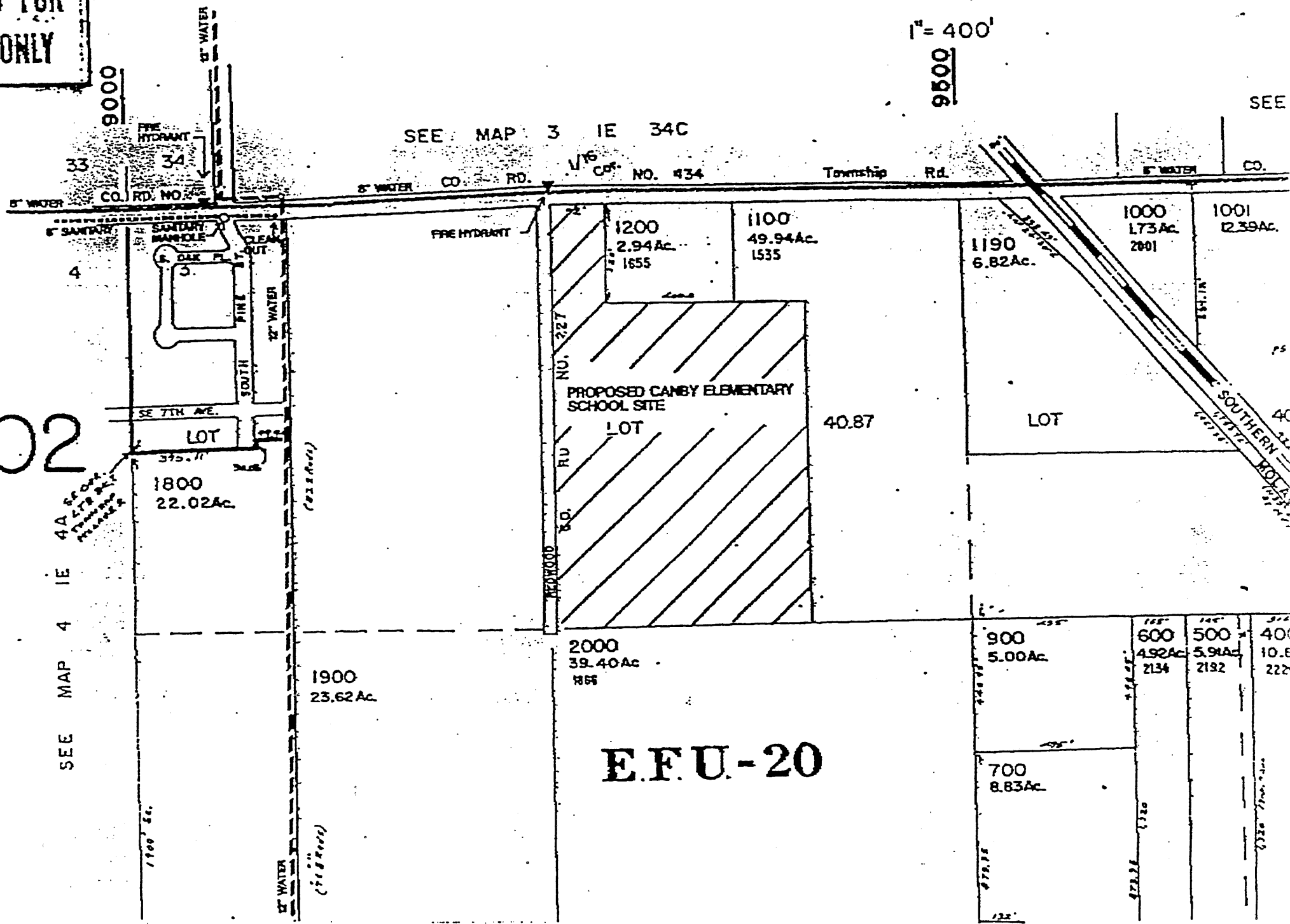
V¹⁶ CO. NO. 434

Township Rd.

D FOR ONLY

02

SEE MAP 4 IE 4A



E.F.U.-20

MANFULL-CURTIS INC.
CONSULTING ENGINEERS

10700 S.W. BEAVERTON HWY., SUITE 315
BEAVERTON, OREGON 97005
(503) 643-6761 FAX 646-5512

February 18, 1992

MEMO TO: Canby School District
117 NE 3rd Ave.
Canby, OR 97013
Attention: Milt Dennison

FROM: Allan R. Cannon

PROJECT: Proposed New Elementary School
Our Project No. 2453.03

SUBJECT: IMPACT ON WASTE WATER TREATMENT FACILITY

At your request, we have prepared the following comments in regard to the potential impact on the present waste water treatment facilities serving the Canby School District.


1. It is our understanding that the total number of students would not immediately increase with the addition of the proposed new school, but that the present students would be divided between the existing and new facilities. The only increase we are aware of would be the addition of a cafeteria at the new school and a possible staff increase.
2. We have reviewed several tables indicating estimated waste/sewage flow rates for various types of occupancies. These tables are published by agencies such as the Oregon State Department of Environmental Quality, U.S. Department of Health, Education and Welfare, the Uniform Plumbing Code and various engineering guide and reference sources. All of the tables are consistent within a couple of gallons per day per person. The Table from the Uniform Plumbing Code breaks down the estimated waste water flow rates between staff, students and cafeteria as follows; Staff and Office - 20 gallons per day per person; Elementary Students - 15 gallons per day per student; Add 3 gallons per day per student for Cafeteria.

.. 7/19/92

3. The estimated flow tables were developed through various studies which were performed quite a few years ago and may not take into account the "water-saver" type water closets which use 3 to 3-1/2 gallons per flush and have been installed over the past 10 to 15 years. The 1992 Codes will require that the maximum amount of water used by new fixtures is as follows: 1.6 gallon per flush for toilets; 1.0 gallons per flush for urinals; 2.5 gallons per minute for shower heads and interior faucets. It is quite common to provide 0.5 gallon per minute flow restrictors on metering type faucets on student toilet room lavatories in schools.
4. In summary, we do not feel that the proposed new school would place an added burden on the present waste water treatment facility which serves the Canby School District. Through the use of the new water conserving fixtures, flow restrictors and metering faucets, we would expect less net waste water flow from the school district than at present.

We have attached copies of several of the tables referred to in Item 2 of this memo for your reference.

If we can be of further service to you, please let us know.



Allan R. Cannon

cc: Heinz Rudolf, Broome, Oringdulph, O'Toole,
Rudolf, Boles & Associate (with attachments)

TABLE I-2

Capacity of Septic Tanks*

Single family dwellings—number of bedrooms	Multiple dwelling units or apartments—one bedroom each	Other Uses: Maximum Fixture Units Served Per Table 4-1	Minimum septic tank capacity in gallons (liters)
1 or 2		15	750 (2838)
3		20	1000 (3785)
4	2 units	25	1200 (4542)
5 or 6	3	33	1500 (5677.5)
	4	45	2000 (7570)
	5	53	2250 (8516.3)
	6	60	2500 (9462.5)
	7	70	2750 (10408.8)
	8	80	3000 (11355)
	9	90	3250 (12301.3)
	10	100	3500 (13247.5)

Extra bedroom, 150 gallons (567.8 liters) each.
 Extra dwelling units over 10, 250 gallons (946.3 liters) each.
 Extra fixture units over 100, 25 gallons (94.6 liters) per fixture units.

*NOTE: Septic tank sizes in this table include sludge storage capacity and the connection of domestic food waste disposal units without further volume increase.

TABLE I-3

Estimated Waste/Sewage Flow Rates

Because of the many variables encountered, it is not possible to set absolute values for waste/sewage flow rates for all situations. The designer should evaluate each situation and, if figures in this Table need modification, they should be made with the concurrence of the Administrative Authority.

TYPE OF OCCUPANCY	UNIT GALLONS (liters) PER DAY
1. Airports	15 (56.8) per employee 5 (18.9) per passenger
2. Auto washers	Check with equipment manufacturer
3. Bowling alleys (snack bar only)	75 (283.9) per lane
4. Camps:	
Campground with central comfort station	35 (132.5) per person
with flush toilets, no showers	25 (94.6) per person
Day camps (no meals served)	15 (56.8) per person
Summer and seasonal	50 (189.3) per person
5. Churches (Sanctuary)	5 (18.9) per seat
with kitchen waste	7 (26.5) per seat
6. Dance halls	5 (18.9) per person
7. Factories	
No showers	25 (94.6) per employee
With showers	35 (132.5) per employee
Cafeteria, add	5 (18.9) per employee

8. Hospitals	250 (946.3) per bed
Kitchen waste only	25 (94.6) per bed
Laundry waste only	40 (151.4) per bed
9. Hotels (no kitchen waste)	60 (227.1) per bed (2 person)
10. Institutions (Resident)	75 (283.9) per person
Nursing home	125 (473.1) per person
Rest home	125 (473.1) per person
11. Laundries, self-service (minimum 10 hours per day)	50 (189.3) per wash cycle
Commercial	Per manufacturer's specifications
12. Motel	50 (189.3) per bed space
with kitchen	60 (227.1) per bed space
13. Offices	20 (75.7) per employee
14. Parks, mobile homes	250 (946.3) per space
picnic parks (toilets only)	20 (75.7) per parking space
recreational vehicles—	
without water hook-up	75 (283.9) per space
with water and sewer hook-up	100 (378.5) per space
15. Restaurants—cafeterias	20 (75.7) per employee
toilet	7 (26.5) per customer
kitchen waste	6 (22.7) per meal
add for garbage disposal	1 (3.8) per meal
add for cocktail lounge	2 (7.6) per customer
kitchen waste—	
disposable service	2 (7.6) per meal
16. Schools—Staff and office	20 (75.7) per person
Elementary students	15 (56.8) per person
Intermediate and high	20 (75.7) per student
with gym and showers, and	5 (75.7) per student
with cafeteria, add	3 (11.4) per student
Boarding, total waste	100 (378.5) per person
17. Service station, toilets	1000 (3785) for 1st bay 500 (1892.5) for each additional bay
18. Stores	20 (75.7) per employee
public restrooms, add	1 (3.8) per 10 sq. ft. (.9 m2) floor space
19. Swimming pools, public	10 (37.9) per person
20. Theaters, auditoriums	5 (18.9) per seat
drive-in	10 (37.9) per space

(a) Recommended design criteria. Sewage disposal systems sized using the estimated waste/sewage flow rates should be calculated as follows:

- (1) Waste/sewage flow, up to 1500 gal/day (5677.5 L/day)
Flow x 1.5 = septic tank size
- (2) Waste/sewage flow, over 1500 gal/day (5677.5 L/day)
Flow x 0.75 + 1125 = septic tank size
- (3) Secondary system shall be sized for total flow per 24 hours.

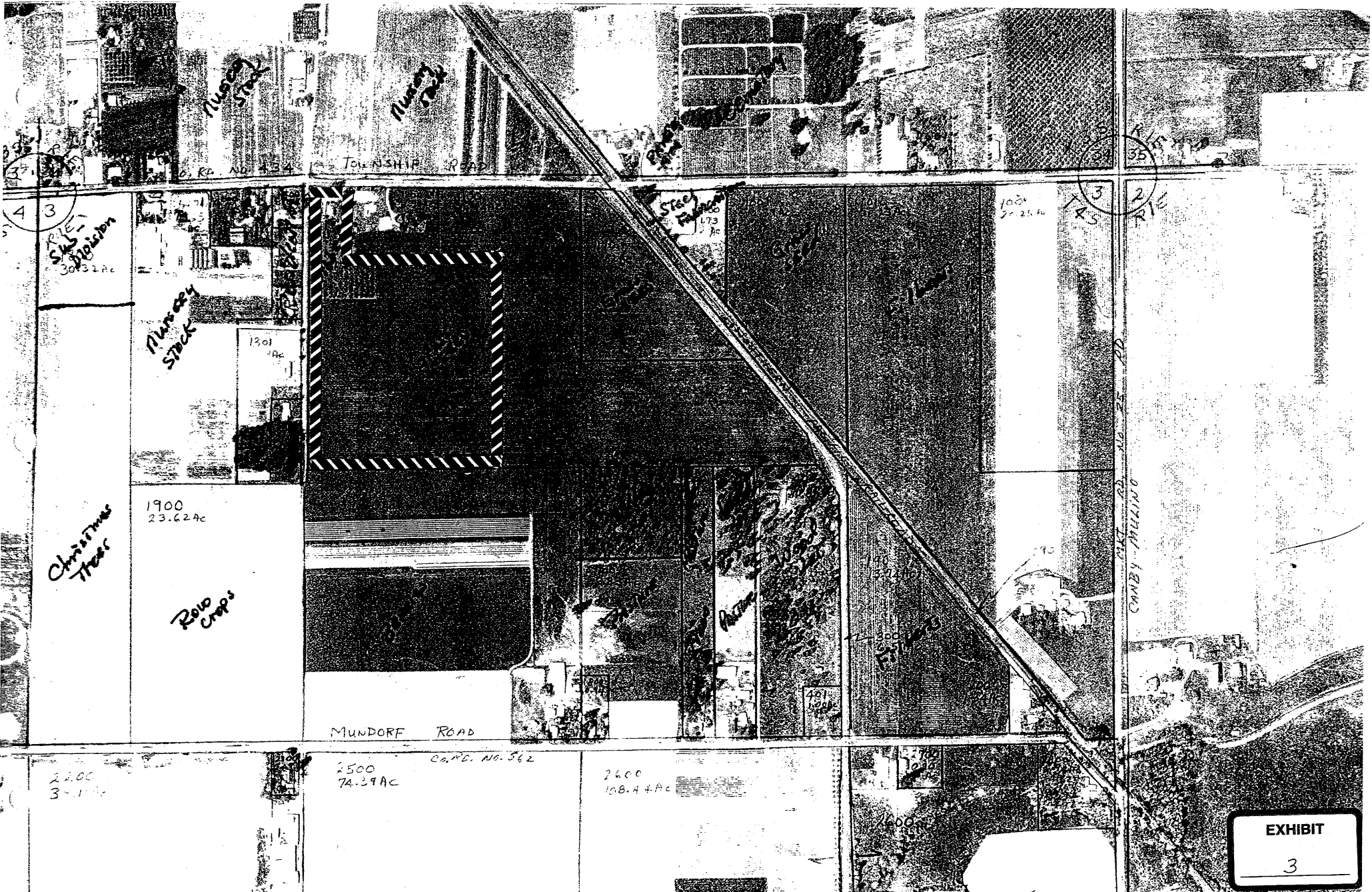
(b) Also see Section I2 of this Appendix.

DEQ CHART

TABLE 2
Quantities of Sewage Flows

Type of Establishment	Column 1	Column 2
	Gallons Per Day	Minimum Gallons Per Establishment Per Day
Airports	5 (per passenger)	150
Bathhouses and swimming pools	10 (per person)	300
Camps: (4 persons per campsite, where applicable)		
Campground with central comfort stations	35 (per person)	700
With flush toilets, no showers	25 (per person)	500
Construction camps (semi-permanent)	50 (per person)	1000
Day camps (no meals served)	15 (per person)	300
Resort camps (night and day) with limited plumbing	50 (per person)	1000
Luxury camps	100 (per person)	2000
Churches	5 (per seat)	150
Country clubs	100 (per resident member)	2000
Country clubs	25 (per non-resident member present)	—
Dwellings:		
Boarding houses	150 (per bedroom)	600
Additional for non-residential boarders	10 (per person)	—
Rooming houses	80 (per person)	500
Condominiums, Multiple family dwellings (Including apartments)	300 (per unit)	900
Single family dwellings	300 (not exceeding 2 bedrooms)	450*
With more than 2 bedrooms	75 (for third & each succeeding bedroom)	450
Factories (exclusive of industrial wastes, with shower facilities)	35 (per person per shift)	300
Factories (exclusive of industrial wastes, without shower facilities)	15 (per person per shift)	150
Hospitals	250 (per bed space)	2500
Hotels with private baths	120 (per room)	600
Hotels without private baths	100 (per room)	500
Institutions other than hospitals	125 (per bed space)	1250
Laundries, self-service	500 (per machine)	2500
Mobile home parks	250 (per space)	750
Motels (with bath, toilet, and kitchen wastes)	100 (per bedroom)	500
Motels (without kitchens)	80 (per bedroom)	400
Picnic Parks (toilet wastes only)	5 (per picnicker)	150
Picnic Parks (with bathhouses, showers and flush toilets)	10 (per picnicker)	300
Restaurants	40 (per seat)	800
Restaurants (single-service)	2 (per customer)	300
Restaurants (with bars and/or lounges)	50 (per seat)	1000
Schools:		
Boarding	100 (per person)	3000
Day, without gyms, cafeterias or showers	15 (per person)	450
Day, with gyms, cafeterias and showers	25 (per person)	750
Day, with cafeteria, but without gyms or showers	20 (per person)	600
Service Stations	10 (per vehicle served)	500
Swimming pools and bathhouses	10 (per person)	300
Theaters:		
Movie	5 (per seat)	300
Drive-In	20 (per car space)	1000
Travel trailer parks (without individual water and sewer hookups)	50 (per space)	300
Travel trailer parks (with individual water and sewer hookups)	100 (per space)	500
Workers:		
Construction (as semi-permanent camps)	50 (per person)	1000
Day, at schools and offices	15 (per shift)	150

* Except as otherwise provided in these rules.



3
4
3
Nursery Stock
30.32 Ac

Nursery Stock
1301 Ac

1900
23.62 Ac
Christmas Trees
Reno Crops

MUNDORF ROAD

Steel
1.73 Ac

1000
51.25 Ac
3
145
2
RIE

3
145
2
RIE

CANBY-MILANO

2200
3-11-77

2500
74.39 Ac
CAMP. NO. 562

2400
108.44 Ac

2000

REQUEST FOR COMMENTS

DATE: February 25, 1992

TO: DON GODDARD - C.U.B., FIRE, POLICE, CLACKAMAS COUNTY, PUB. WORKS (Roy and Rusty), SEWER, TELEPHONE, N. WILLAMETTE TELECOM, N.W. NATURAL GAS

The City has received ANN 92-01, an application from Canby Elementary School District #86 (applicant) and Joan D. Jones and Gertrude Thompson (owners) for approval to annex a 20 acre site which fronts on S. Redwood Street and Township Road (Tax Lot 1100 of Tax Map 4-1E-3). Because the new facility will not add new students to the district's total student population and because the new facility will be constructed with new water conserving fixtures, flow restrictors, and metering faucets, the school's consulting engineers have advised them that the City can anticipate ". . . less new waste water flow from the school district than at present." Therefore, the applicant states that there will be no additional impact on the capacity of the City's wastewater treatment facility (see Exhibit "4"). This application will come before the Planning Commission on March 9, 1992 for its recommendation to City Council. Please review the enclosed application and indicate any conditions of approval you may wish the Commission to consider if they recommend approval to the City Council. Thank you.

Comments or Proposed Conditions:

The Canby Fire District has no comments on this subject. The Fire Dist. furnishes fire protection to the subject area at this time and will in the future.

- 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

EXHIBIT
4

Signature: Jack Stark Date: Feb. 26, 1992

REQUEST FOR COMMENTS

Annexation

DATE: February 25, 1992

TO: DON GODDARD - C.U.B., FIRE, POLICE, CLACKAMAS COUNTY, PUB. WORKS (Roy and Rusty), SEWER, TELEPHONE, N. WILLAMETTE TELECOM, N.W. NATURAL GAS

The City has received ANN 92-01, an application from Canby Elementary School District #86 (applicant) and Joan D. Jones and Gertrude Thompson (owners) for approval to annex a 20 acre site which fronts on S. Redwood Street and Township Road (Tax Lot 1100 of Tax Map 4-1E-3). Because the new facility will not add new students to the district's total student population and because the new facility will be constructed with new water conserving fixtures, flow restrictors, and metering faucets, the school's consulting engineers have advised them that the City can anticipate ". . . less new waste water flow from the school district than at present." Therefore, the applicant states that there will be no additional impact on the capacity of the City's wastewater treatment facility (see Exhibit "4"). This application will come before the Planning Commission on March 9, 1992 for its recommendation to City Council. Please review the enclosed application and indicate any conditions of approval you may wish the Commission to consider if they recommend approval to the City Council. Thank you.

Comments or Proposed Conditions:

- I am not prepared to make a statement concerning sewer capacity as it pertains to this or any other annexation pending the outcome of the upcoming revenue bond election.
- Redwood and Township will naturally have to be improved
- Sewer collection will have to come from the highway along the logging road.
- A traffic study is needed especially relative to Hwy # Township

- 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: _____ Date: _____

