

A G E N D A

CANBY PLANNING COMMISSION

REGULAR MEETING City Council Chambers

December 9, 1991 - 7:30 p.m.

I. ROLL CALL

II. MINUTES

October 28, 1991 (carried over)
November 25, 1991

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. FINDINGS

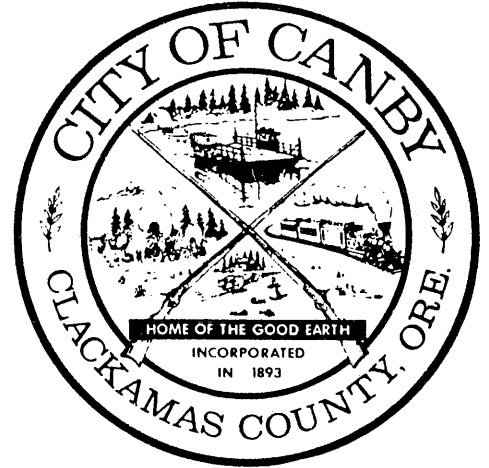
DR 91-07/CUP 91-07 - Canby Alliance Church

VI. NEW BUSINESS

VII. PUBLIC HEARINGS

MLP 91-09 - a request by Carl R. Stuart for approval of a minor land partition to partition a 25,560 square foot parcel into two parcels. The parcel with the existing home would measure approximately 16,000 square feet, and the new parcel would measure approximately 9,500 square feet. The property is located at 1320 N. Holly (Tax Lot 201 of Tax Map 3-1E-33BA).

CUP 91-08, an application by Canby Union High School District #1 for approval of a major addition and major remodel to the existing Canby Union High School. The property is located at 811 S.W. 5th Avenue (Tax Lots 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2200, 2300, 2400 of Tax Map 4-1E-4BB and Tax Lot 700 of Tax Map 4-1E-4B). A summary of the project follows: 1) remove the original 1927 two-story classroom portion of the "B" wing; 2) retain and renovate the current auditorium; 3) renovation to the existing complex; 4) construct a new two-story classroom building of 45,000 square feet to replace the "B" wing and also a small addition between the "F" and Library "D" wings; 5) construct a new 800 seat auditorium of 36,000 square feet to the west of the Industrial Arts Building; 6) construct a new parking area; and, 7) construct twelve temporary "classrooms" to be used between 1992 and 1994, to be removed and sold at a later date.



- STAFF REPORT -

APPLICANT:

Carl R. Stuart

FILE NO.:

MLP 91-09

OWNER:

Carl R. Stuart

STAFF:

Robert G. Hoffman, AICP
Director of Planning

LEGAL DESCRIPTION:

Tax Lot 201 of
Tax Map 3-1E-33BA

DATE OF REPORT:

November 26, 1991

LOCATION:

1320 N. Holly Street

DATE OF HEARING:

December 9, 1991

COMP. PLAN DESIGNATION:

Low Density Residential

ZONING DESIGNATION:

R-1

I. APPLICANT'S REQUEST:

The applicant is requesting approval to divide an 0.59 acre parcel into two parcels, containing approximately 16,000 and 9,500 square feet, respectively.

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. 16.16.030 Development Standards in R-1 Areas
- B. 16.56 General Provisions (for land divisions)
- C. 16.60 Major or Minor Partitions

- D. 16.62 Subdivisions - Applications
- E. 16.64 Subdivisions - Design Standards
- F. 16.64.040 Lots Related to Flag Lots:
(This does not apply if access to 13th is provided, rather than a drive to Holly.)

Flag Lots or Panhandle-shaped Lots:

The Commission may allow the creation of flag lots provided that the following standards are met:

- a. Not more than one flag lot shall be created to the rear of any conventional lot and having frontage on the same street unless it is found that access will be adequate and that multiple flag lots are the only reasonable method to allow for development of the site.
- b. The access strip is to be a minimum of twenty feet in width and shall be paved for its full width from its connection with the public street to the main body of the lot. Except, however, that the width requirement may be reduced to twelve feet where the total length of the access strip does not exceed one hundred feet. Access strips not less than ten feet in width may be permitted where two such drives abut and are provided with reciprocal easements for use.
- c. For residential flag lots, a minimum building setback of five feet from the access strip shall be maintained where such buildings exist prior to the creation of the flag lot.
- d. Design and locations of buildings on flag lots shall be such that normal traffic will have sufficient area to turn around, rather than necessitating backing motions down the access strip. The Commission may establish special setback requirements at the time of approving the creation of flag lots.

IV. FINDINGS:

A. Location:

The subject property is identified on the Clackamas County Assessor's Map as Tax Lot 201 of Tax Map 3-1E-33BA. The property consists of approximately 0.59 acres, with 142 lineal feet of frontage along N. Holly Street, and 30 feet of frontage on N.E. 13th Avenue. The entire area is zoned R-1, Low Density Residential.

The lot is currently occupied by a single-family house addressed as 1320 N. Holly Street. There is room for adequate yards if the minor partition is granted, provided that required easements and access drives can be provided. The subject property is surrounded by homes built on lots ranging in size from 7,000 square feet to 10,600 square feet, with most lots in the 7,500 to 8,100 square foot range.

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

1. The Canby Comprehensive Plan map shows the general area of the subject property located in a Low Density Residential District, as are all adjacent parcels.

Comment: Land division as proposed, and development of the lot with a single family home or other permitted R-1 use, would be consistent with this designation.

2. The Residential Lands Policy No. 2 (page 140, Canby Comprehensive Plan) states the following:

POLICY NO. 2: CANBY SHALL ENCOURAGE A GRADUAL INCREASE IN HOUSING DENSITY AS A RESPONSE TO THE INCREASE IN HOUSING COSTS . . .

IMPLEMENTATION MEASURES: Continue to allow for a variety of lot sizes within residential zones with the overall average equaling the minimum square footage requirement (emphasis added).

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 available through the development of the property.

Comment: In most cases, services will have to be extended to serve the rear parcel of property proposed to be created. This will need to be a condition of approval.

a. Sewer

The City has a sewer line in N. Holly Street and in N.W. 13th Avenue. They are approximately 3.5 to 4 feet deep. Easements will be necessary to serve each lot. There are no known sewer capacity problems in this part of the City. The City would prefer that the sewer in N.W. 13th Avenue be used rather than the sewer in N. Holly. The new sewer to serve the existing home is located in the southern portion of the existing lot and would require an easement if the lot is divided.

b. Water

The water system is operated by Canby Utility Board. They have reported that there are no problems in servicing the lots. Capacity is available in the system. There is a 6 inch line in an easement connecting Holly to 13th. This easement will need to be respected. It is located near the southern property line.

c. Electricity

The electrical system is owned and operated by the Canby Utility Board. Service to the newly created parcels can be obtained. The expense of extending those services will be borne by the applicant. The Canby Utility Board has reported no problems in servicing these lots.

d. Fire

The existing parcel is presently served by Fire District No. 62. The proposed parcels can easily be served, as well, from either Holly or from 13th.

e. Police

The City provides police protection to the area and can easily serve the proposed parcels. They have reported no problems in servicing the proposed lots.

f. Storm Drainage

All on-site storm water will be dealt with on-site and not discharged to the City system. This proposal does not add any additional street area to be drained.

2. Street/Traffic

Canby's ordinance requires that any newly created parcels have access to a public street. The new parcel is proposed to have access to 13th (although the applicant would accept access from Holly instead). Sidewalks are not present on either street. N.E. 13th Avenue is an existing local street in the Comprehensive Plan. It is currently a 40-foot right-of-way, with a 100 foot right-of-way turnaround at the end. There are no plans for widening. Holly is an "Arterial" in the Comprehensive Plan. It is 40 feet wide and should be widened to 60 feet. Ten feet of right-of-way should be dedicated. A sidewalk and curb and paving for the widened street should be provided along N. Holly Street, although the existing large trees should be preserved if at all possible. Special design of widening and location of sidewalks is probably desirable.

D. Overall Design of Parcels

The partition as proposed will result in the creation of two lots consisting of approximately 16,000 square feet and 9,500 square feet, respectively. The applicant will be required to provide any necessary easements for utilities as a standard condition of approval. Access is proposed to serve the new lot with access to 13th Avenue. There do not appear to be any problems associated with this access, except the person who currently parks across this area will need to park elsewhere.

The subject property is generally flat, with room for building and required setbacks and yards. The parcel is zoned R-1, Low Density Residential, and each parcel is large enough to provide the required development space and yards. The driveways, as proposed, is adequate from 13th. The access to Holly is not needed. While Code Section 16.16.030 requires a minimum width and frontage of sixty feet, the same section provides that the Planning Commission may approve lots having less frontage subject to special conditions to assure adequate access. Staff believes adequate access is provided for each lot, as requested in the lot partition. Staff recommends access to the rear lot be via 13th. The need for the long access drive from Holly would then be eliminated. The flag lot configuration is not recommended.

V. CONCLUSION

1. Staff finds that the partition request is in conformance with the Comprehensive Plan and the Municipal Code.
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 for the new lot.
3. Staff concludes that the partition will have adequate frontage on a public street to insure safe and efficient access for a single family structure.
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, provided that conditions deal with easements and sidewalk needs.

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 91-09, subject to the following conditions:

1. 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.

2. A new deed and legal description for the new parcel shall be prepared and recorded with the Clackamas County Clerk. A copy of the new deeds shall be provided to the Canby Planning Department.
3. Ten (10) feet of land for street widening purposes along Holly Street shall be dedicated as part of the final partition. A sidewalk, curb, and widened street shall be provided along Holly, but the trees shall be preserved if at all possible.
4. Utility easements, a minimum of six (6) feet in width, shall be provided on the exterior and interior lot lines of each lot in the proposed development, and 12 feet along each street. The water line easement near the southern property line shall be respected. These easements shall be wide enough to provide for the new sewer already built to serve 1320 N. Holly.
5. A final partition modified to illustrate the conditions of approval, shall be submitted to the Director of Public Works for review and approval. The final partition shall reference this land use application -- City of Canby, Planning Department, File No. MLP 91-09.
6. Plans to extend the sewer shall be approved for construction by the Director of Public Works, prior to the issuance of any building permits on the site.
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. Access to the new lot located behind 1320 N. Holly shall be from 13th. The driveway shall be located as far to the north as possible within the 30 foot frontage to minimize any need to cross the centerline of the street.

Exhibits:

1. Application and Vicinity Map
2. Site Plan

MINOR LAND PARTITION APPLICATION

Fee: \$300.00

OWNER

Name CARL R STUART
 Address 11624 N.E. 64TH AVE
 City VANCOUVER State WA. Zip 98686
 Signature: Carl R Stuart

APPLICANT

Name CARL R. STUART
 Address 11624 NE 64TH AVE
 City VANCOUVER State WA. Zip 98686
 Phone: 206-573-2647

DESCRIPTION OF PROPERTY:

Tax Map 3-1E-33BA Tax Lot(s) 201 Lot Size 25,560 Ft² (.59A)
 (Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name CANBY GARDENS Lot 1 Block _____

PROPERTY OWNERSHIP LIST

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

USE

Existing SINGLE FAMILY LOT Proposed DIVIDE INTO TWO SINGLE LOTS

Existing Structures 1994 SQ.FT. HOME, 20 X 24 GARAGE

PROJECT DESCRIPTION

DIVIDE LOT OF 25,560 SQ.FT. INTO TWO (2) LOTS
(1) APPROX 16,000 SQ.FT. & (1) APPROX 9500 SQ.FT. FOR RESALE.

Access ~~ROADS~~ FOR NEW LOT THRU N.W. 13TH AVE OR N. HOLLY
AS DETERMINED BY COMMISSION.

ZONING _____ COMPREHENSIVE PLAN DESIGNATION _____

PREVIOUS ACTION (if any) _____

File No. MLP 91-09
 Receipt No. _____
 Received by _____
 Date Received 11-18-91
 Completeness Date _____
 Pre-App Meeting _____
 Hearing Date 12-9-91

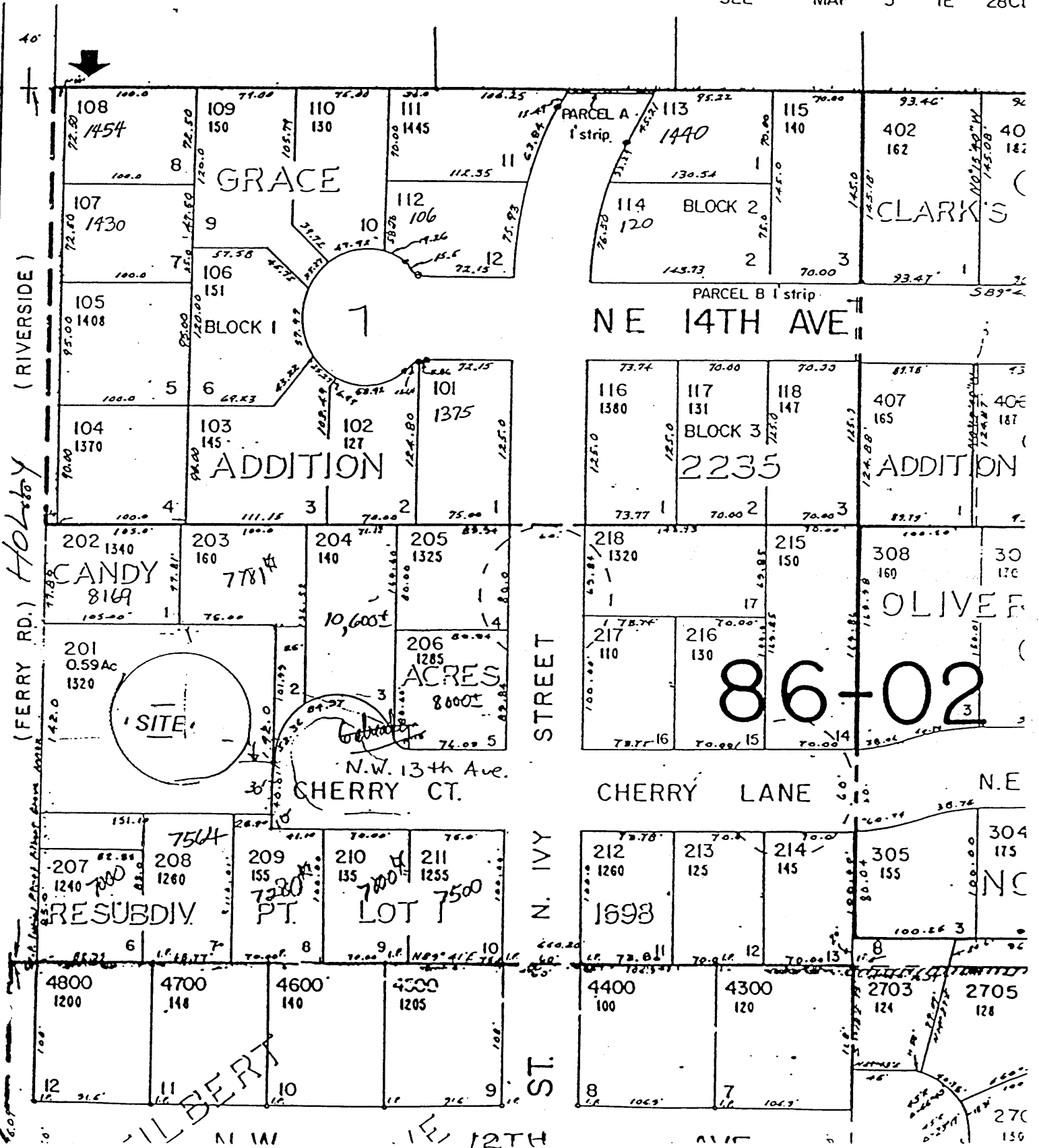


• If the applicant is not the property owner, he must attach documentary evidence of his authority to act as agent in making application.

NE 1/4 NW1/4 SEC

CLACKAMA

SEE MAP 3 IE 28CI



1342

4' CYCLONE FENCE

PLANTINGS 3'

PLANTINGS 3'

70'

4' CYCLONE FENCE

PROPOSED LOT
9940 SQ. FT.

70'

4' 24' 1'0"

GARAGE
20'x24'

UTILITY

COVERED PATIO
20' x 22'

B.P. 1

KITCHEN

LIVING RM.

BATH

DINING
RM.

B.P. 2

sidewalk

110'

PLANTINGS 3'

4' CYCLONE FENCE

DRIVEWAY
12' WIDE

180' 0.1

110'

71'

PLANTINGS 3'

DRIVEWAY

EXISTING LOT W/ HOUSE
15620 SQ. FT.

37'

30'

65'

38'

15'

142' 0.1

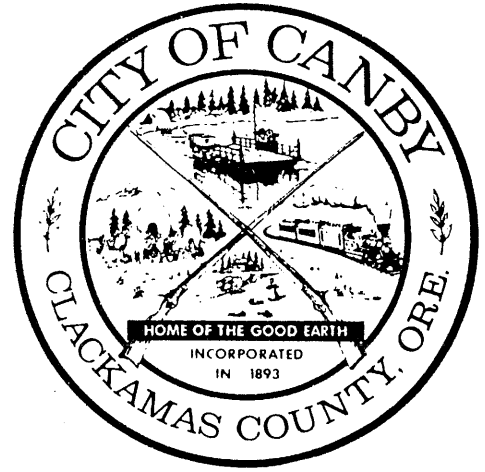
HOLLY ST.

Blumberg No. 8119

EXHIBIT

2

- STAFF REPORT -



APPLICANT:

Canby Union High School

FILE NO.:

CUP 91-08

OWNER:

Canby Union High School

STAFF:

Robert G. Hoffman, AICP,
Planning Director

LEGAL DESCRIPTION:

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

DATE OF REPORT:

November 27, 1991

LOCATION:

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

DATE OF HEARING:

December 9, 1991

COMP. PLAN DESIGNATION:

Public and Highway Commercial

ZONING DESIGNATION:

R-1 (Low Density Residential)

I. APPLICANT'S REQUEST:

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

- 1) remove the original 1927 two-story classroom portion of the "B" wing;
- 2) retain and renovate the current auditorium;
- 3) renovation to the existing complex;
- 4) construct a new two-story classroom building of 45,000 square feet to replace the "B" wing and also a small addition between the "F" and Library "D" wings;
- 5) construct a new 800 seat auditorium of 36,000 square feet to the west of the Industrial Arts Building;
- 6) construct a new parking area; and
- 7) construct twelve temporary "classrooms" to be used between 1992 and 1994, to be removed and sold at a later date.

(Site and Design Review is **not** a part of the review at this time. The applicant will apply for Design Review at a later date.)

II. APPLICABLE REGULATIONS

- **City of Canby General Ordinances:**

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

- **City of Canby Comprehensive Plan:**

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

III. MAJOR APPROVAL CRITERIA

16.50.010 Authorization to Grant or Deny Conditional Uses

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

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of this title and other applicable policies of the City.
- B. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features.
- C. All required public facilities and services exist to adequately meet the needs of the proposed development.
- D. The proposed use will not alter the character of the surrounding areas in a manner which substantially limits or precludes the use of surrounding properties for the uses listed as permitted in the zone.

IV. FINDINGS:

A. Background and Relationships:

The applicant proposes additions remodeling, and temporary classrooms to the existing high school. Additional land is being used and some additional teachers will be involved. The 36 acre site is surrounded by public land, residential uses, the Canby Square Shopping Center, and Commercial uses along 99E.

B. Comprehensive Plan Consistency Analysis

i. Citizen Involvement

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

ii. Urban Growth

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

iii. Land Use Element

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

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

iv. ENVIRONMENTAL CONCERNS

Surface water is not affected. On-site disposal of storm water will be required. State and local Code requirements regarding air, water, and noise pollution will be required of the development and construction. State laws and local regulations will require development to meet standards to prevent air, water, land and noise pollution. The proposed development will provide an expansion of the school building space and parking areas. The new development will not be located near

housing. The proposal will have minimal affect on the open space since the site has been expanded to accommodate the new building and parking, and the changes will directly affect only a small proportion of that acreage. No designated historical structures will be affected, but the original high school building will be demolished. The School Board is reported to have promised to salvage any appropriate architectural details.

v. **HAZARDS - none known**

vi. **TRANSPORTATION**

The proposal includes vacation of a few streets, but adds only about 9% to the traffic load when at full capacity. The traffic consultant has analyzed the proposal and does not propose any additional traffic improvements. He expresses concern about parking for sporting events. The school architect explains that the sporting events already exist and the development will add 172 parking spaces which will help alleviate the problem.

vii. **PUBLIC FACILITIES AND SERVICES**

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

viii. **ECONOMIC**

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

ix. **HOUSING**

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

x. **ENERGY CONSERVATION**

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

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

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

C. **Evaluation Regarding Conditional Use Approval Criteria**

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

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

2. **Site Characteristic Suitability**

The proposed additions and renovation of classrooms, and temporary portable classrooms to the existing school, is considered by staff to be appropriate improvements to the existing school building and site development. By comparing the new area to the original school on the drawings and the aerial photo, it is apparent that the addition does change the site use and characteristics. The school use is expanded to the west. The new school area will include a new auditorium and parking. The traffic pattern in the area of 5th and Birch will be changed by adding school-related traffic, but the traffic consultant has reviewed the proposal and stated that "The improvement of the school in itself will not cause significant impact on existing circulation. No specific street improvements were identified as necessary." Staff agrees. S.W. 4th Avenue is **not** proposed to be closed at this time. Parking is adequate for the addition, as 304 spaces presently exist and 172 spaces

being added. This meets ordinance requirements, but will be reviewed in more detail as part of Design Review, at a later time. The new portables will not cause changes to the traffic patterns in the area and will be eliminated when the new and renovated classrooms become available. The proposal for site development is suitable, but will be reviewed in more detail as part of the Design Review process. Height requirements have been met. The auditorium's "fly-way" is within 10 feet of the height limit. Buses already serve the area.

3. Availability of Public Services and Facilities for the Site

All needed public facilities and services already service the school.

4. Compatibility with Surrounding Uses

The proposals are a change when compared to the existing development, as evidenced by an inspection of the drawings and aerials. The additions and parking area to the west will not affect the surrounding businesses in any way. At total capacity, the expected traffic load will increase about 9%, according to the consultant. He states that this will not cause significant change to the existing situation. Staff advises that the proposed development appears to be compatible with the surrounding uses, the closest uses being commercial. Design Review will review this matter in greater detail later.

V. CONCLUSION

Based on the above analysis, staff concludes that the proposal, CUP 91-08, complies with the approval criteria for a Conditional Use, since it is consistent with the Comprehensive Plan, is suitable for the site, needed public facilities and services are present, and the character of the surrounding areas are not negatively impacted.

VI. RECOMMENDATION:

Based upon the application and supporting documents, staff analysis and conclusions, and without benefit of a public hearing, staff recommends approval of CUP 91-08, as submitted, with the following conditions:

1. A Site and Design Review application shall be filed by the school district, and necessary building and electrical permits, as required by Building Official, shall be obtained.
2. Additional service connection fees shall be paid prior to issuance of a building permit and all utilities shall be built to the requirements of the service providers.
3. The temporary classrooms shall be put out of service simultaneously or prior to the occupancy of the new and renovated classrooms and parking provided for, including paving and landscaping.
4. S. Aspen shall be improved to meet the requirements of the Director of Public Works. If Birch and 5th remain public, they shall also be improved.
5. Old Pacific Highway shall be curbed, paved, and sidewalks provided, to meet the requirements of the Director of Public Works.

Exhibits:

1. Conditional Use Application
2. Vicinity Maps/(Aerial Photo too large to reproduce)
3. Existing Site Plan
4. Summary Information from Traffic Study

CONDITIONAL USE APPLICATION

Fee: \$300.00

OWNER

APPLICANT

Name Canby Union High School Dist. 1

Name Luey Architects

Address 811 S.W. 5th Avenue

Address 11945 S.W. Pacific Hwy Suite 301

City Canby State OR Zip 97013

City Tigard State OR Zip 97223

SIGNATURE *Stephen Miller*

Phone: (503) 684-3622

DESCRIPTION OF PROPERTY:

Tax Map 41E 4B Tax Lot(s) See Attached Lot Size 35.93 Acres
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name See attached Lot _____ Block _____

PROPERTY OWNERSHIP LIST

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

USE

Existing Single family residential Proposed High School Facility

Existing Structures none

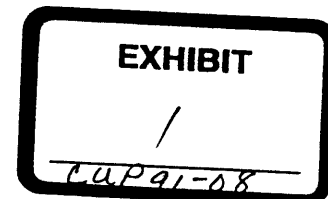
PROJECT DESCRIPTION

see attachment

ZONING R-1 COMPREHENSIVE PLAN DESIGNATION Highway Commercial

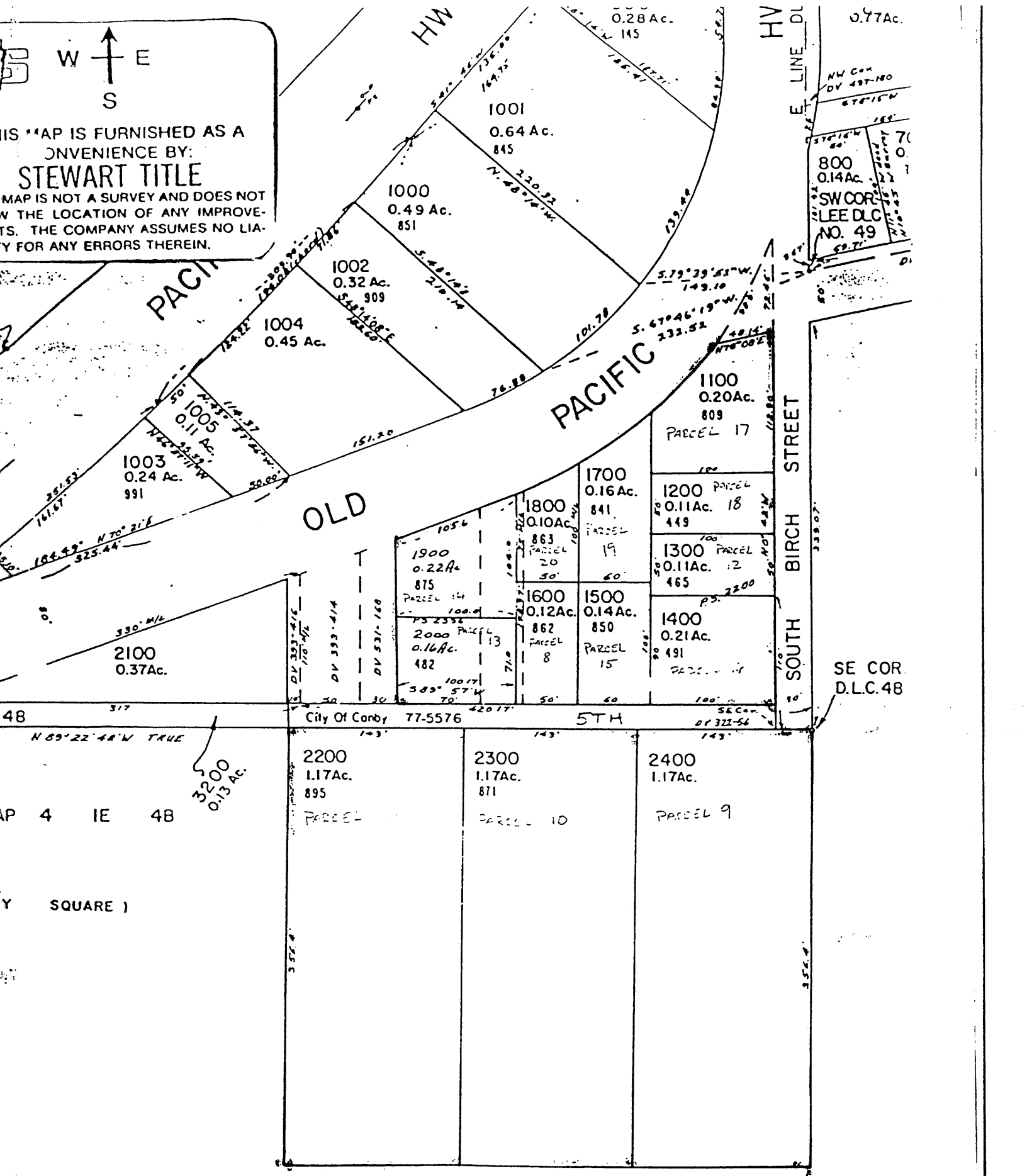
PREVIOUS ACTION (if any) _____

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.

THIS MAP IS FURNISHED AS A CONVENIENCE BY: **STEWART TITLE**
 THIS MAP IS NOT A SURVEY AND DOES NOT SHOW THE LOCATION OF ANY IMPROVEMENTS. THE COMPANY ASSUMES NO LIABILITY FOR ANY ERRORS THEREIN.

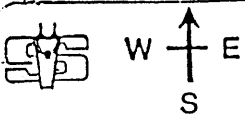


48
 N 89° 22' 48" W TRUE
 3200
 0.13 AC

Y SQUARE)

SEE MAP 4 IE 48

EXHIBIT
 2
 CUP 91-08



THIS MAP IS FURNISHED AS A
 CONVENIENCE BY:
STEWART TITLE
 THIS MAP IS NOT A SURVEY AND DOES NOT
 SHOW THE LOCATION OF ANY IMPROVE-
 MENTS. THE COMPANY ASSUMES NO LIA-
 BILITY FOR ANY ERRORS THEREIN.

SEE MAP 3 IE 33C

SEE MAP
 4 IE 4BB

PACIFIC HIGHWAY NO. 99E

PACIFIC HWY.

SW COR.
 DLC. NO. 49

DLC NO. 48

S. LINE LEE

OLD
 5TH

SE. COR.
 DLC NO. 48
 AVENUE

700
 35.96 Ac.

PARCEL 4

PARCEL 2

PARCEL 1

(CANBY SQUARE)

PARCEL 7

PARCEL 6

PARCEL 5

N.W. Corner
 S.E. 1/4 N.W. 1/4

PARCEL 3

86-02

1000
 1.61 Ac.

PARCEL 2




101
 74 Ac
 1178

TO City 91-8704

1/4 COR.

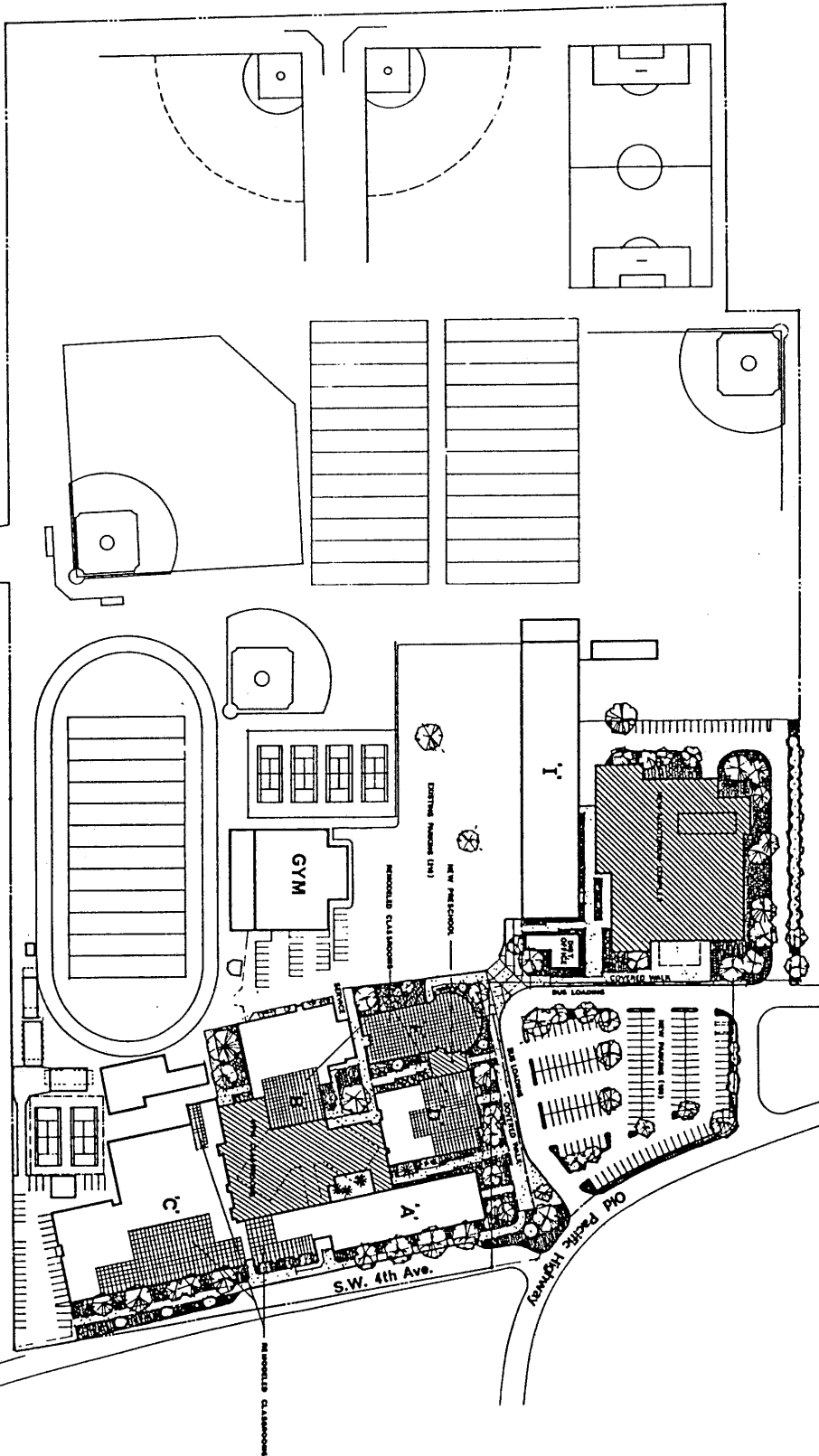
S.W.
 S.E.

LEGEND

-  Existing
-  New Construction
-  Remodeled Area

Canby Union High School Addition and Remodel
SITE PLAN

Douglas St.



CANBY HIGH SCHOOL ADDITION AND REMODEL

TRAFFIC ANALYSIS REPORT

November 6, 1991

Introduction:

This report examines a proposed addition to and remodel of a high school. The site is located south of SW 4th Street near Old Pacific Highway in the city of Canby. Access for the site is currently off SW 4th Street and Old Pacific Highway. The proposed plan includes the construction of a new auditorium complex and classrooms and the remodeling of existing classrooms. The proposed plan also examines the possibility of closing SW 4th Avenue west of Douglas Street to public traffic, allowing only eastbound school bus traffic.

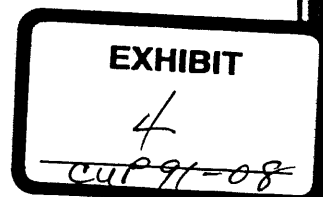
This study looks at the existing traffic circulation near the site and the impact of the closure of SW 4th Avenue. The increase in students at the site is estimated at less than 10%, which would be a minimal increase in traffic flow.

Specific issues related to large event parking were beyond the scope of this study.

Area Analysis:

The analysis area includes SW 4th Avenue between Old Pacific Highway to Elm Street and SW 1st Street (Highway 99E) between Old Pacific Highway and Elm Street.

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Findings:

The existing traffic flow on SW 4th Avenue was observed at about 380 vehicles per hour and 330 vehicles per hour, AM and PM peak hours respectively.

The existing traffic flow on SW 1st Street (Highway 99E) was in excess of 1650 vehicles per hour during the PM peak hour.

The trip generation for the high school is estimated at over 2,000 trips per day with a peak generation of 447 trips per hour during the morning peak hour. The afternoon and evening peak hours are estimated at 344 trips and 117 trips respectively.

The existing enrollment is 1,288 students. The capacity of the site will be 1,400 students, which reflects an increase of about 9%. For a given school, when all other conditions remain constant, the size of the student body is directly related to trip attraction. This would suggest a 9% increase in normal traffic level, or about 180 trip ends per day.

There is no capacity deficiency problem identified within the study area. Vehicles turning left on SW 1st Street do experience delay, but this is within acceptable bounds.

SW 4th Avenue carries about 3500 vehicles per day and serves as a neighborhood collector. This was illustrated by the traffic levels that were observed between 4:30 and 6:30 PM. It appears that SW 4th Avenue serves as a connection

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between those commercial areas west and north of the school and the neighborhood to the east, as well as a neighborhood access for eastbound traffic on SW 1st Avenue (Highway 99E) west of Old Pacific Highway. The total number of these users appears to be around 240 vehicles per hour during the PM peak hour. Closing SW 4th Avenue would displace this traffic onto SW 2nd Street as well as SW 1st Street (Highway 99E).

Special event parking is estimated at over 900 vehicles (football games). The on-site parking will be limited to 477 ^{I count 494} under the current remodeling plan. This requires a significant reliance on the street parking.

Recommendation:

The improvement to the school in itself will not cause significant impact on the existing circulation. No specific street improvements were identified as necessary. ?

The closure of SW 4th Avenue would have a noticeable impact, displacing as many as 3000 vehicles per day. This would increase traffic on SW 2nd Avenue and SW 1st Avenue, weaken the traffic circulation connection between commercial areas north of the school and the neighborhood to the east, and increase traffic at the SW 1st Avenue (Highway 99E) and Elm Street intersection.

The benefit of the closure of SW 4th Avenue would be a decrease in traffic in front of the school and in the number of vehicle/pedestrian conflicts. This benefit is limited, because all of the school activities are on the south side of SW 4th Avenue, minimizing the number of SW 4th Avenue pedestrian crossings. *

There is a higher vehicle/pedestrian conflict (due to traffic attracted to the

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commerical area to the north) on Old Pacific Highway , where the closing of SW 4th Avenue would have less effect.

Parking for special events exceeds on-site parking facilities. This proposal would not change this situation.

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