

A G E N D A

CANBY PLANNING COMMISSION

REGULAR MEETING
City Council Chambers

Monday, May 11, 1992
7:30 p.m.

I. ROLL CALL

II. MINUTES

April 8, 1992
April 27, 1992

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. FINDINGS

SUB 92-01 - Township Village IV

VI. OLD BUSINESS

None

VII. PUBLIC HEARINGS

ANN 92-03, an application by Dave Nelson and Cathy and Art Ellickson to annex a 2.37 acre parcel and a 1.28 acre parcel located at the end of S. Elm Street into the City of Canby (Tax Lots 1200 and 1300 of Tax Map 4-1E-4C). **Continued from April 27, 1992.**

CUP 92-04 - an application by Dave Nelson for a Conditional Use approval of a proposed 5-unit manufactured home park at the end of S. Elm Street (Tax Lot 1300 of Tax Map 4-1E-4C). **Continued from April 27, 1992.**

MLP 92-02, an application by the Canby Elementary School District for approval to divide a 49.94 acre parcel into three parcels containing a 20 acre, a 0.8 acre parcel on Township, and a 29.14 acre parcel remaining in the County. The 20 acre and 0.8 acre parcels are being annexed by separate action.

CUP 92-05/DR 92-04, an application by Canby Elementary School District #86 for Conditional Use approval to construct a new elementary school and Design Review of the plans. The parcel is located on the south side of S.E. Township and Redwood Street. (Tax Lot 1100 of Tax Map 4-1E-3).

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 15 minutes

Proponents - not more than 5 minutes

Opponents - not more than 5 minutes

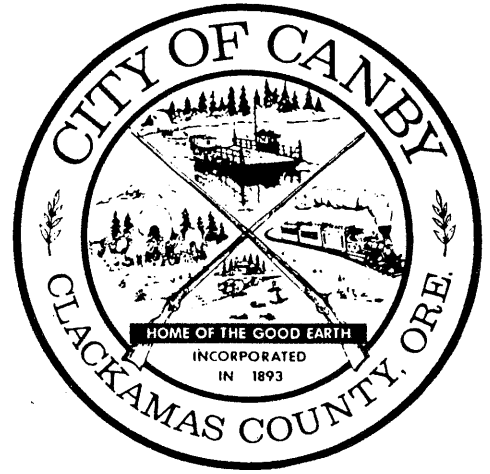
Rebuttal - not more than 10 minutes

- *Everyone present is encouraged to testify, even if it is only to concur with previous testimony. For more complete presentations, Proponents and Opponents may "buy" time from one another. In so doing, those either in favor, or opposed, may allocate their time to a spokesperson who can represent the entire group.*
- *All questions must be directed through the Chair.*
- *Any evidence to be considered must be submitted to the hearing body for public access.*
- *All written testimony received, both for and against, shall be summarized by staff and presented briefly to the hearing body at the beginning of the hearing.*

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



- STAFF REPORT -



APPLICANT:

Canby Elementary School District

FILE NO.:

MLP 92-02

OWNER:

Joan Jones
Gertrude M. Thompson

STAFF:

Robert G. Hoffman, AICP
Planning Director

LEGAL DESCRIPTION:

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

DATE OF REPORT:

May 1, 1992

LOCATION:

South side of Township Rd.,
west of Redwood

DATE OF HEARING:

May 11, 1992

COMP. PLAN DESIGNATION:

Low Density Residential

ZONING DESIGNATION:

EFU-20 (to be zoned R-1 upon
annexation)

I. APPLICANT'S REQUEST:

The applicant is requesting approval to divide a 49.94 acre parcel into three parcels containing a 20 acre and a .8 acre parcel on Township, and a 29.14 acre parcel remaining in the County. The 20 acre and 0.8 acre parcels are being annexed by separate action.

II. APPLICABLE CRITERIA:

This is a quasi-judicial land use application. In judging whether a Minor Partition should be approved, the Planning Commission must consider the following standards:

- A. Conformance with the text and the applicable maps of the Comprehensive Plan;
- B. Conformance with all other requirements of the land development and planning ordinance;
- C. The overall design and arrangement of parcels shall be functional and shall adequately provide building sites, utility easements, and access facilities deemed necessary for the development of the subject property without unduly hindering the use or development of the adjacent properties;
- D. No minor partitions shall be approved where the sole means of access is by private road, unless it is found that adequate assurance has been provided for year-round maintenance sufficient to allow for unhindered use by emergency vehicles, and unless it is found that the construction of a street to City standards is not necessary to insure safe and efficient access to the parcels;
- E. It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed land division.

III. OTHER APPLICABLE CRITERIA

- A. 16.56 General Provisions (for land divisions)
- B. 16.60 Major or Minor Partitions
- C. 16.62 Subdivisions - Applications
- D. 16.64 Subdivisions - Design Standards

IV. FINDINGS:

A. Location and Relationships:

The subject property is identified on the Clackamas County Assessor's Map as part of Tax Lot 1100 of Tax Map 4-1E-3. The property consists of approximately 20.8 acres of the parent parcel of 49.94 acres, with almost 1,356 lineal feet of frontage along S.E. Redwood Street, with a southerly dimension of about 800 feet, and located behind S.E. Township Road frontage property. The subject property is being annexed by separate action. The school district proposes to develop the 20 acre site as a new elementary school, and the .8 acre parcel is to remain occupied by a single family home.

B. Conformance with the Text and Maps of the Comprehensive Plan and Other Ordinances:

1. The Canby Comprehensive Plan map shows the subject property located in an area proposed to develop as Low Density Residential, within the Urban Growth Boundary (an elementary school is considered as permitted in a residential area). Parcels to the north are designated Light Industrial and parcels to the south are proposed for residential use and currently are in farm land. The parcel to the east is outside the City limits and is used for farming. The parcels to the west are single family homes. Thus, the 20 acre parcel proposed to be developed as a school, and the existing home on a 0.8 acre parcel, are consistent with the land use map.
2. The Public Facilities and Service Element of the Comprehensive Plan Goal is "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 #5 states "Canby shall assure that adequate sites are provided for Public School and recreation facilities."

IMPLEMENTATION MEASURES: "City staff, as well as elected and appointed officials, will work with representatives of school districts, community school offices, and other recreation-oriented groups to determine

the best possible sites for future acquisition." The proposed use of the subject property is for an elementary school and a single family home, and the remainder of the property is to be retained by the owner as County property for eventual annexation. These proposals are consistent with the Canby Comprehensive Plan Policies. Thus, the proposal is consistent with the applicable Comprehensive Plan Policies.

C. Compliance with All Other Applicable City Ordinances:

1. Section 16.60.030 of the Canby Municipal Code requires all public facilities and services be available, or made adequately available through the development of the property.

In many cases, services will have to be extended to serve the parcels of property proposed to be created. The following comments can be made regarding each facility/service:

a. Sewer

The City has sewer lines in Redwood, near 99-E, and at Township near Pine Street. Easements will be necessary to serve each parcel. There are no known sewer capacity problems in this part of the City, or related to it since the Knott Street connection has been made. The Public Works Director has stated the City has capacity to service the site and is working with the School District on specific sewer routing.

b. Water

The water system is operated by Canby Utility Board. Capacity is available in the system. There is a line in Township and another one at Township and Pine.

c. Electricity

The electrical system is owned and operated by the Canby Utility Board. Service to the newly created parcels can be obtained from Township. The expense of extending those services will be borne by the developer.

d. Fire

The existing parcel is presently served by Fire District No. 62. The proposed parcels can easily be served, as well.

e. Police

The City provides police protection to the general area and can easily serve the proposed parcels.

f. Storm Drainage

All on-site storm water will be dealt with on site and not discharged to the City system.

2. Street/Traffic

Canby's ordinance requires that any newly created parcels have access to public streets. The two parcels will have access to S. E. Township and S.E. Redwood, including a common easement(s) of wider than required width. Sidewalks are not present on the entire frontage. Township and Redwood are currently inadequate widths. Ten feet of right-of-way along Township, and 25 feet along Redwood, should be dedicated at time of partition and half-street improvements along Redwood, and full-street improvements along Redwood, provided at time of development, including sidewalks. One-half of local street right-of-way shall be provided along the school's southern property and one-half street improvements provided.

D. Overall Design of Parcels

The partition, as proposed, will result in the creation of two rectangular parcels consisting of approximately 20 acres and almost 0.8 acres, respectively, with the remainder left in the County, of 29.14 acres. The applicant will be required to provide any necessary easements for utilities as a standard condition of approval.

The subject property is generally flat with a slight slope and with adequate room for building and required setbacks and yards. The parcels are to be zoned R-1, Low Density Residential, and each parcel is large enough to provide adequate development space and yards.

A 20 acre site is adequate for an elementary school and physical education facilities, and a 0.8 acre site is adequate for a home. There is sufficient land to provide a setback and buffer strip and protect the future residential area to the south and west. Adjacent properties are expected to be minimally affected.

V. CONCLUSION

1. Staff finds that the partition request is in conformance with the Comprehensive Plan text and map and the Municipal Code, since applicable policies will be followed and the land is proposed to be used for a school and other public facility land use and a single family home on a large lot, and the land use in the Comprehensive Plan is proposed to be Low Density Residential. Additionally, the partition and development will be required to meet all Code requirements.
2. Staff concludes that the overall design of the proposed partition will be compatible with the area and will provide adequate building area for the provision of public facilities and services since setbacks, buffering, landscaping and adequate access can be provided.
3. Staff concludes that the partition will have adequate frontage available for the school on a public street to insure safe and efficient access since almost 1,356 feet of frontage is available on Redwood, and 20 acres is large enough for the uses proposed and for site circulation. The lot for the single family home will have 112 feet on Township.

4. Staff concludes that all necessary public services will become available through the development of the property, to adequately meet the needs of the proposed land division, since they are available from Township Road, or 99-E and Pine, and can be extended to service the parcels at time of development.

VI. RECOMMENDATION

Based upon the findings and conclusions in this report, the information submitted by the applicant, and the additional information contained in the file (and without benefit of public hearing), staff recommends approval of MLP 92-02, subject to the following conditions:

1. The Minor Land Partition is approved upon annexation and is not effective until such annexation is effective.
2. The applicant shall prepare a final partition map. The final partition map shall be a surveyed plat map meeting all of the specifications required by the Clackamas County Surveyor. Said partition map shall be recorded with the Clackamas County Surveyor and Clackamas County Clerk, and a copy of the recorded map shall be provided to the Canby Planning Department.
3. A new deed and legal description for the new parcels shall be prepared and recorded with the Clackamas County Clerk. A copy of the new deeds shall be provided to the Canby Planning Department.
4. Utility easements 12 feet in width shall be provided on the exterior of the proposed development and six feet on all other property lines, and shall be part of the final partition.
5. A final partition map, modified to illustrate the conditions of approval, shall be submitted to the Director of Public Works for review and approval. The final partition map shall reference this land use application -- City of Canby, Planning Department, File No. MLP 92-02.

6. Plans to extend the sewer to service each new lot shall be approved for construction by the Director of Public Works, prior to the issuance of any building permits on either lot.
7. All monumentation and recording fees shall be borne by the applicant.
8. All utilities must meet the standards and criteria of the providing utility authority.
9. A sidewalk and new pavement of the Township Road area between curb and current street pavement shall be provided at the time of street widening and paid for by the developer. A full width street and sidewalk shall be provided along Redwood.
10. A preconstruction conference with the City and service providers shall be held.
11. A Waiver of Remonstrance for any needed traffic improvements at Township and Ivy shall be provided.
12. A strip of land 10 feet wide, for the entire length of Township (212 feet minimum), and for Redwood 800 feet in length (widened to 65 feet of right-of-way, minimum) shall be dedicated by the owners, for the widening of Township Road to collector street standards, as determined by the Director of Public Works.
13. Half-street dedication shall be provided along the south property line of the school for eventual building of 10th Avenue.
14. The above required dedications and construction details shall be as required by the Director of Public Works.
15. The existing home shall be connected to City sewer and water and the septic tank pumped out and filled with sand or gravel.

Exhibits:

1. Application
2. Vicinity Map
3. Survey (too large to reproduce)

MINOR LAND PARTITION APPLICATION
Fee: \$300.00

OWNER

APPLICANT

Name: JOAN D. JONES
GERTRUDE M. THOMPSON
Address: 2554 NW Overton
Portland, OR 97210

Name: MILT DENNISON, Superintendent
Canby Elementary School Dist. #86
117 NE Third Avenue
Canby, OR 97013
Phone: 266-5871

Signature: *Joan D. Jones*
Gertrude M. Thompson

DESCRIPTION OF PROPERTY

Tax Map Section 03 T4S R1E Tax Lot(s) 1100 Lot Size 49.94 acres

Legal Description, Metes and Bounds (Attach Copy) Exhibit "A" Parcel 2 only. Parcels 1 and 3 will remain within county jurisdiction.

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 two (2) 8-1/2 x 11 sheets of labels, just as you would address an envelope.

USE

Existing: Agricultural; Proposed: Parcel 2: Elementary School;
Grass seed and Filberts; Parcel 1: Cont. Agricultural Use;
Single Family Dwelling Parcel 3: Single Family Dwelling.
Existing Structures: one single family dwelling

PROJECT DESCRIPTION

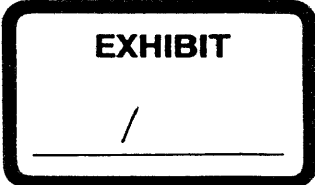
Parcel 2 will accommodate a 64,500 square foot elementary school for 500 students. The facility will house 20 classrooms in a 2-story configuration. The remainder will be housed in a single story building and includes administration areas, special education, library, gymnasium and support areas. Play areas are designed for both school and community use.

ZONING Clackamas County, EFU-20

COMPREHENSIVE PLAN DESIGNATION Clackamas County, Agricultural

PREVIOUS ACTION (if any) _____

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



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

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.

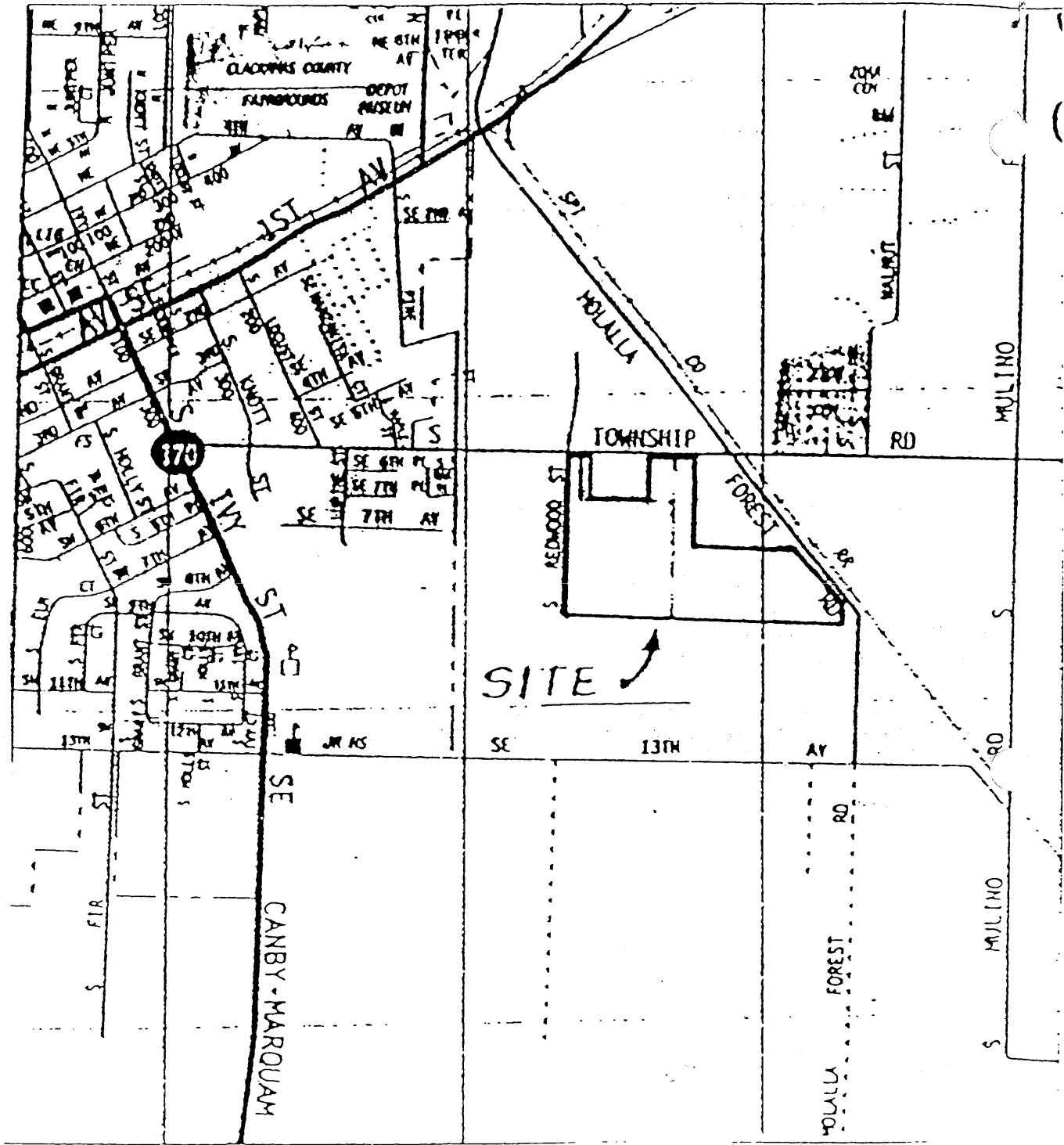
ADDENDUM TO APPLICATION FOR MINOR LAND PARTITION

The applicant, CANBY ELEMENTARY SCHOOL DISTRICT #86, is requesting a minor land partition of a 49.94 acre parcel to create an approximately 20 acre parcel for a new elementary school site with the remainder of the parcel retained in agricultural uses and one single family residence.

The applicant proposes to construct a 64,500 square foot elementary school for 500 students on the 20 acre parcel. The facility will house 20 classrooms in a 2-story configuration. An additional single story building will include the administration areas, special education, library, gymnasium and other support areas. The site will also include play areas designed for both school and community use.

Parcels 1 and 2 will remain substantially larger than the preponderance of lots in the immediate vicinity. Parcel 3 is a remanent parcel consisting of .8 acres. An existing single family residence is situated on this parcel. Adjacent parcels are experiencing substantial residential development.

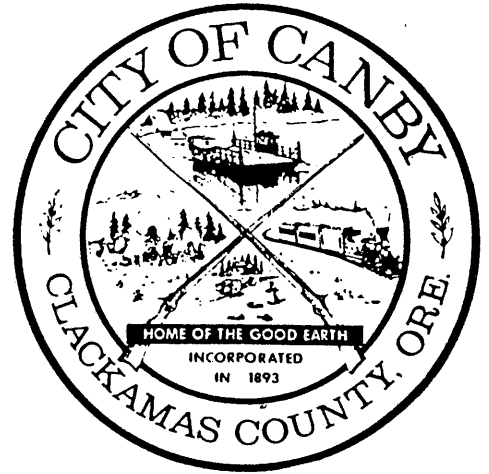
The proposed development is more particularly described in the applicant's Conditional Use Application which is attached hereto as Exhibit "B" and incorporated herein by reference.



VICINITY MAP

EXHIBIT
2

- STAFF REPORT -



APPLICANT:

Canby Elementary School District #86

FILE NO.:

DR 92-04/CUP 92-05

OWNER:

Joan D. Jones and Gertrude Thompson

STAFF:

Robert G. Hoffman, AICP
Planning Director

LEGAL DESCRIPTION:

Tax Lot 1100 (part)
Tax Map 4-1E-3

DATE OF REPORT:

May 1, 1992

LOCATION:

S.E. Township, east of Redwood

DATE OF HEARING:

May 11, 1992

COMP. PLAN DESIGNATION:

Low Density Residential

ZONING DESIGNATION:

County Zoning EFU-20 (will come into City after Annexation as Low Density Residential R-1)

I. APPLICANT'S REQUEST:

The applicant is requesting approval for a Design Review application and a Conditional Use application for a new elementary school, on a 20 acre site, located south of Township and east of Redwood. The property is also being considered for annexation and minor land division, which are being processed by separate application on a parallel timeline.

II. APPLICABLE REGULATIONS

- **City of Canby General Ordinances:**

- 16.10 Off-Street Parking and Loading
- 16.16 R-1 Low Density Residential Zone
- 16.46 Access Limitations
- 16.50 Conditional Uses
- 16.88 General Standards

Ord. #848 (as amended by Ord. No. 854 - Site and Design Review)

- **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.

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.
- D. The Board shall, in making its determination of compliance with the requirements set forth, consider the effect of its action on the availability and cost of needed housing. The Board shall not use the requirements of this section to exclude needed housing types. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the requirement of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to achieve the purposes of this ordinance.

IV. FINDINGS:

A. Background and Relationships:

A previous application to the Planning Commission concerned an annexation and a minor land division involving this property. The subject property is a 20 acre piece of Tax Lot 1100 of Tax Map 4-1E-3, with about 800 feet of frontage along S.E. Redwood Street. The northern neighboring parcel is a single family home to be retained by the owner. The properties to the east and south are farms. The properties to the west are homes.

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. The subject site is being annexed and partitioned from the County. 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. The subject site itself will be R-1, Low Density Residential, upon annexation.

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 Urban Growth Boundary. It meets the intent of Canby's goals and policies regarding the Comprehensive Plan Urban Growth Chapter, provided that all necessary urban services can be made available. This will be discussed later in this report.

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. 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 which are part of this process. 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

GOALS: TO PROTECT IDENTIFIED NATURAL AND HISTORICAL RESOURCES.
TO PREVENT AIR, WATER, LAND AND NOISE POLLUTION.
TO PROTECT LIVES AND PROPERTY FROM NATURAL HAZARDS.

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, Latoural 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 intersections 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.
(Not applicable.)
- 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. *(Not applicable since Territorial is a local and County road, not a State road.)*

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 is a requirement at this phase of development and has been submitted. It has found that there is no significant impact of the development once the widenings at the site are accomplished, as proposed.

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 99-E via the Logging Road. Both a new interceptor and a water line is available at 99-E 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 that "there will be no additional impact on the capacity of the City's wastewater 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 the City has the capacity at the treatment plant and it will be "adequate" to service the site. No further problems of the service providers have been identified and it is hereby found that they can adequately service the development.

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 for mobile home developments in all residential zones, subject to appropriate design standards.

Analysis

This parcel will provide an opportunity for school service to housing.

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. Evaluation Regarding Conditional Use Approval Criteria

1. Comprehensive Plan Consistency

The previous discussion determined the proposal's relation to Comprehensive Plan consistency. With conditions, as recommended below, the school use is found to be consistent with the policies of the Comprehensive Plan.

2. Site Suitability

The site is approximately 20 acres in size and is rectangular in shape, with over 800 feet in each dimension, which is adequate for an elementary school building of the proposed size and shape and for the related physical education and recreation areas. The design makes effective use of the site, retaining much of its current natural features. The northwest portion of the site, occupied by an old Filbert Orchard, is proposed to be removed because it has not been maintained and is nearing the end of its natural life. Final landscape design is a part of the Design Review application process.

3. Availability of Public Services and Facilities for the Site

The service providers have indicated that utility and public safety facilities and services are available or can be made available to adequately service the proposed school without any problems. Extensions of service and facilities will be needed. The roads and transportation facilities will need to be improved. The school district has stated its intent to bus all children until adequate sidewalks and safe routes are available.

4. Compatibility with Surrounding Uses

The proposed school and site development will have a substantial setback in all directions, with landscape treatment at all edges. The height of the building will be less than the allowed 2-1/2 stories and 35 foot maximum allowed. The parking areas will be more than 100 feet from adjacent dwellings. Residential units adjacent to Redwood are set back. The school district, and City staff, have met with the residents on Redwood and have responded to their concerns regarding the design, including protecting views and vegetation. Thus, it is the professional opinion of the staff that the proposed school and related development 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, being homes and farms.

D. Evaluation Regarding Site and Design Review Approval Criteria

1. Park IV - Section 2, No. 2

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

The total site is approximately 20 acres. The school building will occupy about 1.3 acres and the 100 parking spaces will occupy about 1 acre. The service drives will occupy about another acre. Thus, the total area of building and parking and driveways will be about 3.3 acres, or about 16%. The remainder of the site (84%) will be landscaped space, well in excess of the required 15%. Only a very small proportion of this space will be covered with bark chips, rock, stone, walkways, or similar materials. It is the professional opinion of staff that the general landscape treatment of the site as proposed, is appropriate for the location and intended use. A specific landscape plan is being prepared by a landscape architect.

2. Parking and Loading

The parking requirement is 2.0 spaces per employee and 1 space per four seats, or eight feet of bench length for the gymnasium. The number of employees will total 42-45, requiring 90 parking spaces. The gymnasium bleachers will seat 400, requiring 100 parking spaces. The application states that, "Simultaneous 400 seat occupancy by visitors and full staff attendance is highly unlikely to occur at the same time." Staff is in agreement. Thus, the applicant is proposing 103 parking spaces immediately adjacent to the school and an "overflow parking" area available. This appears to be more than sufficient. Additionally, 100 spaces could be available along Redwood for exceptional events. This would total 243 spaces.

Three loading spaces are required for a 61,000 square foot building, as proposed. Space for four vehicles is provided. A landscaped buffer is provided, screening the loading area from Redwood. Loading and unloading of children needs to take place from a driveway designed for continuous forward flow of vehicles. This is provided. Bus traffic is separated from passenger traffic, which is desirable, but not required.

3. Access

Access from passenger vehicles to school buildings is from Township, with a driveway from Redwood. Access for buses is via Redwood. Access to the playfields is via Redwood or directly from the school. The design and dimensions of the access drives meet the ordinance requirements.

4. Architecture

According to the application, the project is a "61,000 square foot elementary school for 500 students, on a 20 acre site. The building program includes 20 classrooms in a two-story configuration, with views of Mt. Hood. The remainder is housed in [a] single story building. The exterior of the building consists of "standing seam metal panels and tinted glass windows, including thermally broken aluminum frames." Low maintenance brick, of a wheat color, will be used. The roof will be a dark metal. Play areas are designed for school and community use. An energy saving design has been utilized.

Building plans, elevations and cross sections are part of the application and staff is of the opinion that they are well done and appropriate for the use and location.

5. Other Aspects

a. utilities

Utilities are available, with no problems extending the service to the site.

b. effect on needed housing

The proposal will provide service to children from home to school. In staff's opinion, the development of the site is compatible with adjacent housing. There will be no negative affect on needed housing. The adjacent homeowners' concerns have been respected in the design, including views, street design, placement of sidewalks, etc.

c. trees

As many trees, as are practical, will be preserved. The services of a landscape architect has been utilized in the Landscape Plan.

d. Signs

Signs are not a part of this review and none are recommended for approval at this time.

IV. 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; the design is compatible with the design of other developments in the vicinity; and, the location, design, size, and color and materials of the exterior of the structure will be compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.

Further, staff concludes that, with approval conditions

1. the proposed use of the site is consistent with the applicable 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 (or can be made to exist at the time of development) to adequately meet the needs of the proposed school; 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, supporting information, and drawings submitted, facts, findings and conclusions of this report, staff recommends that the Planning Commission approve DR 92-04 for an elementary school and related physical education and recreational facilities.

Furthermore, staff recommends approval of CUP 92-05 for an elementary school and related physical education and recreational uses, with the following conditions:

1. The conditions of approval of the minor land partition (MLP 92-02) must be met prior to occupancy of the school.
2. The applicant shall provide a waiver of remonstrance for any traffic improvement needed for the S.E. Township Road/Ivy Street intersection.
3. The applicant shall participate in a preconstruction meeting with City staff, CUB, the fire district, etc., prior to construction of the development.
4. The applicant shall dedicate additional right-of-way along Township, along Redwood, and 10th Avenue, to meet both Canby and County standards. Such dedication shall include space for a minimum of 5-foot sidewalks. Half-street improvements shall be provided by the developer and shall include pavement, curbs, sidewalks, and urban-type street lighting, and shall meet Canby Construction Standards. Right-of-way designs and construction designs shall be approved by the Director of Public Works.
5. The final landscape and site plan shall be reviewed and approved by the City Planner for consistency with this approval and conditions.

Exhibits:

1. Application for Conditional Use and Vicinity Map
2. Application for Design Review
3. Project Description from BOOR/A and McArthur Gardner Partnership dated April 17, 1992 (DR).
4. Project Description from BOOR/A dated April 3, 1992
5. Site Plan
6. Elevations
7. Utility Plan
8. Summary of Traffic Impact Analysis Report
9. Responses from Utility and Service Providers

CONDITIONAL USE APPLICATION

Fee: \$300.00

OWNER

APPLICANT

Name Joan Jones
Gertrude Thompson
Address 2554 N.W. Overton
City Portland State OR Zip 97210

Name CANBY ELEMENTARY SCHOOL DIST. #86
Address 117 N.E. Third Avenue
City Canby State OR Zip 97013
Phone: (503)266-5871

SIGNATURE Joan Jones
Gertrude Thompson

DESCRIPTION OF PROPERTY:

Tax Map SEC 03 T45 R1E Tax Lot(s) 1100 Lot Size 20 Acres
(Acres/~~8800~~)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name N.E. 1/4 of N.W. 1/4 S 3, Lot 1100 Block
TOWNSHIP 4 S, RANGE 1 EAST WM. CLACKAMAS COUNTY, OREGON

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 EFU 20 Proposed R-1 C.U. for Elementary School

Existing Structures None

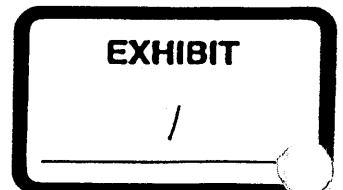
PROJECT DESCRIPTION

The Canby Elementary School District plans to build a new 61,000 sq. ft. elementary school on the 20-acre site. Parking and playfields will be included in the development. Construction is planned to commence in July, 1992, with occupancy in September, 1993.

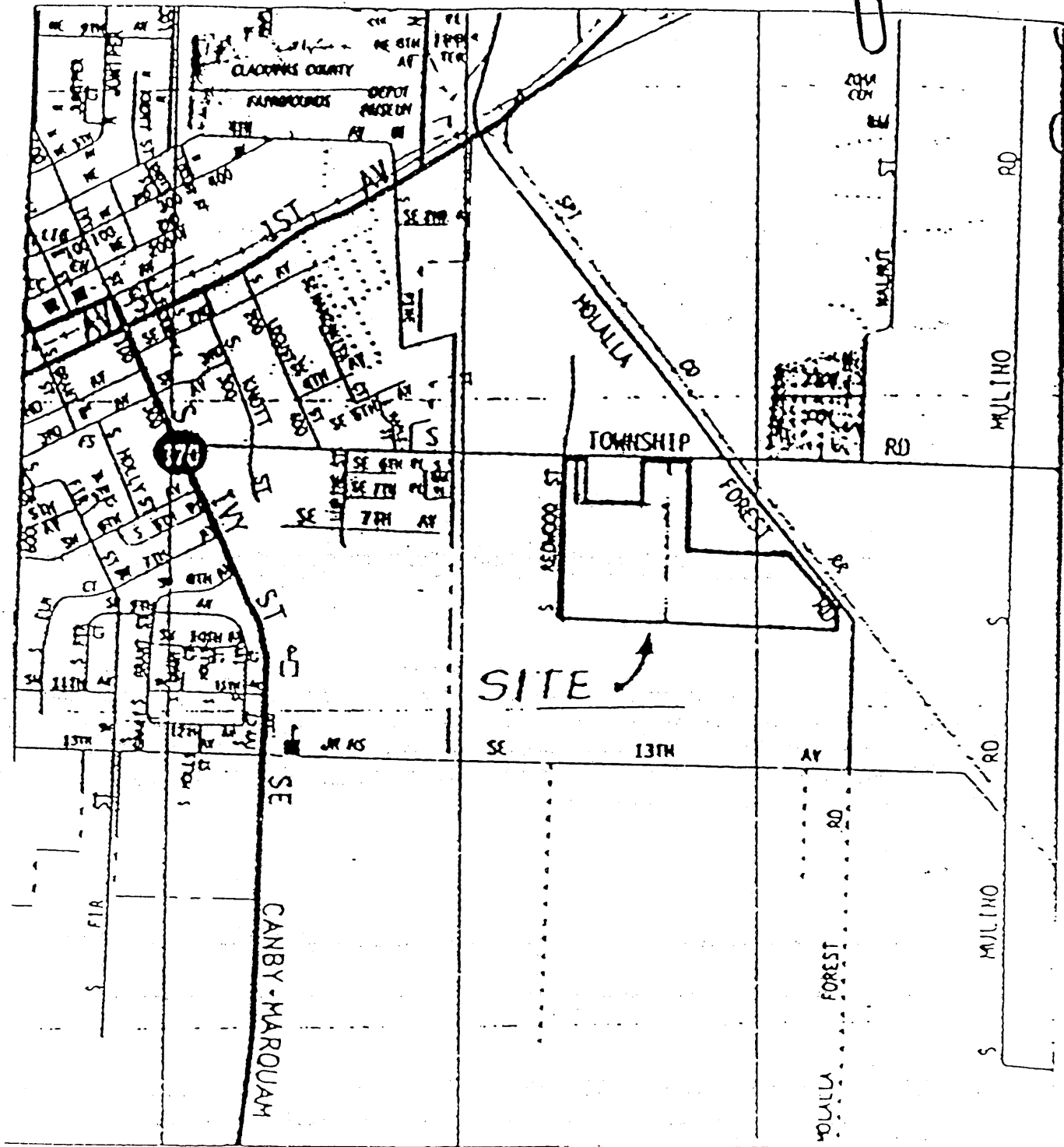
ZONING EFU 20 COMPREHENSIVE PLAN DESIGNATION R-1

PREVIOUS ACTION (if any) /

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



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



VICINITY MAP

SITE AND DESIGN REVIEW APPLICATION

Fee: \$250

OWNER

APPLICANT

Name _____
Address _____
City _____ State _____ Zip _____
SIGNATURE [Signature]

Name CANBY ELEMENTARY SCHOOL DIST. #86
Address 117 N.E. Third Avenue
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/XXXX)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name N.E. 1/4 of N.W. 1/4 S 3, Lot 1100 Block _____
TOWNSHIP 4 S, RANGE 1 EAST WM. CLACKAMAS COUNTY, OREGON

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 EFU 20 Proposed R-1 C.U. for Elementary School

Existing Structures None

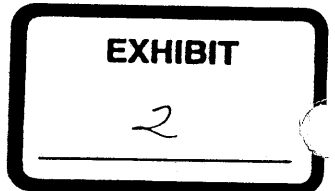
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PREVIOUS ACTION (if any) /

File No. _____
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Completeness Date _____
Pre-Ap Meeting _____
Hearing Date _____



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

April 17, 1992

CANBY ELEMENTARY SCHOOL
DESIGN REVIEW
PROJECT DESCRIPTION



A. SITE DESIGN:

The development of the 20 acre site for the new elementary school and play fields uses the land in an efficient and well-organized manner. The overall design exhibits a strong fit within the context of the existing area and is consistent with the policies of the comprehensive plan and applicable Canby ordinances and LCDC goals and guidelines.

The proposed site is well suited for the placement of an elementary school, being situated within the urban growth boundary, within the School District's boundary, and located near residential growth areas.

The 20 acre lot size permits an uncrowded layout of the program elements. The proposed site design respects the existing environment by working with the existing contours, by retaining generous areas of open-turfed areas, and by setting the building footprint near the southerly property line of the site. As a result, the proposed school exceeds all required setbacks and projects the appearance of a park-like setting.

The school will be surrounded by existing or zoned residential areas. The north property line is 320 feet from Township Road. A generous landscaped buffer area has been established on all sides of the property.

The building has been sited to the south of the property, to maintain existing views of property owners along Redwood Street.

The site will be 85 percent landscaping and 15 percent coverage--well in excess of requirements for landscaping.

Township Road requires widening by ten feet to the east along the length of District property (60 feet). The total right of way (ROW) will be 60 feet. Redwood Street will be widened to the east on District property. Total ROW will be 65 feet. This will allow for parking on both sides of Redwood Street.

A fire access road will be provided along the future 10th Street alignment.

The School District's transportation policy allows for service for all children whose normal route will include walking along Township Road, or until sidewalks are installed on Township or other streets are developed. See the attached District letter.

Access to the school for automobiles and buses will be from Township Road. Access to play fields will be from either the school or from Redwood Street.

Parking requirements for the school are two spaces for each of the 42 to 45 school staff members (90 spaces), or for one space for every four seats of the 400-seat gymnasium area. A total of 103 on-site designated parking spaces have been provided to handle either load. It is highly unlikely that there would be simultaneous use of both staff areas and community assemblies. In the event of community functions or special school programs, overflow parking can be accommodated with 40 additional spaces on site and 100 spaces on both sides of Redwood Street totalling 243 spaces.

The filbert orchard will be removed due to their unsalvageability. They have not been maintained for many years and present a maintenance problem to the District. All other existing trees along Redwood will remain.

An effort has been made to maintain all street trees on both sides of Redwood by shifting and widening Redwood Street to the east and by providing a 15-foot wide landscape buffer to the west.

The school has been sited with regard to solar orientation and does not create any off-site shadows. The school will be air conditioned.

The development of the school envisions fencing along the south, east, and north property lines with a gate or chain securing access to the fire lane.

The building is a compact, two-story scheme with a small footprint. The design has easy access to parking and supervision characteristics with open areas easily supervised by neighbors. The attitude of being a good neighbor is reflected in the aesthetic qualities, and the academic and play field areas will be available for community use.

B. BUILDING DESIGN:

The school building is organized by program and arranged into three major components: The classroom wing, gymnasium, and administration areas. This organization is simple to understand. The Library forms the center of the organization, and supports all academic functions. Kindergarten and administration are near the main entry. The classroom wing is two-stories with views to Mt. Hood and beyond. Public areas also have been developed with views to Mt. Hood.

The building has been broken down into smaller masses expressing the interior program functions, and creating a building that fits into the scale of surrounding structures. The smaller scaled pieces consists of entry and kindergarten areas.

The building parts are composed of soft graceful shapes, that recall gambrel shapes of nearby barns.

Windows have been designed to resemble the residential scale nearby. Other building details are designed to fit into the residential context as well.

The building is of quality construction; the walls are to be low maintenance brick of a wheat color, the roof is to be a dark metal, and the glass will be tinted.

The building has been designed to meet or exceed current energy efficient standards by utilizing natural lighting concepts, and by using passive energy systems and zoned daylit and insulated spaces.

The building has been designed for flexibility with non-load bearing interior walls.

The building has been adequately zoned for easy after hours community use.

The building, long-term, utilizes quality construction throughout, minimizing maintenance. The exterior walls of standing seam metal panels and the tinted glass windows, utilize thermally broken aluminum frames.

The exterior color palette is soft and neutral (tan/wheat colored brick, dark metal roof) to assure contemporary appearance for many years to come.

The facility has been designed to meet or exceed current energy standards by employing the principals of passive energy conservation, natural lighting concepts, and by using innovative controls.

Mechanical zoning works in concert with security zoning for community use after school hours.

C. SUMMARY:

The design reflects the result of many hours of staff, committee, and community input, site visitation, analysis and evaluation.

MWV:sms
90018\design.mis



ELEMENTARY SCHOOL DISTRICT 86
Canby, Oregon 97013

FILE
JAM
LK
BAM

DATE: March 30, 1992
TO: Heinz Rudolf
FROM: Milt Dennison *Milt Dennison*
SUBJECT: STUDENT TRANSPORTATION - NEW SCHOOL SITE

The Canby Elementary School Board has directed me to inform you that we plan to bus all students to the new school site on Township Road when it is opened in September 1993. Until adequate sidewalks feed into the new site, we would plan to continue this transportation program.

1b

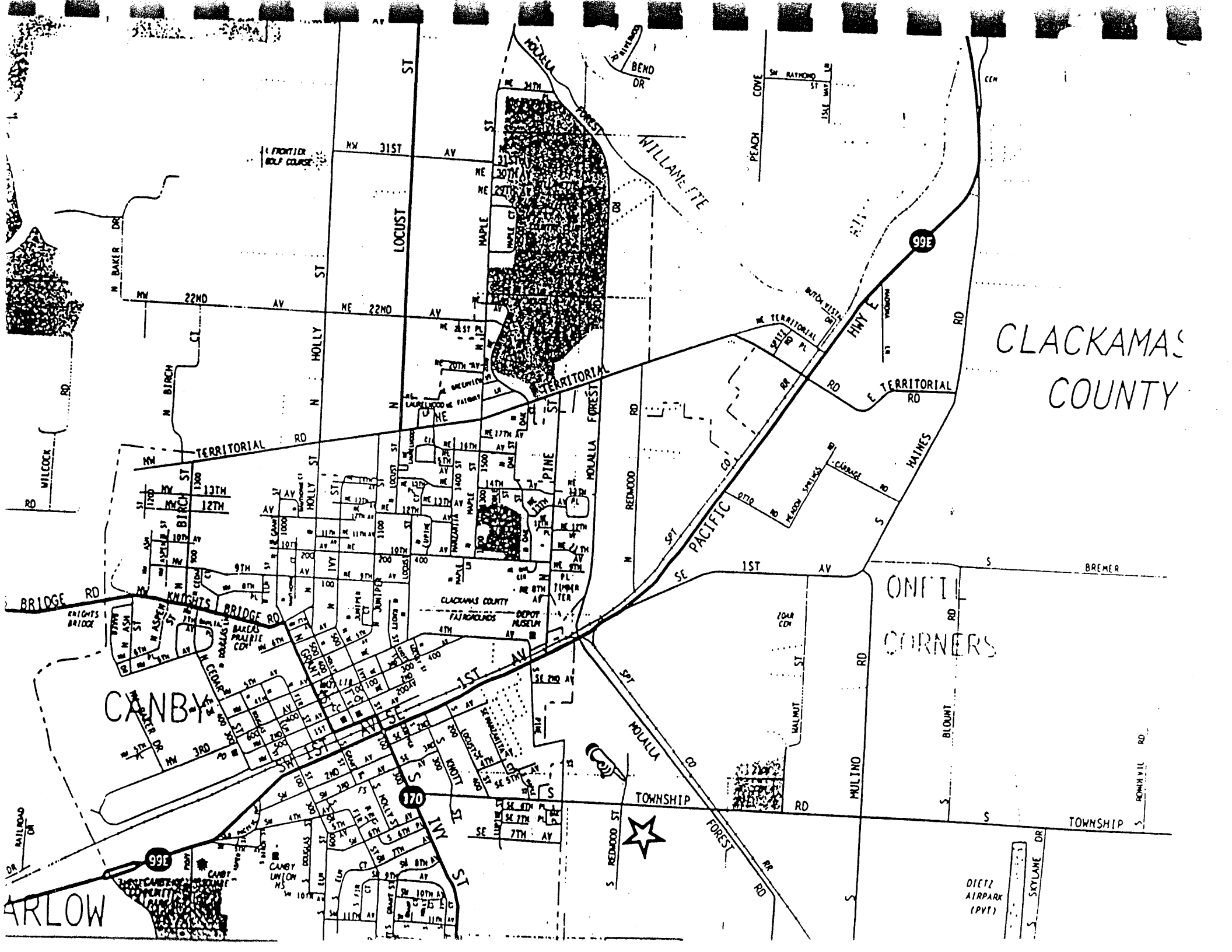
☆ REC'D ☆

MAR 31 1992

BOOR/A

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

Administration Bldg., 117 NE 3rd Avenue / (503) 266-5871
Philander Lee School, 1110 South Ivy Street / (503) 266-5878
Howard Eccles School, 562 NW Fifth Avenue / (503) 266-2744
William Knight School, 501 North Grant Street / (503) 266-2741
Paul Ackerman Jr. High School, 350 SE 13th Avenue / (503) 266-2751
Administration Bldg., 117 NE 3rd Avenue / (503) 266-5871

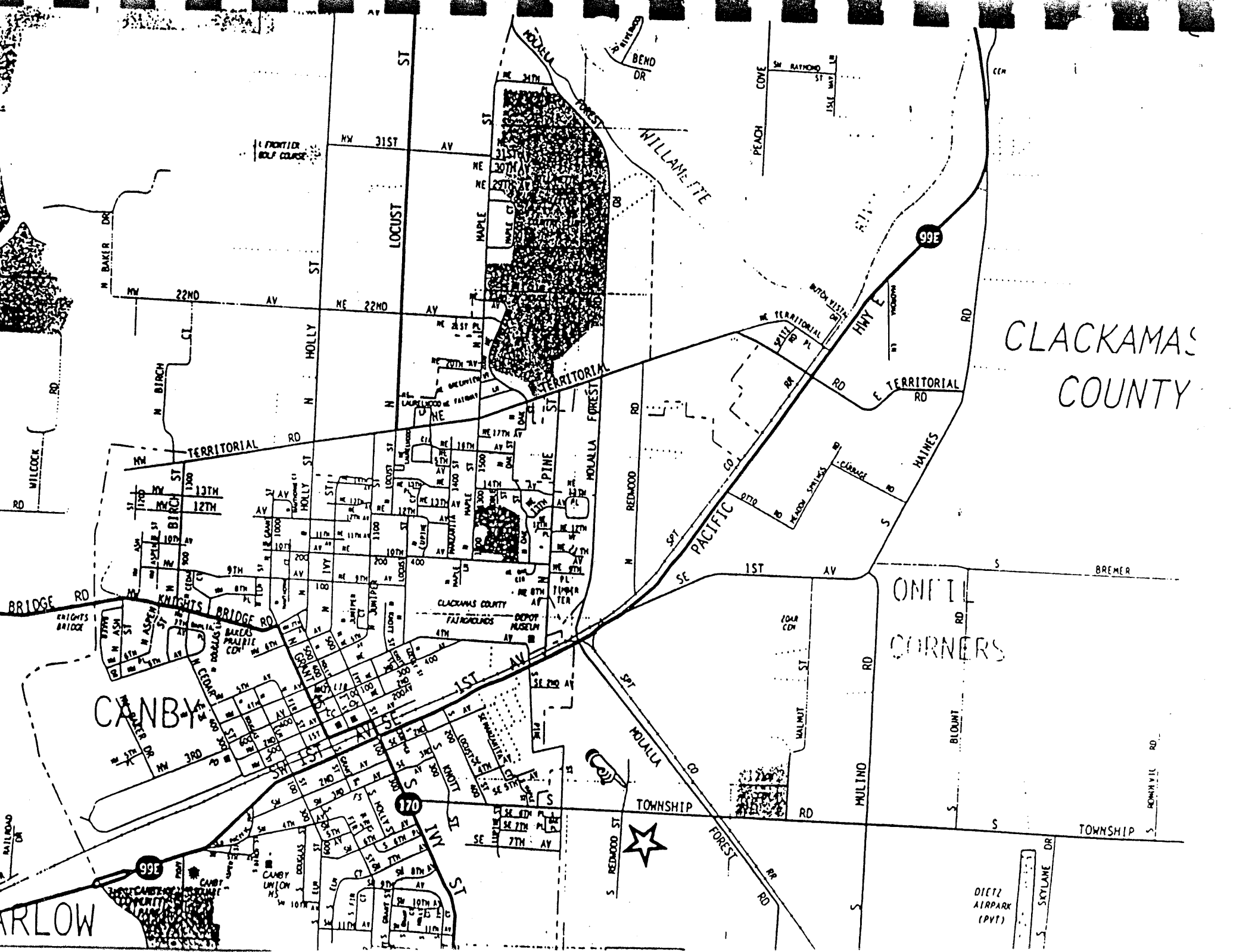


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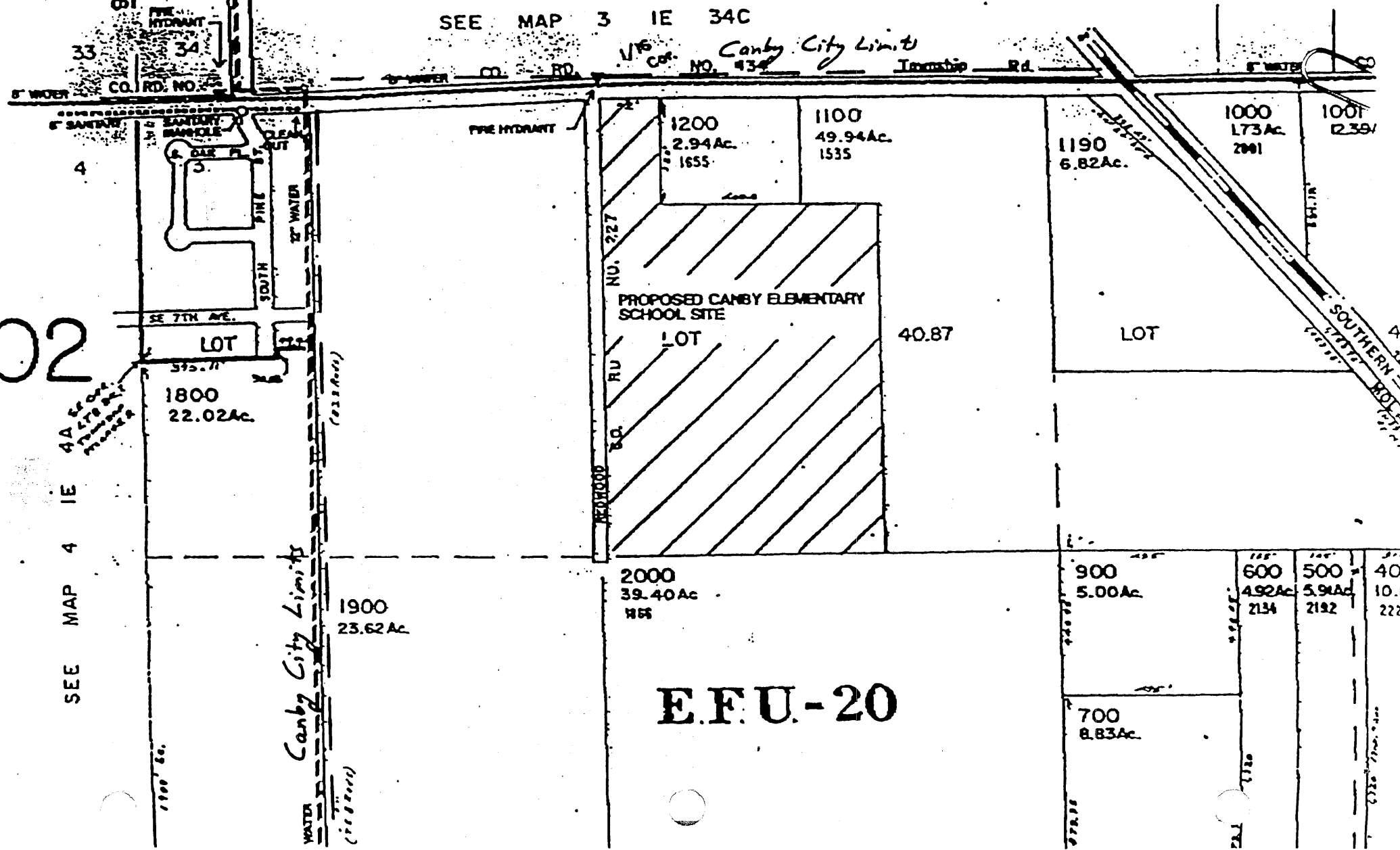
SECTION 3 T.4S. R.1E. W.M. 2
 CLACKAMAS COUNTY

1" = 400'
 9500

SEE MAP 3 IE 34C

1/16 Cor. NO. 434 Canby City Limits

FOR ONLY

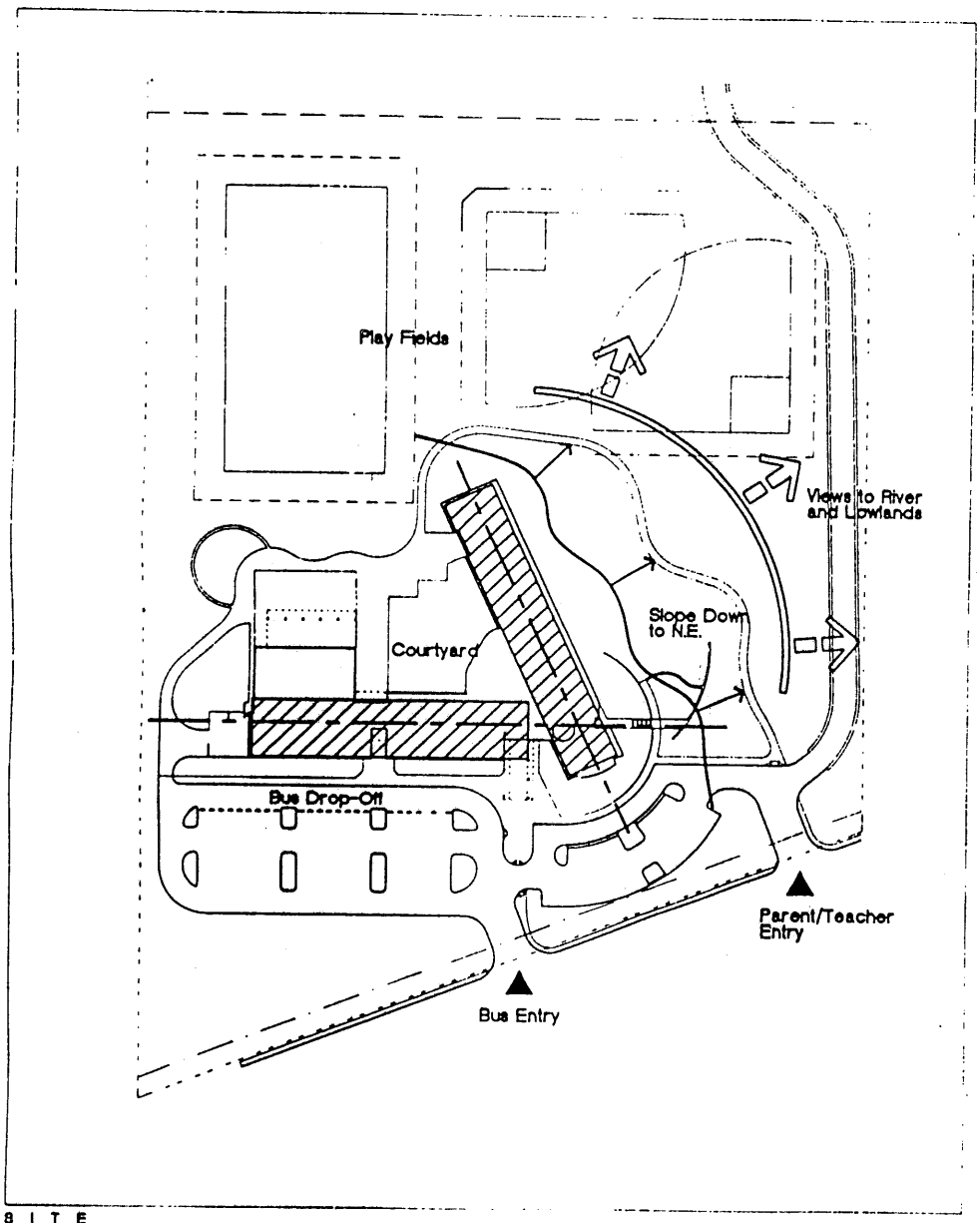


02

SEE MAP 4 IE 4A

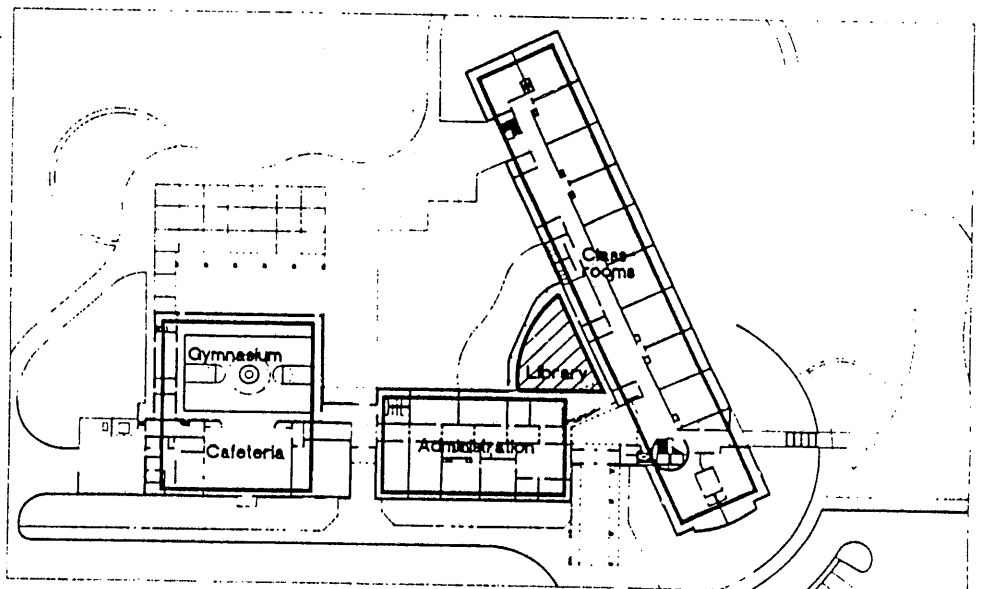
Canby City Limits

E.F.U.-20

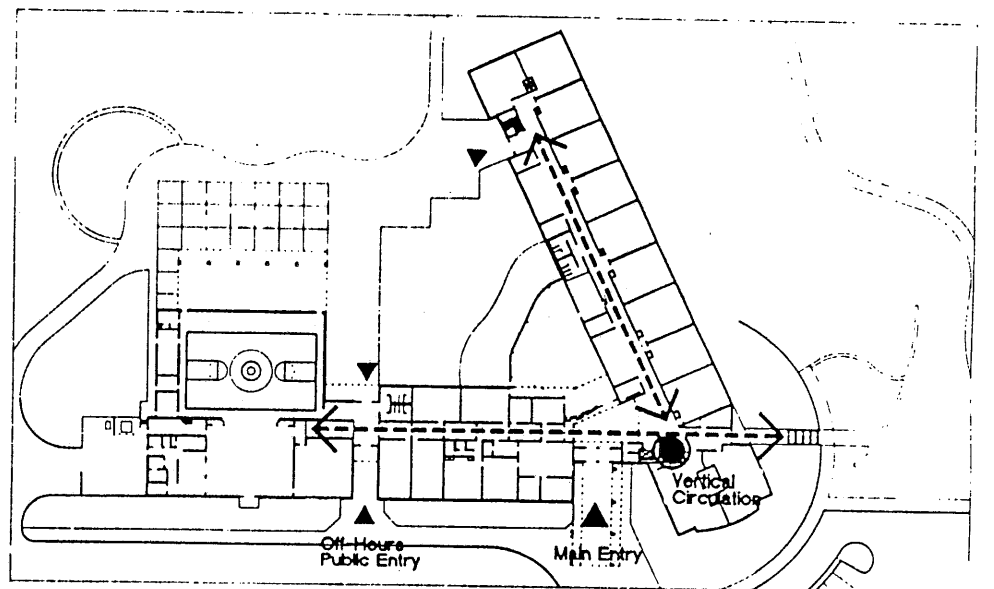


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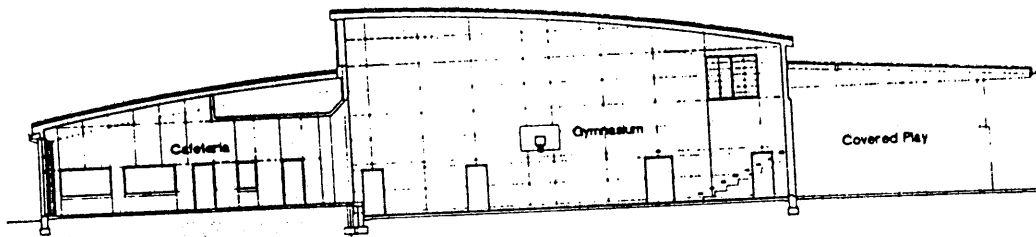
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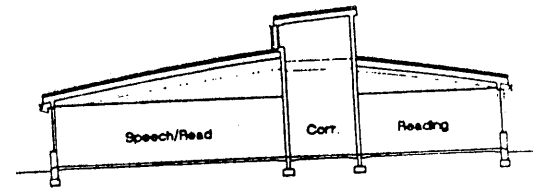
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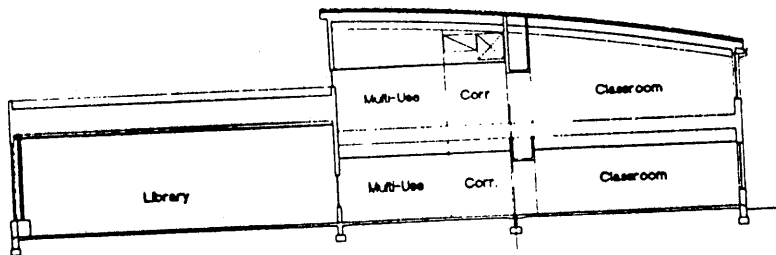
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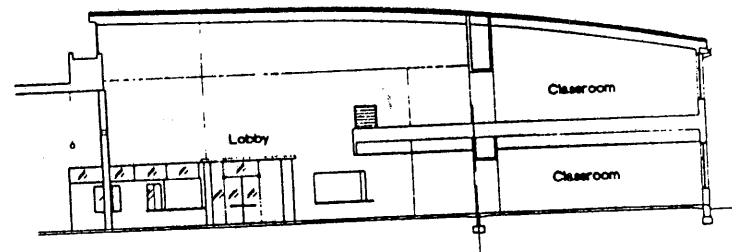
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BUILDING SECTION • CLERESTORY CORRIDOR



BUILDING SECTION • LIBRARY/CLASSROOM

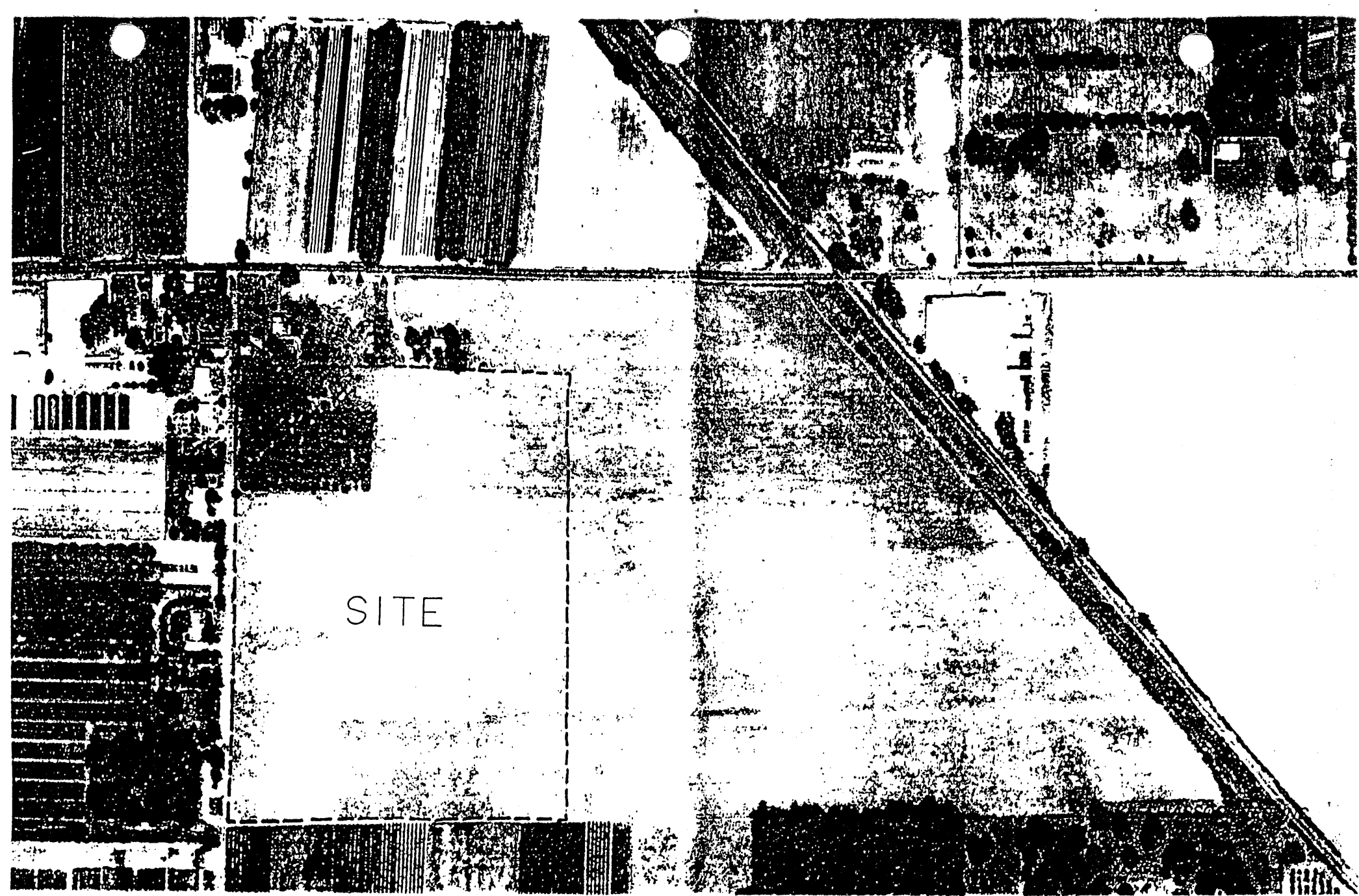


BUILDING SECTION • ENTRY LOBBY

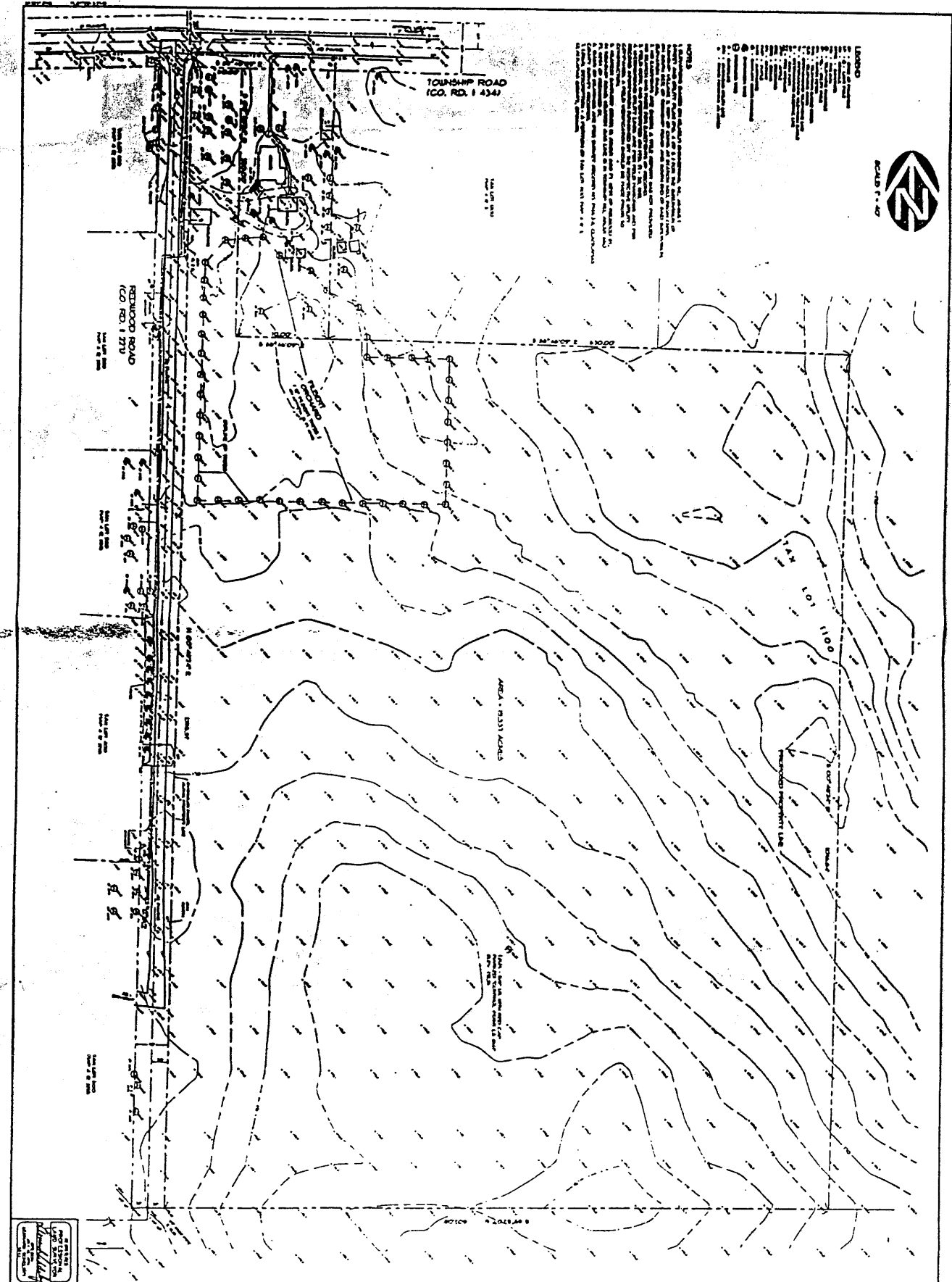
BUILDING SECTIONS

CANBY ELEMENTARY





SITE



LEGEND

1. Contour Interval 100 Feet

2. Proposed Improvement Line

3. Straight Line

4. Township Road

5. Redwood Road

6. Elevation

7. Spot Elevation

8. Spot Elevation

9. Spot Elevation

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99. Spot Elevation

100. Spot Elevation



DATE: 10/1/03

BY: [Signature]

CHECKED: [Signature]

SCALE: AS SHOWN

NO.	DESCRIPTION	DATE	BY	CHECKED
1	TOPOGRAPHIC SURVEY	10/1/03	[Signature]	[Signature]
2	CONSTRUCTION OF CANBY ELEMENTARY SCHOOL	10/1/03	[Signature]	[Signature]
3	CONSTRUCTION OF CANBY ELEMENTARY SCHOOL	10/1/03	[Signature]	[Signature]
4	CONSTRUCTION OF CANBY ELEMENTARY SCHOOL	10/1/03	[Signature]	[Signature]
5	CONSTRUCTION OF CANBY ELEMENTARY SCHOOL	10/1/03	[Signature]	[Signature]
6	CONSTRUCTION OF CANBY ELEMENTARY SCHOOL	10/1/03	[Signature]	[Signature]
7	CONSTRUCTION OF CANBY ELEMENTARY SCHOOL	10/1/03	[Signature]	[Signature]
8	CONSTRUCTION OF CANBY ELEMENTARY SCHOOL	10/1/03	[Signature]	[Signature]
9	CONSTRUCTION OF CANBY ELEMENTARY SCHOOL	10/1/03	[Signature]	[Signature]
10	CONSTRUCTION OF CANBY ELEMENTARY SCHOOL	10/1/03	[Signature]	[Signature]

WESTLAKE
 CONSULTANTS INC.

ENGINEERING • SURVEYING • PLANNING

1000 WESTLAKE DRIVE
 CLATSOP COUNTY, OREGON 97103

TEL: (503) 325-1111

m^carthur | gardner | partnership

planning landscape architecture

April 17, 1992

CANBY ELEMENTARY SCHOOL DESIGN REVIEW

LANDSCAPE DESIGN

The landscape design approach for the elementary school falls into two broad categories, aesthetic and functional. The goals of providing a clearly workable site layout and a pleasant environment have been achieved with the proposed site plan and landscaping.

Functional requirements and solutions:

Pedestrian and vehicle circulation is designed for minimum conflict between the two with emphasis on the safety of student loading and unloading in the bus zone and parent drop-off zone.

Preservation of views to Mt. Hood from neighboring residences has been achieved through siting the building as far south as possible and by restricting the use of berms and plantings within the view corridor.

Screening of the service area and parking area is achieved by the placement of earth berms with evergreen plantings west of these areas.

Trees have been located to provide shade for the south wall of the building, the paved surfaces, and the play areas.

To buffer visually the library from the activity areas, an earth berm planted with mostly evergreen plants is located just to the north of the library.

Plant materials selected for this project were done so based on durability, availability, maintainability, and suitability to condition of location.

Aesthetic requirements and solutions:

The reinforcement of architectural concepts is achieved through the placement of tree and shrub masses which soften the views of the school from surrounding areas and which provide an appropriate sense of scale to the neighborhood.

Plant materials were selected to provide interest through seasonal changes in bloom, foliage color, and textural composition.

April 17, 1992

CANBY ELEMENTARY SCHOOL
DESIGN REVIEW
PLANT KEY

TREES:

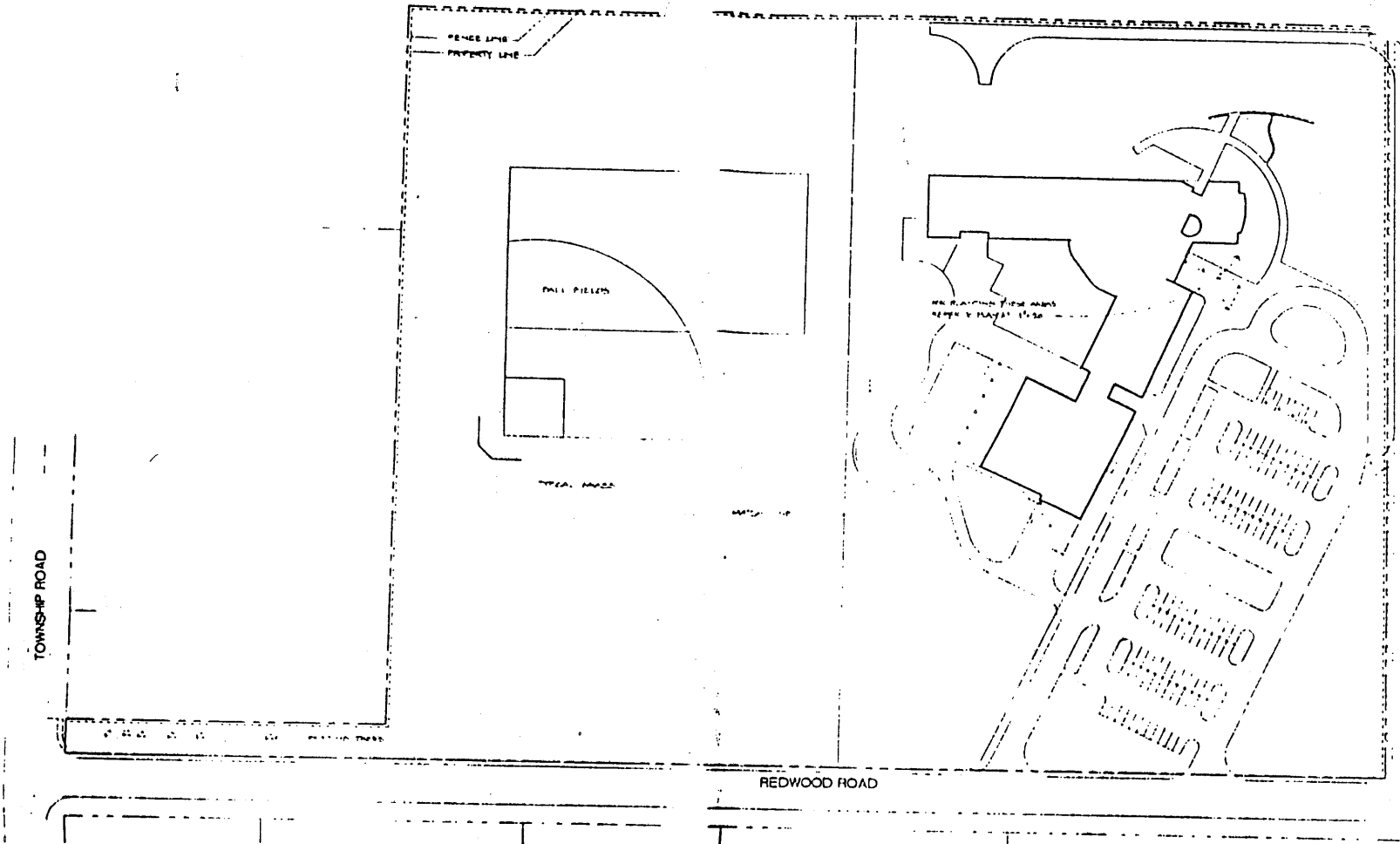
<u>CODE</u>	<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
T-AC	Abies concolor	White Fir
T-AP	Acer palmatum	Japanese Maple
T-ASL	Acer saccharum legacy	Legacy Sugar Maple
T-FAAA	Fraxinus Americana Autumn Applause	Autumn Applause White Ash
T-PC	Pinus contorta	Shore Pine
T-PCT	Prunus cerasifera Thundercloud	Thundercloud Myrobalan Plum
T-PY	Prunus yedoensis	Yoshino Cherry
T-QB	Quercus borealis	Northern Red Oak
T-TE	Tillia euchlora	Crimean Linden
T-ZSVG	Zelkova Serrata Village Green	Village Green Japanese Zelkova

SHRUBS:

KLOR	Kalmia latifolia Ostbo Red	Ostbo Red Mountainlaurel Kalmia
LC	Leucothoe catesbaei	Drooping Leucothoe
PJVV	Pieris japonica Valley Valentine	Valley Valentine Japanese Pieris
RBD	Rhododendron Blue Diamond	Blue Diamond Rhododendron
RBE	Rhododendron Blue Ensign	Blue Ensign Rhododendron
REH	Rhododendron Elizabeth Hobbie	Elizabeth Hobbie Rhododendron
REK	Rhododendron Exbury Klondyke	Klondyke Exbury Azalea
RJMM	Rhododendron Jean Marie de Montague	Jean Marie de Montague Rhododendron
RMSA	Rhododendron mucronatum	Snow Azalea
RSW	Rhododendron Scarlet Wonder	Scarlet Wonder Rhododendron
SRV	Skimmia reevesiana	Reeves Skimmia
VO	Vaccinium ovatum	Box Blueberry (Huckleberry)
VCN	Viburnum cinnamomifolium	Cinnamon Viburnum
VD	Viburnum davidi	David Viburnum
VTM	Viburnum tomentosum mariesi	Maries Doublefile Viburnum

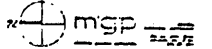
GROUND COVERS:

G-AUM	Arctostaphylos uva-ursi Mass.	Bearberry (Kinnikinnick), var. Massachusetts
G-JHW	Juniperus horizontalis Wilton	Wilton Creeping Juniper (Blue Carpet Creeping Juniper)
G-VM	Vinca minor	Common Periwinkle (Vinca)



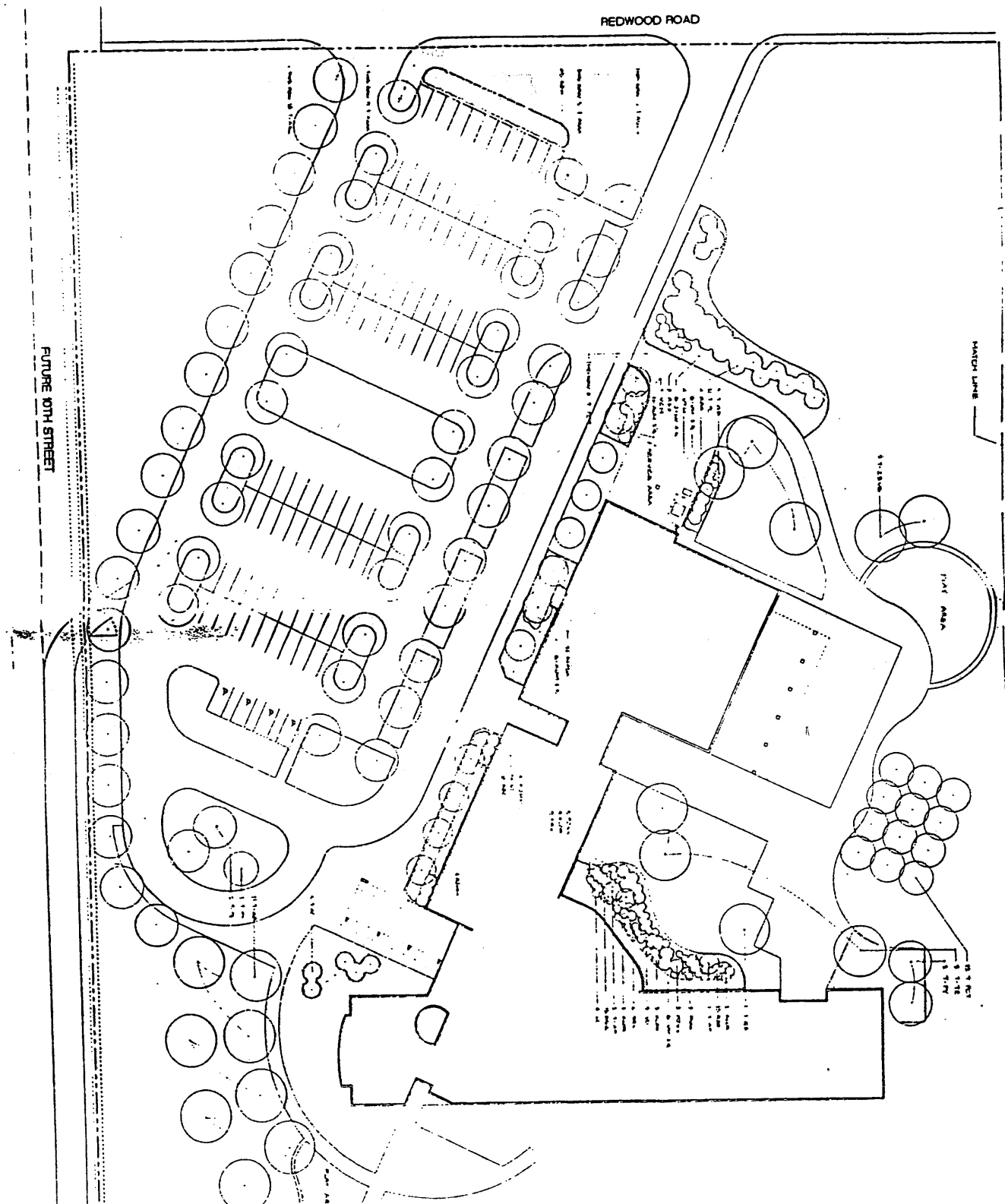
BOOR/A
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 720 SW 8th Avenue
 PORTLAND, OR 97205-3400
 (503) 226-1925
 FAX (503) 226-7429

PROJECT NUMBER: 0418-01
**CANBY
 ELEMENTARY
 SCHOOL**
 Canby
 School District
 #05
DESIGN REVIEW



PLANTING PLAN

DATE: 11/15/04
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



HIRSH
 HIRSH, UPH
 HIRSH
 HIRSH &
 ASSOCIATES
BOOR/A
 ARCHITECTS
 270 SW WASHINGTON
 PORTLAND, OR 97201-3000
 (503) 226-5229
 FAX (503) 241-7229

PROJECT NUMBER: 801010
**CANBY
 ELEMENTARY
 SCHOOL**

CANBY
 School District
 #05

DESIGN REVIEW

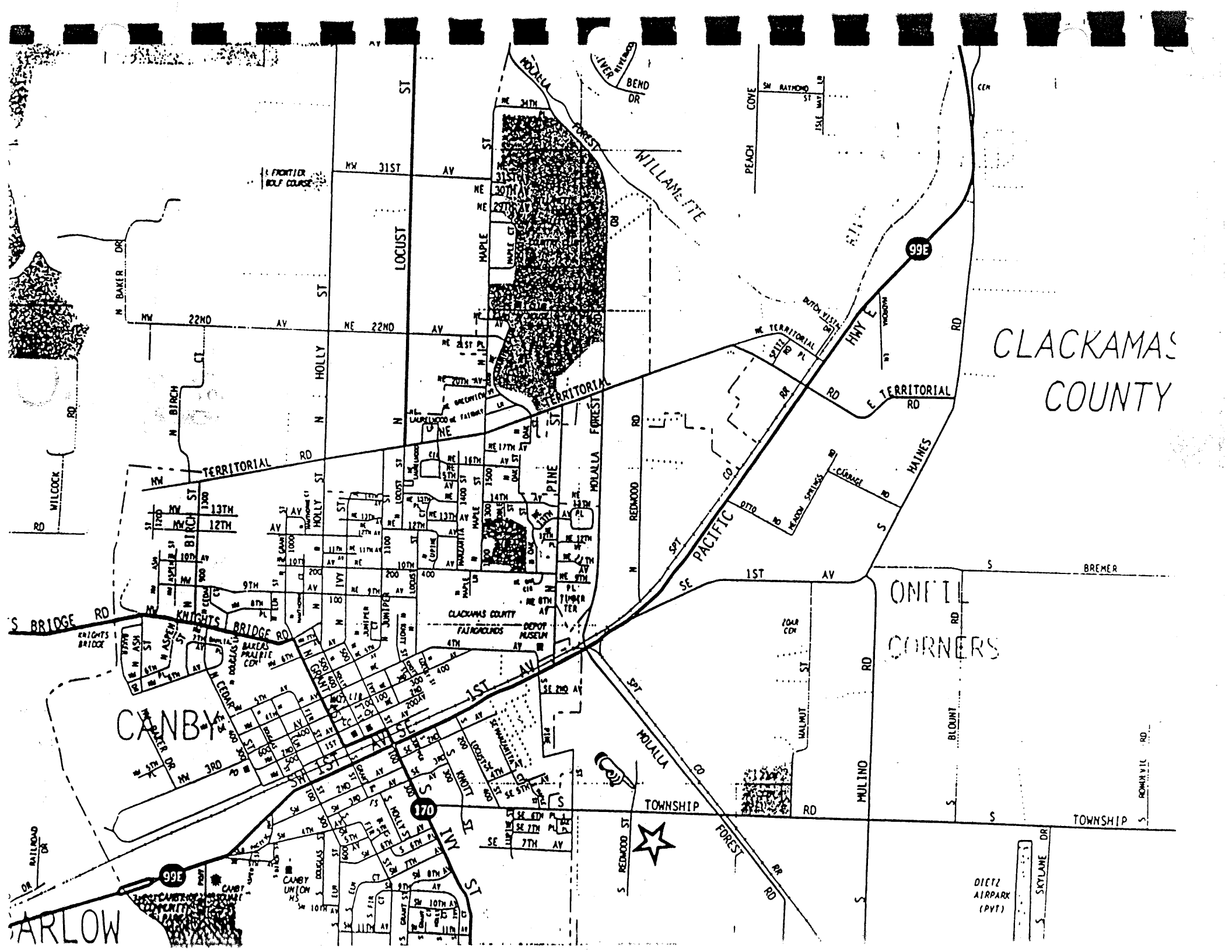
DATE: 11/11/01
 DRAWING NO.: 101010-01
 SCALE: AS SHOWN

MYP
 11/11/01



PLANTING PLAN

SHEET NO. 101010-01
 OF 101010-01



CLACKAMAS COUNTY

ONE ILL CORNERS

CANBY

ARLOW

99E

170



DIETZ AIRPARK (PVT)

SKYLAKE DR

SECTION 3 T4S. R1E. WM. 2
CLACKAMAS COUNTY

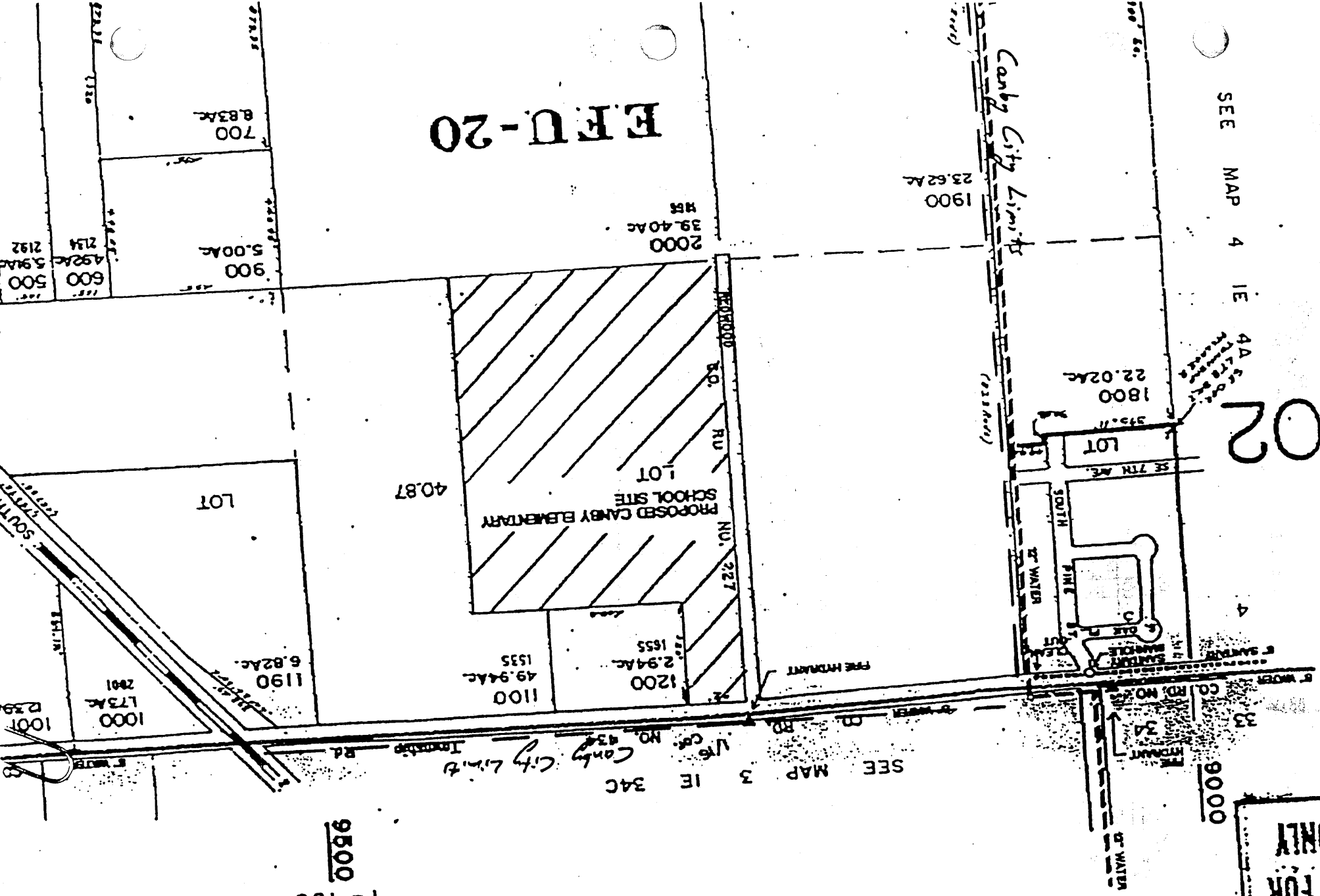
1" = 400'
9500

FOR ONLY

02

SEE MAP 4 IE

4A SEE MAP 4 IE



E.F.U.-20

Canby City Limits

SEE MAP 3 IE 34C
Canby City Limits

April 3, 1992

CANBY ELEMENTARY SCHOOL
CONDITIONAL USE APPLICATION
PROJECT DESCRIPTION

EXHIBIT

4

The development of the 20 acre site for the new elementary school and play fields uses the land in an efficient and well-organized manner. The overall design exhibits a strong fit within the context of the existing area and is consistent with the policies of the comprehensive plan and applicable Canby ordinances and LCDC goals and guidelines.

The proposed site is well suited for the placement of an elementary school, being situated within the urban growth boundary, within the School District's boundary, and located near residential growth areas.

The 20 acre lot size permits an uncrowded layout of the program elements. The proposed site design respects the existing environment by working with the existing contours, by retaining generous areas of open-turfed areas, and by setting the building footprint near the southerly property line of the site. As a result, the proposed school exceeds all required setbacks and projects the appearance of a park-like setting.

The school will be surrounded by existing or zoned residential areas. The north property line is 320 feet from Township Road. A generous landscaped buffer area has been established on all sides of the property.

The building has been sited to the south of the property, to maintain existing views of property owners along Redwood Street.

The site will be 85 percent landscaping and 15 percent coverage--well in excess of requirements for landscaping.

Township Road requires widening by ten feet to the east along the length of District property (60 feet). The total right of way (ROW) will be 60 feet. Redwood Street will be widened to the east on District property. Total ROW will be 65 feet. This will allow for parking on both sides of Redwood Street.

A fire access road will be provided along the future 10th Street alignment.

The School District's transportation policy allows for service for all children whose normal route will include walking along Township Road, or until sidewalks are installed on Township or other streets are developed. See the attached District letter.

Access to the school for automobiles and buses will be from Township Road. Access to play fields will be from either the school or from Redwood Street.

Parking requirements for the school are two spaces for each of the 42 to 45 school staff members (90 spaces), or for one space for every four seats of the 400-seat gymnasium area. A total of 103 on-site designated parking spaces have been provided to handle either load. It is highly unlikely that there would be simultaneous use of both staff areas and community assemblies. In the event of community functions or special school programs,

overflow parking can be accommodated with 40 additional spaces on site and 100 spaces on both sides of Redwood Street totalling 243 spaces.

The filbert orchard will be removed due to their unsalvageability. They have not been maintained for many years and present a maintenance problem to the District. All other existing trees along Redwood will remain.

An effort has been made to maintain all street trees on both sides of Redwood by shifting and widening Redwood Street to the east and by providing a 15-foot wide landscape buffer to the west.

The site has access to all utilities, such as water, sewer, electricity, and gas. Several options for sanitary sewer hookup are being studied: along Logging Road to Township, or along Logging Road and through Redwood, or through Pine Street.

Storm drainage will be accomplished by means of dry wells. At the time of construction, erosion control procedures will be followed to avoid groundwater contamination.

Waste water flows have been studied by the Mechanical Engineer. See the attached letter.

The school has been sited with regard to solar orientation and does not create any off-site shadows. The school will be air conditioned.

The development of the school envisions fencing along the south, east, and north property lines with a gate or chain securing access to the fire lane.

Normal operating hours for the school and fields are from 6:00 a.m. until 11:00 p.m. No lighting of play fields is anticipated at this time.

Signage for circulation at entrance and exits will be provided in accordance with the public works director.

After-hours use by school children and citizens face the same issues as elsewhere, with the exception that most of the site is fenced.

The building is a compact, two-story scheme with a small footprint. The design has easy access to parking and supervision characteristics with open areas easily supervised by neighbors. The attitude of being a good neighbor is reflected in the aesthetic qualities, and the academic and play field areas will be available for community use.

MWV:jmf
90018\projdesc.mis



ELEMENTARY SCHOOL DISTRICT 86
Canby, Oregon 97013

FILE
JAM.
LK
BAM

DATE: March 30, 1992
TO: Heinz Rudolf
FROM: Milt Dennison *Milt Dennison*
SUBJECT: STUDENT TRANSPORTATION - NEW SCHOOL SITE

The Canby Elementary School Board has directed me to inform you that we plan to bus all students to the new school site on Township Road when it is opened in September 1993. Until adequate sidewalks feed into the new site, we would plan to continue this transportation program.

1b

☆ REC'D ☆
MAR 31 1992
BOOR/A.

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

Administration Bldg., 117 NE 3rd Avenue / (503) 266-5871
Philander Lee School, 1110 South Ivy Street / (503) 266-5878
Howard Eccles School, 562 NW Fifth Avenue / (503) 266-2744
William Knight School, 501 North Grant Street / (503) 266-2741
Paul Ackerman Jr. High School, 350 SE 13th Avenue / (503) 266-2751
Administration Bldg., 117 NE 3rd Avenue / (503) 266-5871

MANFULL CURTIS INC.
CONSULTING ENGINEERS

1700 S.W. BEAVERTON HWY., SUITE 315
BEAVERTON, OREGON 97005
(503) 643-6761 FAX 644-5512

March 24, 1992

Milt Dennison
Canby School District
117 NE 3rd Avenue
Canby, OR 97013

Reference: Waste Water Flow Comparisons

Dear Milt:

This letter summarizes our findings regarding how the proposed new school will affect the Canby Waste Water Facilities. We have reviewed the water use of your existing schools and compared this usage with design standards. Finally we estimated how new water conserving fixtures will affect the new school's waste water flow.

EXISTING SCHOOLS

Referring to the attached table, schools without water conserving devices would have a design flow value in the range of 15 - 25 gallons per day per person depending on whether or not a gym and/or cafeteria is part of the school. Similar tables have not been developed for buildings with water conserving fixtures. This table agrees with the referenced material used in our earlier letter dated February 18, 1992.

The estimated annual water use at Eccles, Lee and Knight Schools averaged about 6.4 gallons per day per person for the past 12 months. This information is based on the metered data you provided. This daily flow is less than 1/2 of the design values suggested in the table.

NEW SCHOOL

We expect to see about a 50% reduction in the amount of flow from the new school compared to the existing schools. This expectation is based on the performance of new water conserving fixtures which discharge approximately 1/2 or less water compared to fixtures currently in use. To our knowledge, there have not been any studies to compare flows from buildings with and without water conserving fixtures. But since the per fixture flow provides at least a 50% reduction, you would expect that reduction to

hold true for the entire building. If this were not the case, the water conserving fixtures would be of no value.

RESIDENTIAL FLOW

Depending on the size of residence, standard of living and other factors, the estimated Waste water flow from a residence is somewhere in the range of 20 - 100 gallons per day per person. The attached table from a plumbing and drainage design handbook suggests 75 gallons per day per person as a design value for single family residences.

Milt, I believe this provides the information you need, even though I did not include a lot of detail. If you wish to have backup information, I can provide it.

Sincerely,



Alan B. Curtis

cc: Heinz Rudolf, Broome, Oringdulph, O'Toole,
Rudolf, Boles & Associates

9-2 PUMPING AND DRAINAGE

Table 1. Unit Quantities of Sewage Flow

Type of Establishment	Gallons per Person per Day
Small dwellings and cottages with seasonal occupancy	50
Single-family dwellings, year-round occupancy	75
Multiple family dwellings and apartments	60
Rooming houses	40
Boarding houses	50
Additional kitchen wastes for non-resident boarders	10
Hotels without private baths	50
Hotels with private baths (2 persons per room)	60
Restaurants (toilet and kitchen wastes per patron)	7 to 100
Restaurants (kitchen wastes per meal served)	3½ to 3
Additional for bars and cocktail lounges	2
Tourist camps or trailer parks with central bathroom	35
Tourist camps or mobile home parks with individual bath units	50
Resort camps (night and day) with limited plumbing	50
Work or construction camps (semi-permanent)	50
Day schools without cafeterias, gymnasiums, or showers	15
Day schools with cafeterias, gymnasiums, and showers	75
Boarding schools	75 to 100
Day workers at schools and offices, gallons per person per shift	15
Hospitals	150 to 350+
Institutions other than hospitals	75 to 125
Industrial plants (exclusive of industrial wastes), gallons per person per shift	15 to 35
Picnic parks (toilet wastes only), gallons per picnicer	5
Picnic parks with bathrooms, showers, and flush toilets	10
Swimming pools and bathhouses	10
Luxury residences and estates	100 to 150
Country clubs (per resident member)	100
Country clubs (per non-resident member present)	35
Motels (per bed space)	40
Motels with bath, toilet, and kitchen wastes	50
Drive-in theaters (per car space)	5
Movie theaters (per auditorium seat)	5
Airports (per passenger)	3 to 5
Self-service laundries (gallons per wash; i.e., per customer)	50
Stores (per toilet room)	400
Service stations (per vehicle served)	10

Source: Handbook of Air Conditioning Heating and Ventilating, Second Edition
 Struck & Koraal, Industrial Press,

BOORA
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 720 SW WASHINGTON
 PORTLAND OR 97205-3410
 (503) 256-1575
 FAX (503) 241-7429

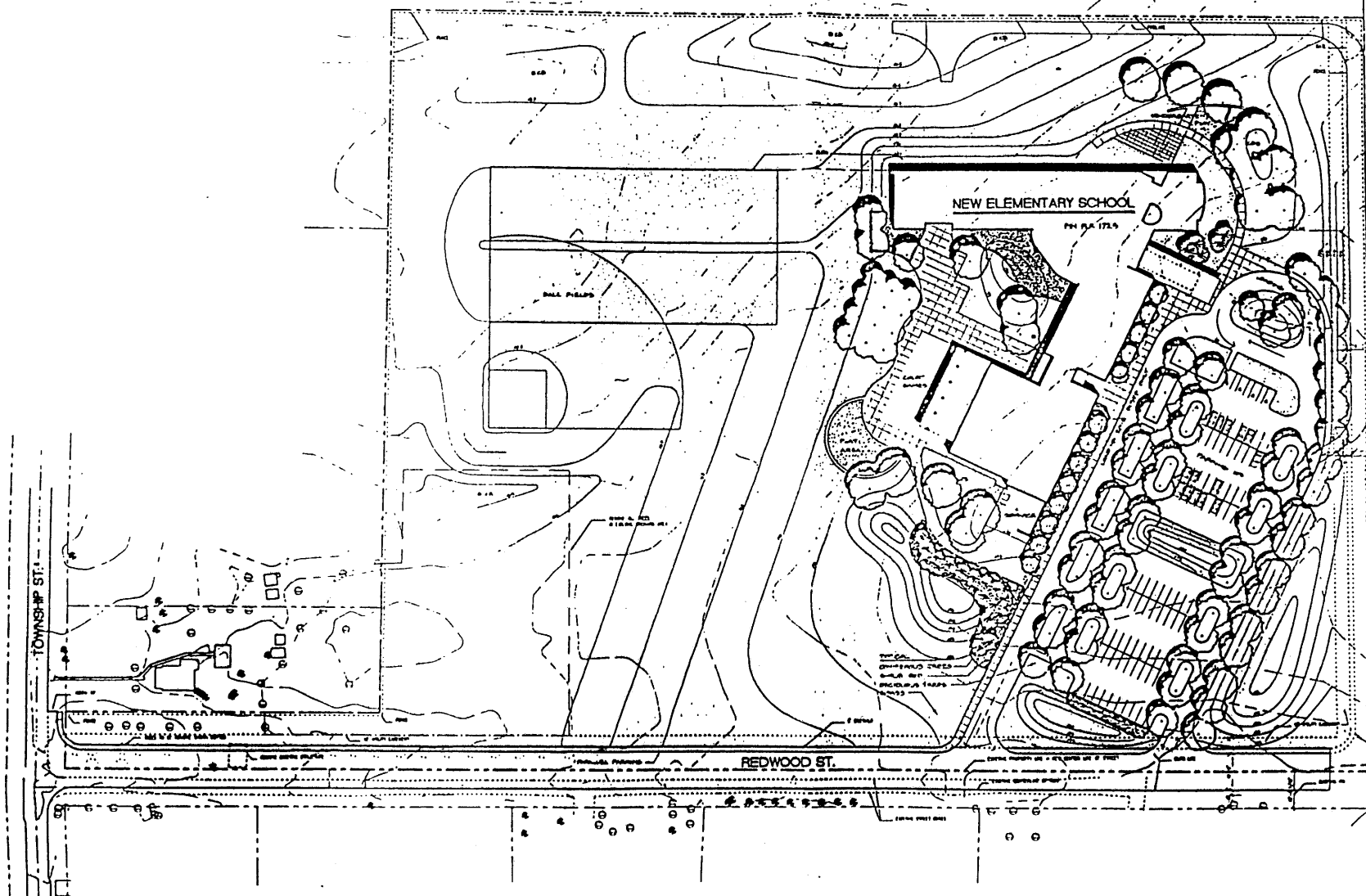
PROJECT NUMBER: 80018.01
**CANBY
 ELEMENTARY
 SCHOOL**
 CANBY
 School District
 #85

CONDITIONAL
 USE
 APPLICATION

mgp

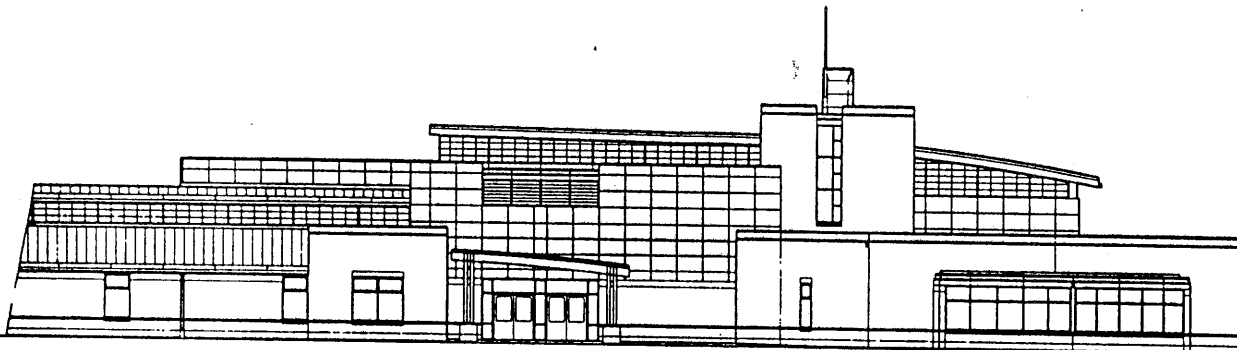
SITE PLAN

DATE: 11/11/08 SHEET NUMBER: 5
 DRAWN BY: J. W. (JW) SITE

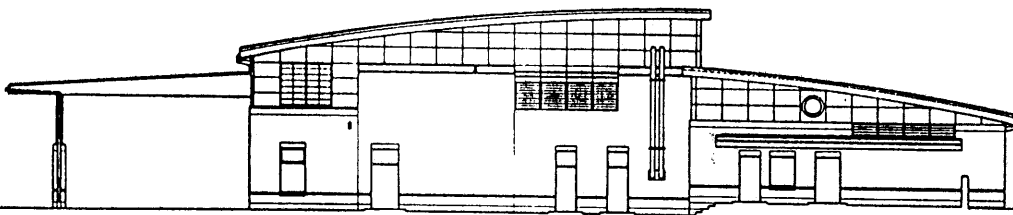


SITE PLAN
 SCALE: 1" = 40'

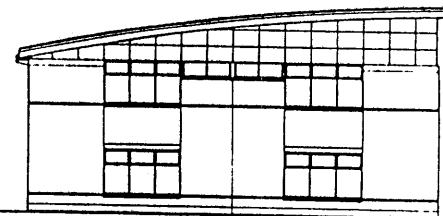
EXHIBIT
 5



PARTIAL ENTRY ELEVATION



WEST ELEVATION

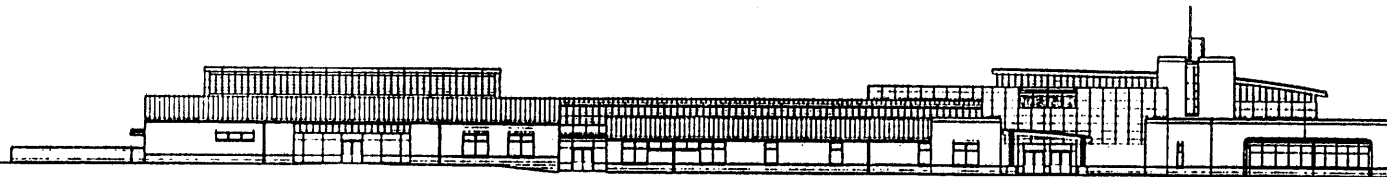


CLASSROOM END ELEVATION

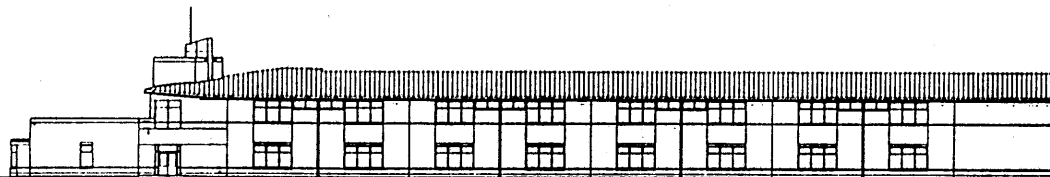
CANBY ELEMENTARY

EXHIBIT

4



ENTRY ELEVATION



CLASSROOM ELEVATION

CANBY ELEMENTARY



BRONKH
ORNDORPH
OUTSOL
BOLES &
ASSOCIATES

BOORA

ARCHITECTURE
INTERIOR DESIGN

770 ST WASHINGTON
PORTLAND, OR 97205-3510
(503) 527-1717
FAX (503) 247-7129

PROJECT NUMBER: 80818

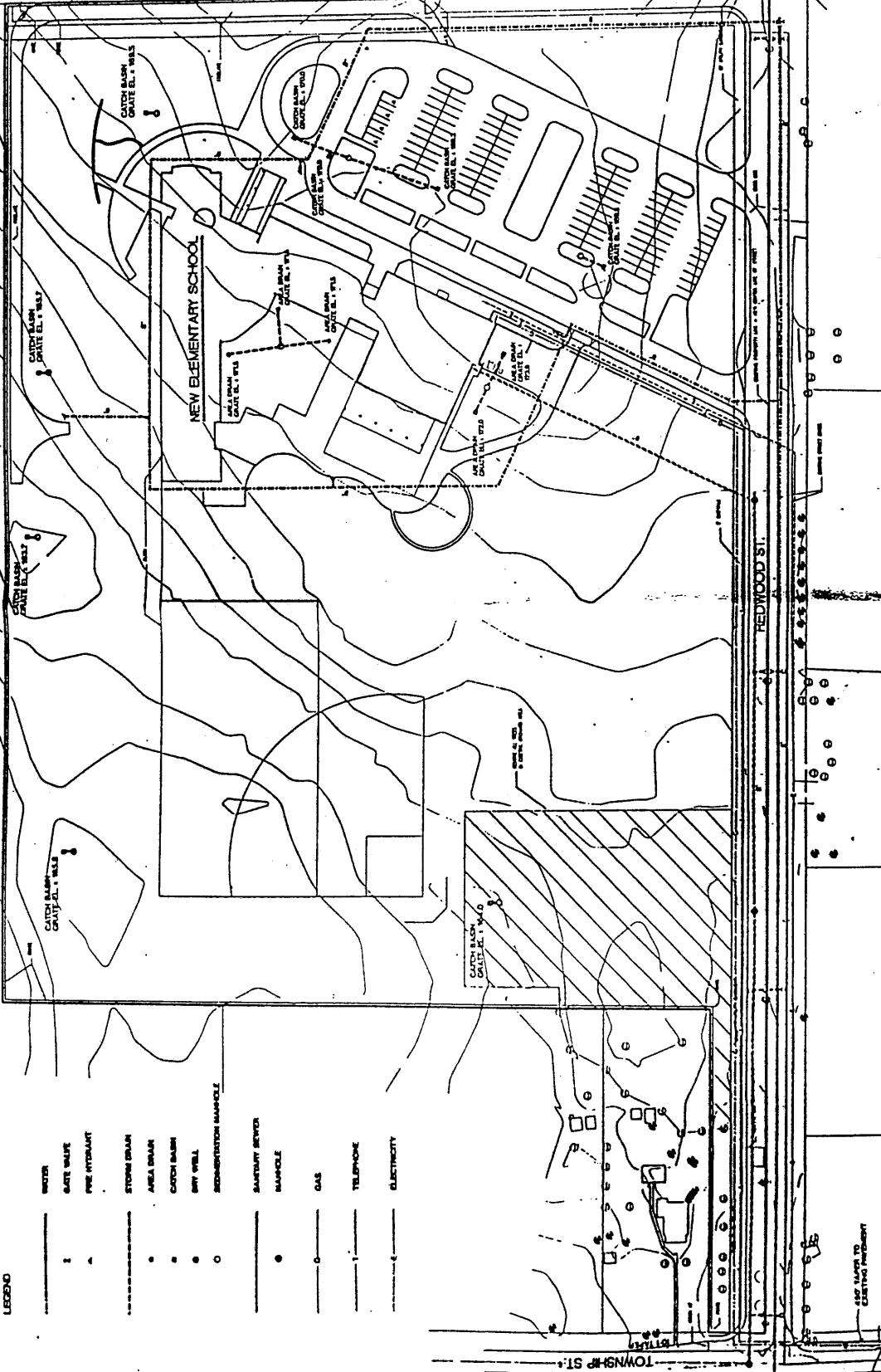
**CANBY
ELEMENTARY
SCHOOL**

CANBY
School District
#886

CONDITIONAL
USE
APPLICATION

Trinity Consultants, Inc.
1000 NE Oregon Street, Suite 200
Portland, Oregon 97232
(503) 255-1111

DATE: 11/10/01
SHEET NUMBER: 10/01
Site



- LEGEND**
- WATER
 - GATE VALVE
 - FIRE HYDRANT
 - STORM DRAIN
 - AREA DRAIN
 - CATCH BASIN
 - RIV. WELL
 - SEWER/STORM MANHOLE
 - SANITARY SEWER MANHOLE
 - GAS
 - TELEPHONE
 - ELECTRICITY

EXHIBIT

7

Westlake Consultants, Inc.

Canby Elementary School - Utilities

Narrative

Project No. 587-11-92

March 31, 1992

Water:

City water will be picked up by tapping an existing 8" main in Township Road, then running a new 8" main along Redwood Street to the school property, then running a public loop around the school building, including 4 fire hydrants for fire protection.

Sanitary Sewer:

Sanitary Sewer service will consist of off-site public service and on-site private service. The off-site service will be a 12" dia. gravity line connecting to an existing gravity line in Highway 99 at Molalla Forest Road (logging road). The gravity 12" line will then run along Molalla Forest Road, 2700 L.F. to an easement, then 800 L.F. to Township Road, then West on Township Road to the intersection of Redwood Street. An 8" gravity line connecting to the manhole at the intersection of Township Road and Redwood Street, will run 900 L.F. South on Redwood Street, then an on-site 6" gravity line will run to the school building.

Telephone, Gas, Electric:

Telephone, natural gas, and electric services will be provided along Redwood Street by the appropriate private utility company.

Street Improvements:

Redwood Street improvements will consist of the following widening of Township Road 10 feet on the south side along property frontage including acceleration and deceleration taper to existing street width; provide 40-foot wide street with curbs on both sides and sidewalk on the east side of Redwood Street, a total distance of 1370 L.F. from centerline of Township Road.

Erosion Control:

Erosion control will be maintained throughout construction of on-site and off-site improvements as prescribed by State and County Standards.

Westlake Consultants, Inc.

***Canby Elementary School - Utilities
Narrative - March 31, 1992
Page 2 of 2***

Fire Lane Improvements:

A fire lane 430 feet by 18 feet wide will be constructed along future 10th Street right-of-way. Construction will be to the City of Canby Standards to facilitate future expansion as required.

Off-Site Storm Drainage:

Off-site storm drainage will consist of collection of storm run-off in catch basins on Redwood Street, then piped to sedimentation manholes to collect solids, then piped into drywells for disposal into the ground.

On-site storm drainage will consist of catch basins and area drains to collect storm run-off. Catch basins and area drains will be sump type to collect sediment prior to piping to drywells for disposal.

PROPOSED OFFSITE SA FOR CANBY ELEMEN

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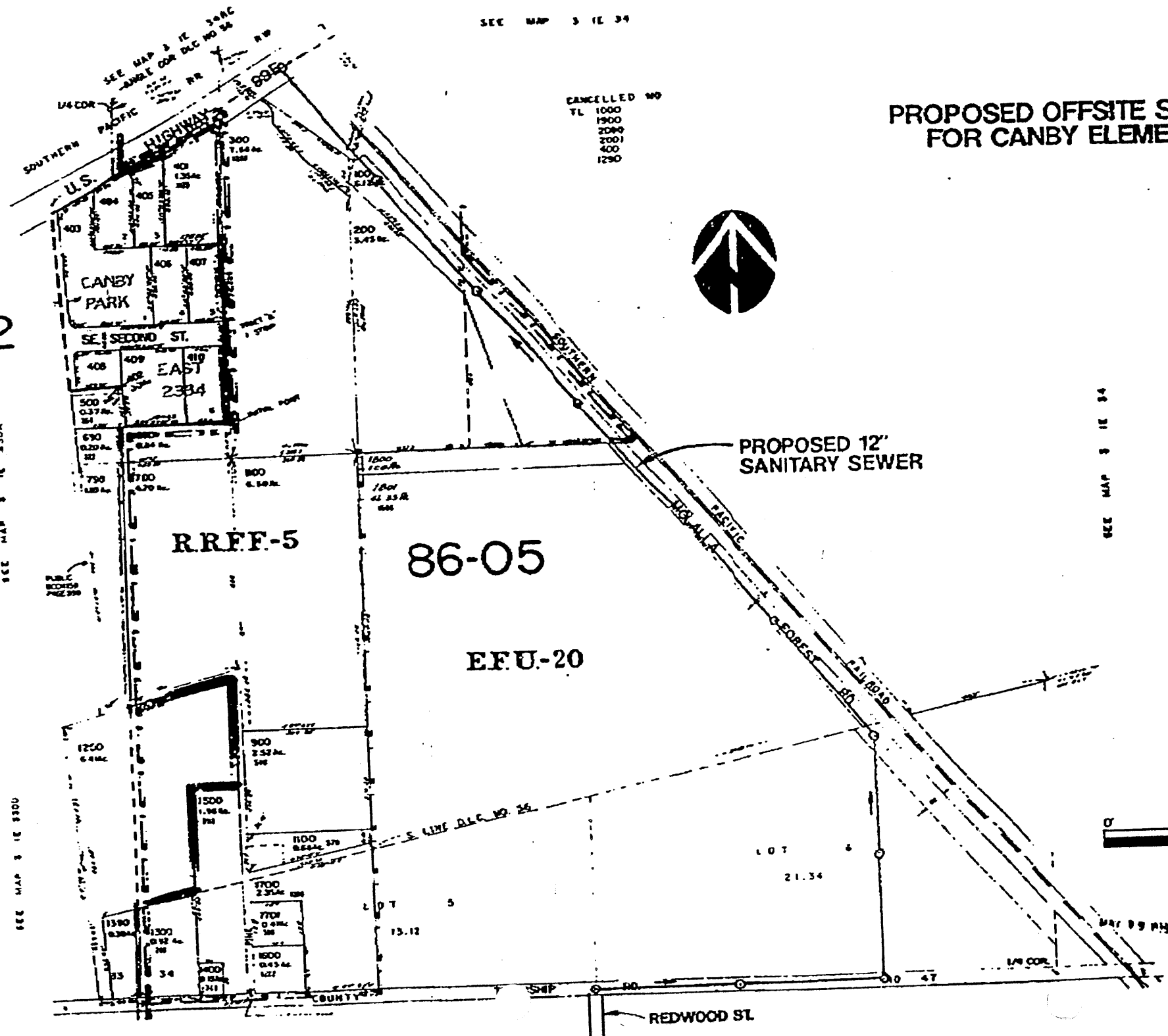


86-02

SEE MAP 3 1E 330A

SEE MAP 3 1E 330D

SEE MAP 3 1E 34



MAY 8 9 AM

Westlake Consultants, Inc.

Canby Elementary School
Township Road On-Site
Project No. 587-11-92

April 2, 1992

Sanitary Sewer Option:

An alternative connection point to the public sewer system is near the intersection of South Pine Street and Township Road. From an existing clean-out, 860 L.F. of 8" Dia. public gravity line will need to be constructed westerly to the intersection of Redwood and Township Roads.

From this point, 900 L.F. of 8" Dia. public gravity line will need to be constructed southerly on Redwood Road.

A 6" Dia. private gravity line will then run to the proposed school.

TOWNSHIP ROAD MIDDLE SCHOOL

TRAFFIC ANALYSIS REPORT

March 3, 1992

Introduction:

This report examines a proposed middle school, to be located south of Township Road and east of Redwood Street, near the City of Canby. The site is proposed to have a capacity for 500 students. Access for the site will be onto and off of Township Road via Redwood Street.

This study looks at traffic circulation into and out of the site and the impact of increased traffic near the site. The study does not assess design requirements of the site or "safe" routes for walking students.

Area Analysis:

The analysis area includes Township Road between Ivy Street and Mulino Road.

Findings:

The existing traffic flow on Township Road was observed at about 230 vehicles per hour and 280 vehicles per hour, AM and PM peak hour respectively.

The trip generation for this site is estimated at about 550 trips per day.

The AM and PM peak hours are estimated at 150 trips and 124 trips respectively.

The proposed access is anticipated to operate at a level of service of "A", even when the existing traffic on Township Road is increased by 10%. A level of service of "A" indicates the best possible service level with a minimal amount of vehicle delay. A level of service of "D" is generally considered the poorest acceptable service level.

The Ivy Street at Township Road intersection currently operates at an "A" level of service. This is not anticipated to change appreciably with the addition of the school. Although the combination of the school with the addition of the assumed 10% increase in the existing traffic level would decrease the service level to "B", this is still well below the normal minimally acceptable "D" service level.

The Township Road at Mulino Road intersection has a 4-way stop traffic control. This type of control offers a capacity of about 1,000 entry vehicles per hour. Under existing conditions, that entry volume is about 250 vehicles per hour and is anticipated to increase to about 300 vehicles per hour with the addition of the school and a 10% increase in existing traffic (total traffic condition).

The school estimates that a maximum evening group function could reach 700 persons. This level of activity could generate a parking demand of 230 vehicles (3 persons per vehicle).

The traffic flow levels of Township Road will not be sufficient to warrant
a left turn refuge.

Conclusions:

The proposed access via Redwood Street is sufficient to handle the
anticipated traffic flow from the site. No left turn refuge is needed on
Township Road based on current levels of traffic flow.

The site layout should accommodate the need for upwards of 230
parking spaces to meet the demands of the occasional evening activity.

Robert Keech, P.E.
Traffic Engineer
P.E. #8822

PLEASE RETURN ALL MATERIALS AFTER REVIEW.

CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS

DATE: April 20, 1992

TO: CUB, PUBLIC WORKS (Roy and Rusty), FIRE, POLICE, SEWER, MIKE JORDAN, TOM
PIERSON, TODD SCHMIT, GARY HYATT

The City has received CUP 92-05, MLP 92-02 and DR 92-04, applications by the Canby Elementary School District, for approval of a new elementary school and play fields on a 20 acre parcel on the south side of S.E. Township Road at Redwood Street; the partition of such land from the parent parcel; and Design Review of the entire proposal (Tax Lot 1100 [part] of Tax Map 4-1E-3).

We would appreciate your reviewing the enclosed applications and submitting comments by April 6, 1992 PLEASE. The Planning Commission will hold a public hearing on May 11, 1992 to consider these applications. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

* Please have "Data Disclosure Form" filled out and returned 30 days prior to wastewater discharge.
Sections I & II

* Will food service be provided for students? If so, grease traps are to be required.

* Sampling manhole need to be installed at point of sewer discharge into city sewer line

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
9

Signature: Steph D. Jones

Date: 4/20/92

PLEASE RETURN ALL MATERIALS AFTER REVIEW.

CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS

DATE: April 20, 1992

TO: CUB, PUBLIC WORKS (Roy and Rusty), FIRE, POLICE, SEWER, MIKE JORDAN, TOM
PIERSON, TODD SCHMIT, GARY HYATT

The City has received CUP 92-05, MLP 92-02 and DR 92-04, applications by the Canby Elementary School District, for approval of a new elementary school and play fields on a 20 acre parcel on the south side of S.E. Township Road at Redwood Street; the partition of such land from the parent parcel; and Design Review of the entire proposal (Tax Lot 1100 [part] of Tax Map 4-1E-3).

We would appreciate your reviewing the enclosed applications and submitting comments by April 6, 1992 PLEASE. The Planning Commission will hold a public hearing on May 11, 1992 to consider these applications. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

~~Other~~ The only comment, is Sanitary
service and cost of development of service
to sight.

otherwise no comment

- 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: Roy I Heater Date: 4-30-92

PLANNING COMMISSION

~~**TESTIMONY SIGN-IN SHEET**~~



Date: 5-11-92

NAME
(Please Print)

ADDRESS
(Please Print)

<u>HEINZ RUDOLF</u>	<u>720 SW WASHINGTON PORTLAND 97205</u>
<u>TED + Cary Ann LABEDZ</u>	<u>693 S REDWOOD ST. CANBY, OR 97013</u>
<u>Leonard Thompson</u>	<u>930 Rosomon TRd West Lin</u>
<u>Milt Dennison</u>	<u>970 NE 34th Canby, OR 97005</u>
<u>Larry + Betty Faust</u>	<u>1866 - S.E. 13th Canby</u>
<u>George Wilhelm</u>	<u>546 SE Township Rd.</u>
<u>Kathy E. Erickson</u>	<u>1625 S. Palm Canby</u>
<u>Arthur Erickson</u>	<u> " " "</u>