

AGENDA

CANBY PLANNING COMMISSION

REGULAR MEETING
City Council Chambers

February 11, 1991 - 7:30 p.m.

I. ROLL CALL

II. MINUTES

December 3, 1990
January 28, 1991

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. UNFINISHED BUSINESS

VI. FINDINGS

ZC 90-02 - Wayne Scott (Willow Creek Estates - formerly Teakwood Terrace)

VII. PUBLIC HEARINGS

SUB 90-06, a request by Wayne Scott for approval of a single family residential subdivision with a PUD overlay for Teakwood Terrace, Phases I and II (Tax Lot 500 of Tax Map 3-1E-27DB and Tax Lots [easterly portions] 700 and 900 of Tax Map 3-1E-27C and Tax Lots 100 and 700 of Tax Map 3-1E-27C), contingent upon City Council approval of ZC 90-02. Eighty-three single family units and 60 condominium units are proposed with 5.6 acres of greenway. A portion of the site lies in the Hazard Overlay Zone. The site (approximately 32 acres) is located northwest of 99E, south of N.E. Territorial and east of Redwood. **Postponed from January 14, 1991.**

Ordinance No. 855 - The Planning Commission shall consider amending the Zoning Ordinance to permit manufactured homes on individual lots that are planned and zoned for single-family residential use to be permitted as an "outright" use; repealing Ordinance No. 853, permitting such use as a "conditional" use.

DR 91-01, a request by Canby Union High School for approval of a 30' x 60' pole building, to be used for the storage of farm equipment presently stored along the fence where the building will be placed. The site is located immediately east of Canby Square Shopping Center, south of 99E and north of S.W. 13th Avenue (Tax Lot 3201 of Tax Map 4-1E-4B).

Tentative Park Plan for the City of Canby

IX. ADJOURNMENT

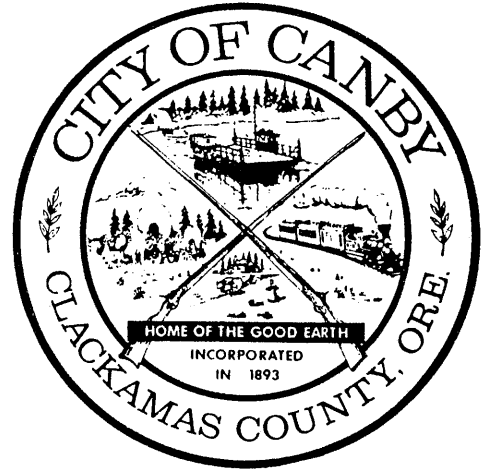
The City of Canby Planning Commission welcomes your interest in these agenda items. Please feel free to come and go as you please.

Kurt Schrader, Chair
Linda Mihata, Vice-Chair
Don Bear
John Zieg

Wade Wiegand
Robert Westcott
Henry Fenske

MEETING TIMELINES AND PROCEDURES

- *In order not to restrict any person from testifying but, rather, to encourage everyone to do so, the Canby Planning Commission shall try to adhere as closely as possible to the following timelines:*
 - Applicant (or representative[s]) - not more than 30 minutes*
 - Proponents - not more than 10 minutes*
 - Opponents - not more than 10 minutes*
 - Rebuttal - not more than 20 minutes*
- *Everyone present is encouraged to testify, even if it is only to concur with previous testimony. For more complete presentations, Proponents and Opponents may "buy" time from one another. In so doing, those either in favor, or opposed, may allocate their time to a spokesperson who can represent the entire group.*
- *All questions must be directed through the Chair.*
- *Any evidence to be considered must be submitted to the hearing body for public access.*
- *All written testimony received, both for and against, shall be summarized by staff and presented briefly to the hearing body at the beginning of the hearing.*



- S T A F F R E P O R T -

TITLE: **AN ORDINANCE AMENDING PROVISIONS OF TITLE 16 OF THE CANBY MUNICIPAL CODE REGARDING MANUFACTURED HOMES ON INDIVIDUAL LOTS PLANNED AND ZONED FOR SINGLE-FAMILY HOMES TO BE PERMITTED AS AN OUTRIGHT USE; AND REPEALING ORDINANCE NO. 853.**

FILE NO: **ORDINANCE 855**

STAFF: **Robert G. Hoffman, AICP**
 Planning Director

DATE OF REPORT: **January 30, 1991**

DATE OF HEARING: **February 11, 1991**

I. STAFF'S REQUEST:

Staff is requesting that the Commission consider recommending to Council approval of Ordinance 855 regarding the permitting of manufactured homes on individual lots as an outright use.

II. APPLICABLE CRITERIA:

This is a legislative land use application. In judging whether a legislative application should be approved, the Planning Commission must consider the following standards:

1. That the amendments conform with the Comprehensive Plan of the City of Canby;
2. That there is a public need for the amendments and that such changes best serve the public need for the City of Canby;
3. That the amendments will preserve and protect the health, safety, and welfare of the residents of the City of Canby; and
4. That the amendments conform to the statewide planning goals.

III. BACKGROUND AND RELATIONSHIPS

In 1989, the Oregon State Legislature, in HB 2863, enacted requirements that manufactured homes be permitted on lots outside of manufactured housing subdivisions. A new local ordinance Ordinance No. 855, to implement this requirement was adopted by City Council effective January 2, 1991. The legislation and Ordinance No. 853, also included placement standards and the state law allowed incorporation of any or all of these placement standards, or less restrictive standards, within the local implementing ordinance. The Planning Commission and City Council, as a part of their consideration of Ordinance No. 853, asked that an alternative be prepared by staff which would allow Manufactured Housing as **outright** uses, rather than as **conditional** uses, as Ordinance No. 853 allows. The alternative ordinance, which is the subject of the hearing, implements this state law and includes the placement standards allowed by the state law, and permits manufactured housing as an outright use.

IV. FINDINGS

Conformance with Comprehensive Plan

Page 46, of the Comprehensive Plan, states " . . . Canby is committed to a position of supporting manufactured housing, as well as various density increases for other types of housing, as the best means of providing local housing opportunities for all segments of the population to the year 2000."

LAND USE POLICY NO. 1:

CANBY SHALL GUIDE THE COURSE OF GROWTH AND DEVELOPMENT SO AS TO SEPARATE CONFLICTING OR INCOMPATIBLE USES WHILE GROUPING COMPATIBLE USES.

IMPLEMENTATION MEASURES:

- B) Utilize the allowable "conditions of approval" for discretionary applications as a means of minimizing or mitigating conflicts between land uses. (Note: "Placement standards" are a specific type of conditions of approval and are an integral part of both Ordinance No. 853 and Ordinance No. 855.)

HOUSING POLICY NO. 4:

CANBY SHALL ENCOURAGE THE DEVELOPMENT OF HOUSING FOR LOW INCOME PERSONS AND THE INTEGRATION OF THAT HOUSING INTO A VARIETY OF RESIDENTIAL AREAS WITH THE CITY.

IMPLEMENTATION MEASURES:

- B) Encourage the private sector to provide low income housing.

ENERGY POLICY NO. 1:

CANBY SHALL ENCOURAGE ENERGY CONSERVATION AND EFFICIENCY MEASURES IN CONSTRUCTION PRACTICES.

IMPLEMENTATION MEASURES:

- B) The City shall encourage increased energy/efficiency methods in new construction and remodeling projects.

Policy Analysis

Permitting manufactured homes on scattered lots wherever single family homes are permitted will aid in meeting these policies. Reviewing each proposed manufactured home as outright uses under the placement standards will permit some review, to encourage compatibility with the neighborhood within which they

will be situated. Manufactured homes are one of the few available techniques for reducing housing costs. The application of the 1976 HUD building standards will ensure a reasonable standard of construction while allowing economies of scale through factory built construction techniques. The new state building code related to required thermal envelop standards will provide some energy efficiencies. Thus, many of the ordinance provisions will help to implement Comprehensive Plan provisions.

Public Need

With the projected population growth in Canby, there is a continuing need to expand the housing supply. Scattered individual lots are available for building, and manufactured homes can be one possible resource for utilizing these "infill" sites. Furthermore, costs of construction have been escalating and pricing many families out of the market. Manufactured homes are a means to reduce housing costs and serving many of these families. Thus, the proposed alternate ordinance can help meet a major public need. Canby has long been a location where manufactured homes have been welcomed within mobile home subdivisions and parks. Scattered sites can also be used if each proposed building is reviewed to encourage compatibility with its neighbors.

Health, Safety and Welfare

The proposed ordinance is concerned with housing and neighborhood quality and helping to meet people's need for an adequate housing supply at prices people can afford. The proposed ordinance process proposed for review of each structure is one suited to meet these needs without serious disruption in the community. In adopting House Bill 2863, the State Legislature determined that provision of housing opportunities is a matter of state-wide concern and that a need exists to allow manufactured homes outside of mobile home parks under specified standards.

Conformance to Statewide Planning Goals

Oregon Statewide Planning Goal 10 Housing is "to provide for the housing needs of citizens of the state." "Needed" housing is specified as "to be encouraged in availability of adequate numbers at price ranges and rent levels which are

commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density." The State Goal guidelines included a policy to make changes to local construction and zoning and other land use controls in order to help lower costs of housing. HB2863 which was approved by the State Legislature in 1989 revised the definition of "Needed Housing" under this guideline to include "manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured home subdivisions." Thus the subject ordinance responds to the State Goals and guidelines as amended by recent legislative action.

Other Considerations

The new state law and a related Department of Conservation and Development Technical Bulletin describe a number of alternatives which may be used to carry out the requirements of the state law. We could have done an elaborate needs analysis and then specified which residential zoning districts had enough land to meet the identified needs. This method was rejected by staff since we do not have recent population information or land use inventory and the process seems overly complicated.

We believe that the locations where single family homes are already allowed may be appropriate for manufactured housing. Besides the conditions specified within the proposed ordinance we could have required additional design features provided these design features would also apply to **all** other single family homes. These features could have included the following: dormers; recessed entries; cupolas; bay or bow windows; gables; covered entries; pillars or posts; eaves (minimum 6" projection); off-sets on building face or roof (minimum 16"). Corvallis' new ordinance now requires **all** single family units to utilize at least two of these design features to provide visual relief along the front of the home. Staff does **not** recommend **requiring** these design features at this time.

Just prior to adoption of Ordinance No. 853, staff reported to City Council that DLCD staff had pointed out some defects in the proposed ordinance. A couple of additions were incorporated exempting Manufactured Homes from a few of the conditional approval criteria, thereby answering State objections. The

Commission had previously expressed concern that there was not much discretion available to it under the Conditional Use process, and that the public could be misled into believing the Commission could deny the proposed manufactured house when, in fact, they were circumscribed by State law. The Commission and City Council requested this alternative be prepared. State DLCD staff has recommended that manufactured homes be allowed as "outright uses." The current Ordinance No. 853 has even less discretion involved than the original proposed. This proposed amendment, Ordinance No. 855, would eliminate any possible misunderstandings and would also eliminate about three months of processing time for **each** application.

V. CONCLUSION

1. Staff concludes that the proposed ordinance conforms with the Comprehensive Plan.
2. Staff concludes that there is a public need for the amendments and that such changes serve the public need of the City of Canby.
3. Staff concludes that the amendment will preserve and protect the health, safety, and welfare of the residents of the City of Canby.
4. Staff concludes that the amendments conform to statewide planning goals and recent legislation.

VI. RECOMMENDATION

Based upon the findings and conclusions in this report, without benefit of public hearing, and with the additional information contained in the file, staff presents Ordinance No. 855, as requested by the Canby Planning Commission and Canby City Council. The approval criteria are slightly different from Ordinance No. 853, but only b) and c) under Section G are worded differently.

ORDINANCE NO. 855

AN ORDINANCE AMENDING PROVISIONS OF TITLE 16 OF THE CANBY MUNICIPAL CODE REGARDING MANUFACTURED HOMES ON INDIVIDUAL LOTS PLANNED AND ZONED FOR SINGLE-FAMILY RESIDENTIAL USE TO BE PERMITTED AS AN OUTRIGHT USE; REPEALING ORDINANCE NO. 853; AND DECLARING AN EMERGENCY

WHEREAS, the 1989 Oregon State Legislature enacted new planning requirements for manufactured homes on lots outside of manufactured housing subdivisions and required that local ordinance amendments to meet these requirements be effective January 1, 1991; and

WHEREAS, the Canby Planning Commission held a public hearing regarding this matter on December 3, 1990, and a further hearing on February 11, 1991; and

WHEREAS, in order to meet the January 1, 1991 deadline imposed by the State Legislature on December 5, 1990, with second reading and action on January 2, 1991, the Canby City Council approved Ordinance No. 853, permitting manufactured homes as **conditional** uses; and

WHEREAS, the City Council directed that a subsequent ordinance be prepared for consideration permitting manufactured homes as an **outright** use, as had been recommended by the Canby Planning Commission on December 3, 1990; and

WHEREAS, the City Council, after review of the record before the Planning Commission, finds:

1. that the following amendments conform with the Comprehensive Plan of the City of Canby;
2. that there is a public need for the amendments and that such changes best serve the public need for the City of Canby;

3. that the amendments will preserve and protect the health, safety, and welfare of the residents of the City of Canby; and
4. that the amendments conform to the statewide planning goals.

NOW, THEREFORE, the City of Canby ordains as follows:

Section 1. Section 16.04.387 is amended to read:

Manufactured Home - Manufactured Housing Unit

"Manufactured home" and "manufactured housing unit" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes **only**, the term "manufactured home" also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days. For insurance purposes, **and for Chapter 16.16**, the term "manufactured home" does not include park trailers, travel trailers and other similar vehicles. **For purposes of Chapter 16.16, a manufactured home shall be certified to meet the 1976 HUD Standard.**

Section 2. Section 16.16.010(G) is added as follows:

Section 16.16.010 Uses Permitted Outright

Uses permitted outright in the R-1 zone shall be as follows:

- G. **Manufactured Home - with the following additional approval criteria:**
 - a) Must be double-wide or wider and must enclose at least 1,000 square feet.
 - b) Must be located not more than twelve (12) inches above grade on an excavated and back-filled masonry foundation which is enclosed at the perimeter.
 - c) Must have a pitched roof with a slope of a nominal three (3) feet in height for each twelve (12) feet in width.

- d) Exterior siding and roofing must be similar in color, material and appearance to that used on surrounding dwellings within three hundred (300) feet of the lot.
- e) The exterior thermal envelope must meet performance standards equivalent to those required for single family dwellings under the State building code.
- f) Must have a garage or carport with exterior materials matching the residential unit.
- g) Must not have bare metal siding or roofing.

Section 3. Canby Municipal Ordinance No. 853 is hereby repealed in its entirety.

Section 4. Emergency Clause.

In order to better promote the safety, health, and welfare of the citizens of Canby and to provide immediate uniform regulations for its citizens, an emergency is hereby declared to exist and this ordinance shall take effect immediately upon its final reading and passage by the Canby City Council.

SUBMITTED to the Canby City Council and read the first time at a regular meeting thereof on Wednesday, February 13, 1991, ordered posted as provided by the Canby City Charter and scheduled for second reading and action of the Canby City Council at a regular meeting thereof on Wednesday, February 27, 1991, commencing at the hour of 7:30 p.m., in the Council Meeting Chambers at Canby City Hall in Canby, Oregon.

Marilyn K. Perkett
City Recorder

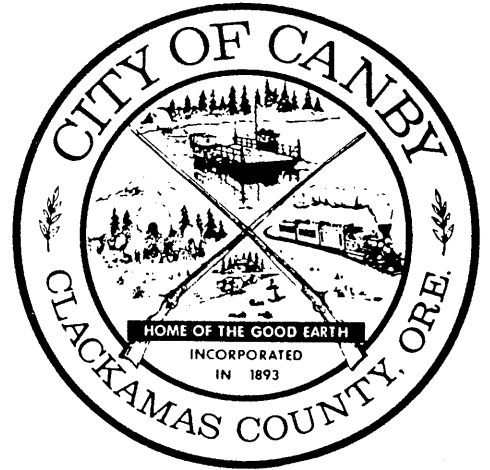
ENACTED by the Canby City Council at a regular meeting thereof on February 27, 1991, by the following vote:

YEAS _____ NAYS _____

Shawn Carroll, Mayor

ATTEST:

Marilyn K. Perkett, City Recorder



- S T A F F R E P O R T -

APPLICANT:

Canby Union High School, UH-1

FILE NO.:

DR 90-01

OWNER:

Canby Union High School, UH-1

STAFF:

Robert G. Hoffman, AICP
Director of Planning

LEGAL DESCRIPTION:

Tax Lot 700 of
Tax Map 4-1E-4B

DATE OF REPORT:

February 1, 1991

LOCATION:

721 S.W. 4th Avenue

DATE OF HEARING:

February 11, 1991

COMP. PLAN DESIGNATION:

P - Public

ZONING DESIGNATION:

R-1 Low Density Residential

I. APPLICANT'S REQUEST:

The applicant is requesting approval to construct a 30' by 60' pole building to store farm equipment for Canby High Agriculture Department. The equipment is currently stored outside.

II. APPLICABLE REGULATIONS:

This is a Site and Design Review application as well as a quasi-judicial land use application. The proposed use has been previously approved as a conditional use in an R-1 zone (CUP 90-01). In judging whether a Site and Design Review application should be approved, the Planning Commission shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

Ordinance No. 848 (as amended by Ord. 854)

Section 2. Criteria and Standards

1. The 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.
2. The Board shall, in making its determination of compliance with the above requirements, be guided by the objectives and standards set forth in this section. If the Site and Design Review Plan includes utility facilities or public utility facility, then the City Planner shall determine whether those aspects of the proposed plan comply with applicable standards.

3. 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.
4. As part of the Site and Design Review, the property owner may apply for approval to cut trees in addition to those allowed in Section 12.20.080 of the City Tree Ordinance. The granting or denial of said application will be based on the criteria in Chapter 12.20 of the City Tree Ordinance. The cutting of trees does not in and of itself constitute change in the appearance of the property which would necessitate application for Site and Design Review.

Section 3. Conditions Placed on Site and Design Review Approvals

1. A Site and Design Review approval may include restrictions and conditions. These restrictions and conditions shall be reasonably conceived to:
 - A. protect the public from the potentially deleterious effects of the proposal; and/or
 - B. fulfill the need for services created, increased or in part attributable to the proposal; and/or
 - C. further the implementation of the requirements of the Canby Municipal Code.
2. The following types of conditions are specifically contemplated by subsection (1) of this section and the listing below is intended to be illustrative only and not to be constructed as a limitation of the authority granted by this section.

- A. **Development Schedule** - A reasonable time schedule may be placed on construction activities associated with the proposed development, or any portion thereof.

- B. **Dedications, Reservation** - Dedication or reservation of land, or fee in lieu thereof, for park, open space purposes, rights-of-way, bicycle or pedestrian paths, greenway, riverbank or easements; the conveyance of title or easements to a homeowners' association.

- C. **Construction and Maintenance Guarantees** - Security from the property owners in such an amount that will assure compliance with approval granted.

- D. **Plan Modification** - Changes in the design or intensity of the proposed development, or in proposed construction methods or practices, necessary to assure compliance with this ordinance.

- E. **Off-Site Improvements** - Improvements in public utility facilities not located on the project site where necessary to assure adequate capacity and where service demand will be created or increased by the proposed development. The costs of such improvements may be paid for in full while allowing for recovery of costs from users on other development sites, or they may be pro-rated to the proposed development in proportion to the service demand projected to be created on increases by the project.

- F. **Other Approvals** - Evaluation, inspections or approval by other agencies, jurisdictions, public utilities or qualified consultants may be required for all or any part of the proposed development.

- G. **Access Limitation** - The number, location and design of street accesses to a proposed development may be limited or specified where necessary to maintain the capacity of streets

to carry traffic safely, provided that sufficient access to the development is maintained.

III. FINDINGS:

A. Background:

1. Property Identification:

- a. The subject property is identified on the Clackamas County Assessor's Map as Tax Lot 700 of Tax Map 4-1E-4B.
- b. The building is located on the High School site and is along the fence which borders the playing fields. The west edge of the building will be approximately 34 feet from the west school property line which is the Canby Square Center truck service drive.
- c. The rear southeastern corner of Canby Square is immediately to the west. The development of this part of the shopping center is primarily a truck service and loading drive. It is considered to be the "back" of the center.

2. Site Characteristics

The current site is on open area adjacent to the Ag Building of the High School. The USDA Soil Survey for Clackamas County identifies the predominant soil on the property as Canderly Sandy Loam. This is basically a Type II soil which is appropriate for urban type development without serious constraints. The site is basically flat.

B. Criteria Consistency Analysis

Part IV, Section 2, #2:

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

According to the applicant, the total outdoor area of the agricultural department is approximately 48,000 square feet. The landscaped area is approximately 8,500 square feet, or 18% of the site. It is used for landscape demonstration for the students, including lawn trees, scrubs, bark dust areas, seeding, pond, etc. A maximum of 30% of this area will be bark chips, rock, stone, walkways, or similar materials. This is an existing area to be retained. Since it is a demonstration area, it is carefully maintained according to standard landscape practice.

According to the applicant, "The surface beneath the building and immediately around it will be graveled. The remainder of the Outdoor Agriculture Department area will be natural dirt surface, which will be kept weed-free, to every extent possible. The entire area is driveway or tractor and equipment demonstration area."

It is the professional opinion of staff, that this type of treatment is appropriate for the location and intended use. No additional landscaping is needed. It would be difficult to maintain and would serve no useful purpose.

Parking and Loading Space

The applicant has stated, "The building will not require new employees or additional parking, as the use of the building will be for present staff. . . . "The purpose of this building is for the storage of the farm equipment presently stored along the fence where the building will be placed." Thus, no new parking or loading areas are required.

Access

Vehicular access to the site will continue to be via a driveway located westerly of the I-Wing Building from 5th Avenue. There are no proposals to redesign this driveway.

Architecture

The proposed building is a 30 foot by 60 foot "pole building." According to the applicant, "The accompanying isometric drawing shows the general architectural treatment of the building. The remaining sides will be given the same treatment with vertical rib 26 ga. painted metal, Val Rib II siding. Color will be as shown on the Valley Rolling Mills color chart, with Suntan siding and Mocha trim. The roof will be galvanized (silver) metal 26 ga. (see file for details).

This type of building and exterior treatment is similar to the adjacent Agricultural Department classroom and office building, which is part of the "I-Wing."

It is the professional opinion of staff that this building design, color, and site layout, as described by the application and accompanying materials, is reasonable and appropriate for the intended use and will be compatible with the surrounding buildings and site.

Other Aspects

Utilities - no utilities are proposed.

Effect on needed housing - no effect is intended and no direct affect is expected. Since the building will enclose equipment currently stored outside, there will be some minimal improvement in the environment of the remaining housing left on 5th Avenue.

Trees - no trees are proposed to be cut.

IV. CONCLUSION

Considering the previous analysis, staff hereby determines that the proposed equipment storage building 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, color and materials of the exterior of the structure and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.

V. RECOMMENDATION

Staff recommends that the Planning Commission, based on the application and facts, findings and conclusions of this report, approve DR 91-01 for a pole building to be used for agricultural equipment storage.

Exhibits:

1. Application
2. Accompanying Design Materials

SITE AND DESIGN REVIEW APPLICATION

Fee: \$250

OWNER

APPLICANT

Name Canby Union High School UH-1 Name Same
Address 721 S. W. 4th Avenue Address
City Canby State OR Zip 97013 City State Zip
SIGNATURE Phone: 266-7861

DESCRIPTION OF PROPERTY:

Tax Map 4 IE Tax Lot(s) 3201 Lot Size 38 acres (Acres/Sq. Ft.)

or ATTACHED

Legal Description, Metes and Bounds (Attach Copy)

Plat Name Lot Block

PROPERTY OWNERSHIP LIST

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

USE

Existing Proposed X

Existing Structures

Surrounding Uses School

PROJECT DESCRIPTION

See attached

ZONING COMPREHENSIVE PLAN DESIGNATION

PREVIOUS ACTION (if any) None

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

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

**Board of Education**ROGER REIF
ChairmanSALLY EGGLESTON
Vice ChairmanEVELYN CRAVEN
WAYNE SCOTT
CLIFF YODER**Administration**STEPHEN MILLER
Superintendent/ ClerkPATRICIA J. WATSON
Deputy Clerk/ Business ManagerLARRY A. WRIGHT
PrincipalGERRY D. BROWN
Assistant PrincipalHARRIET GOGLIN
Vice PrincipalRONALD J. PARRISH
Vice Principal

January 16, 1991

The proposed building for the Agriculture Department at Canby Union High School is a 30' x 60' pole building. The purpose of this building is for the storage of the farm equipment presently stored along the fence where the building will be placed.

The pole building will be placed along the fence that borders the playing fields; it will be in line with the current tractor shed on the site. The building will fit the architecture of the building near it.

This building will enhance the appearance of the agriculture facilities of Canby High School since it will provide a place to store and protect the equipment presently occupying the site. The west end of the building will be approximately 34 feet from the school property line.

The building will not require new employees or additional parking as the use of the building will be for present staff.

ADDITIONAL NARRATIVE FOR AGRICULTURAL STORAGE BUILDING

The new pole building will be an addition to the support buildings for the Agriculture Education program at Canby High School. The main complex is I-Wing, a metal structure. Additional buildings include a greenhouse, greenhouse storage building and a tractor shed. The greenhouse storage building is a pole building with metal siding and roof. The tractor shed has painted T-1-11 siding with composition roofing.

The new building is planned as a pole building with metal siding and roof to match the existing metal buildings in the area. The building will enable the surrounding area to be more efficiently organized and utilized. The position of the building on the site is a natural choice, following in line with previous construction. This building will require no additional parking.

The agriculture area is approximately 48,000 square feet; the landscaped area is approximately 8,500 square feet, 18 percent of the area. The rest of the area consists of driveways and parking areas for equipment, and demonstration areas for tractor and equipment operation.

The surface beneath the building and immediately around it will be graveled. The remainder of the Outdoor Agriculture Department Area will be natural dirt surface, which will be kept weed-free, to every extent possible. The entire area is driveway or tractor and equipment demonstration area. The area immediately north of the greenhouse is a landscape area for landscape demonstration, including lawn, trees, shrubs, bark dust areas, seeding, pond, etc.

The accompanying isometric drawing shows the general architectural treatment of the building. The remaining sides will be given the same treatment with vertical rib 26 ga. painted metal, Val Rib II siding. Color will be as shown on the Valley Rolling Mills color chart, with Suntan siding and Mocha trim. The roof will be galvanized (silver) metal 26 ga. (see file for details).

Access to the Outdoor Agriculture Department Area will continue to be by way of a driveway located westerly of the I-Wing, from 5th Avenue.

No trees are proposed to be cut and none planted.

There are no residential buildings located nearby. The Canby Square Shopping Center is located to the northwest. The immediate area to the west is a truck service driveway.

Know All Men by These Presents, That The City of Canby
a duly incorporated City in Clackamas County Oregon.
incorporated City
a corporation duly organized and incorporated under the laws of the State of Oregon in
consideration of Ten # Dollars,
to it paid by Union High School District #1 of Clackamas County Oregon.

does hereby grant, bargain, sell and convey to said Union High School District #1 of Clackamas County Oregon.
heirs and assigns forever, the following described parcel of real estate, situate, lying and being in the
County of Clackamas and State of Oregon. to-wit:

Beginning at the Southeast corner of the L.A. Seeley D.L.C in Twp. 4
in section Four (4) S. of Range One (1) East of the Willamette

Meridian; Running thence South 5.40 Chs. Thence East 5 Chains
Thence North 12.60 Chains to the South Boundary of the Philander
Lee D.L.C. Thence South 78° 15' West 5.45 Chains to the East
Boundary of the said Seeley Claim; Thence South six Chains to the
Place of beginning; Excepting herefrom the South 5.40 acres thereof;
This conveyance is intended as a deed to convey to the Union
High School District #1 of Clackamas County Oregon, the property
deeded to the grantors herein by M. Francis Nelson and Bertie Wilson
Nelson, his wife, and being three and a fraction acres of land.

Together with the tenements, hereditaments and appurtenances thereunto belonging, or in any-
wise appertaining; and also all its estate, right, title and interest, at law and equity, therein and
thereto.

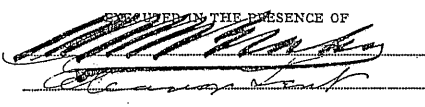
TO HAVE AND TO HOLD the same to the said Union High School District #1

heirs and assigns forever. And the said City of Canby Oregon.

does covenant with the said Union High School District #1
and its legal representatives forever, that said corporation is
lawfully seized in fee simple of the above granted premises, that the above granted premises are
free from all incumbrances,

and that it will, and its successors shall,
WARRANT AND DEFEND the same to the said Union High School Dist. #1 its
heirs and assigns forever, against the lawful claims and demands of all persons whomsoever

IN WITNESS WHEREOF, The City of Canby pursuant
City Council
to a resolution of its ~~Board of Directors~~ duly and legally adopted, has
caused these presents to be signed by its Mayor ~~President~~ and Recorder
Secretary, and its corporate seal to be hereunto affixed this 24
day of June A. D. 19 27

RECORDER IN THE PRESENCE OF


City of Canby, Clackamas County Ore
By M. H. Bain President Mayor
City of Canby, Clackamas County Oregon,
By H. B. Erving Secretary, Recorder

This Indenture Witnesseth, That Geo. H. Brown

and Minnie G. Brown his wife,
for and in consideration of Four Thousand and no/100 DOLLARS,
to them paid, have bargained and sold, and by these presents do bargain, and convey unto
Union High School No. 1, Clackamas County, Oregon

the following, described real estate, situate in Clackamas County, State of Oregon, to-wit:
All the following described real property situate in the County of Clackamas, State of Oregon:

~~Beginning in the center of the Northwest quarter of Section Four (4) Township Four (4) South of Range One (1) East of the Willamette Meridian, running thence West 2.50 chains; thence North 11 40/100 chains to the south boundary line of Philander Lee's Land claim; thence North 78° 15' East 2.55/100 chains to the Northwest corner of Wm. Knight's preemption Land Claim; thence South 11.80/100 chains to the place of beginning, containing two and ninety one hundredths (2,91/100) acres more or less.~~

Also the following described tract:

~~Beginning at the Southeast corner of the Northwest quarter of Northwest quarter of Section Four (4) in Township Four (4) South Range One (1) East of the Willamette Meridian; thence South 16.10 chains; thence West 15.05 chains; thence North 6.35 chains; thence East 10 chains; thence North 20.75 chains to the Philander Lee's boundary; thence North 78° 15' East along said Lee's boundary 2.35 chains; thence South 11.00 chains to a point due West of the beginning corner; thence East 2.50 chains to the place of beginning, containing Seventeen (17) acres more or less.~~

Also the following described tract:

~~Beginning at a point 6.50 chains West and 5.40 chains South of the Southeast corner of the Donation Land Claim of L. A. Seely in Township Four South of Range One East of the Willamette Meridian; running thence South 8.50 chains; thence East 11.50 chains; Thence North 8.50 chains; thence west 11.50 chains to the place of beginning; containing nine 77/100 acres, situated in the County of Clackamas and State of Oregon.~~

To Have and to Hold, the said premises with appurtenances, unto the said Union High School No. 1, Clackamas County, Oregon

its heirs and assigns forever; and we the said Geo. H. Brown and Minnie G. Brown do hereby covenant to and with the said

Union High School No. 1, Clackamas County, Oregon its heirs and assigns, that we the owners in fee simple of said premises; that they are free from all incumbrances

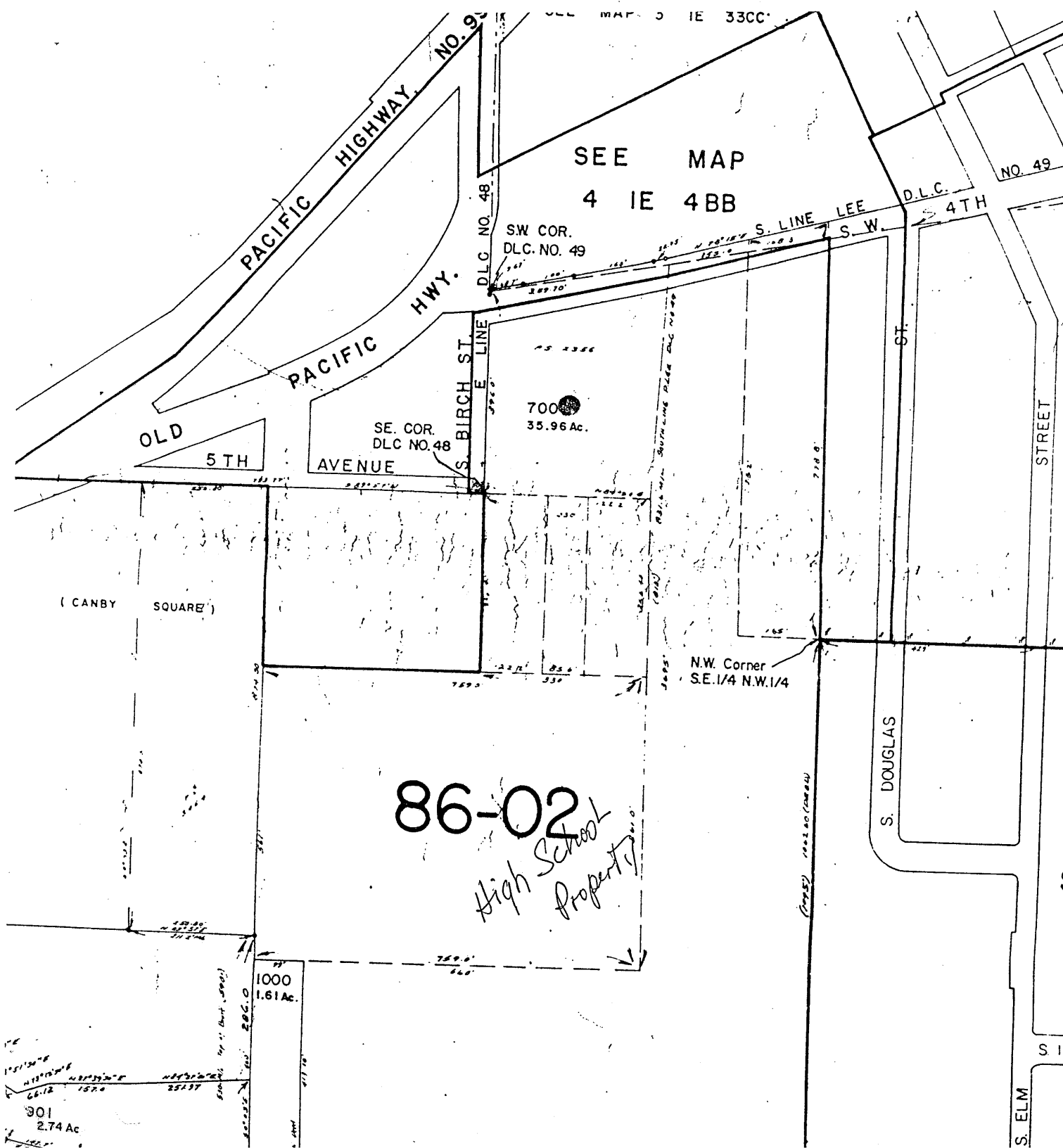
and that we will warrant and defend the same from all lawful claims whatsoever; Provided only that said property must be retained for school purposes only except that which is used for highways or streets, and in the event of a violation of this provision said property shall revert to and vest in grantors.

In Witness Whereof, we have hereunto set our hand and seal this 20th day of October A. D. 1925.

Signed, Sealed and Delivered in the Presence of

Charles J. Sievers
Minnie Summers

Geo. H. Brown (SEAL)
Minnie G. Brown (SEAL)



SEE MAP
4 IE 4BB

PACIFIC HIGHWAY NO. 9
PACIFIC HWY.

OLD 5TH AVENUE

S. BIRCH ST

S. DOUGLAS ST

S. ELM ST

SW COR.
D.L.C. NO. 49

D.L.C. NO. 49

SE. COR.
D.L.C. NO. 48

700
35.96 Ac.

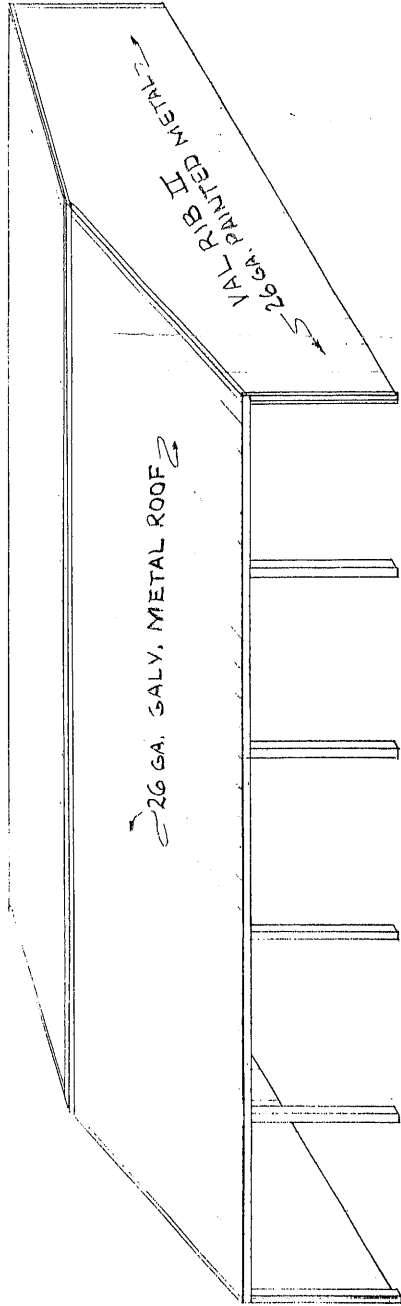
(CANBY SQUARE)

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

86-02
High School Property

1000
1.61 Ac.

301
2.74 Ac



AGRICULTURAL BUILDING
1/8" = 1'-0"

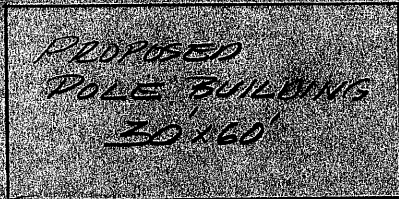
MATERIALS LIST

- METAL - VALLEY ROLLING MILLS SALEM, OR.
- TRUST - ACTION MANUFACTURES SALEM, OR.
- POST - WITHERS LUMBER WOODBURN, OR.
- OTHER - WITHERS LUMBER WOODBURN, OR.
- CONCRETE - CANBY HIGH SCHOOL

BLAND CONSTRUCTION
WOODBURN, OR.
(503) 634-2240
BR. # 61572

CANBY HIGH SCHOOL
721 FOURTH AVE., CANBY, OR.
DESIGNED BY BILL BLAND

GATE
16'



34'
FROM PROPERTY
LINE

TRACTOR OPERATIONS
& EQUIPMENT
DEMONSTRATION AREA

DIET BANK

SERVICE TRUCK ENTRANCE FOR SHOPPING CENTER

SHOPPING CENTER

CAUBS UNION HIGH SCHOOL AG DEPT

SITE PLAN SCALE 1" = 10'

PLAYING FIELD

GATE
16'

AG.
SHOP

TRUCK
SHEB
20 x 3

I-WINGS

GREEN HOUSE
27' x 90'

PLANT BOX

PLANT
SHADE
AREA

GREENHOUSE
STORAGE
12 x 16

DRIVE
AREAS

LANDSCAPE
AREA

TRESS

SCHOOL OWN

LOTS

CANBY MASTER PARK PLAN

Comprehensive Plan and Canby's Needs

Canby's current Comprehensive Plan is based on a USB to serve about 20,000 people. Public park facilities and environmental concerns are prominently addressed in both the 1984 Comprehensive Plan and existing City ordinances. The total Parkland and Recreational Space called for by the City Comprehensive Plan comes to a total of about 160 acres, only one quarter of which is currently available. This is a standard of 5 acres per 1000 population. This is a standard comparable to other communities nationwide that value parkland. For Canby's current population of 9000, the 29 acres of existing parkland constitute a standard of about 3 acres per 1000. So we are already behind in adequate parkland and open space to serve the City much less our anticipated growth.

Public Facilities Policy 5 states "Canby shall assure adequate sites are provided for public school and recreational facilities. By the year 2000, Canby will need 165 acres for public schools and 75 more acres for public park and recreation areas". Policy 2 in the same section of the Plan points to a dearth of parks throughout the city's USB "New parks are needed in the northwest, southeast, and northeast urbanizable areas and within present city limits in the

southeast area". And Environmental Policy B - R declares that "Candy shall seek to preserve and maintain open space where appropriate and where compatible with other land uses".

Ordinance 740, under Land Division Regulations, Chapter 16.56.010 b.9. states that the purpose of land division is "to provide adequate light, air, open space and recreational areas, and to encourage better techniques and innovations in the arrangement of building sites and/or lots and parcels. Chapter 16.64.050 concerning subdivision design standards also requires that "due consideration shall be given by the subdivider to the allocation of suitable areas for schools, roads, parks and playgrounds to be dedicated for public use". And again under the requirements for Planned Unit Developments 16.76.020 it states that "the applicant shall submit accurate information on all of the following which may be applicable:

- A. Any areas proposed to be dedicated or reserved for public parks, schools, playgrounds or otherwise dedicated or reserved for public purposes.
- B. Other undedicated open space set aside for the use of the residents of the development in common".

It is readily apparent that the Comprehensive Plan and current City ordinances call for more park dedication and open space preservation from future developments that will place an ever increasing burden on our parks. What is

required is a Park Plan fulfilling geographical and recreational needs for existing and anticipated City residents.

Canby's Park and Open Space Needs

NRPA standards were correlated with Canby's existing park mix and comprehensive plan goals to develop future park and open space needs. It is also recognized that various groups and organizations within the City have legitimate special interests in any city park plan. Such groups include the Adult Center and seniors, Community Schools, the Swim Center, Canby Kids, local school districts, the Canby Utility Board, and the South Clackamas Recreation District. Since the committee consisted of representatives from most of these interest groups having a broad view of the City's needs, it was decided that tentative park siting and composition would be done by the committee with particular attention to geographic distribution throughout the City. Two surveys of the community were commissioned to assess priorities, needs, facilities and attitude toward parks and open space in the City by individuals. Telephone interviews of public opinion leaders in the community were conducted in late September 1990 and a city and districtwide survey were distributed to 10,000 households in October 1990.

Small playlots were deemed unacceptable due to difficulty in maintenance and administration and problems with vandalism as experienced by other communities.

Generally, these small areas less than 2500 sq.ft. to .5 acre plots are nothing

more than large back yards for apartment districts in larger cities.

Mini-parks such as Walt Park (.5-2 acres) were popular with Candy and South

Clackamas Recreation District residents and would be strategically located in

different neighborhoods now lacking in parkland. The south side of Candy was

given a higher priority in terms of time frame for mini-park development by the

entire community. Such parks could serve children only, seniors only or all ages

depending on neighborhood population or projected population mix. Using the NRP

standard of one mini-park per 2000 residents, Candy's present population of 9,000

would require at least 5 more parks. By the time the USB population reaches

18,000-20,000 another 5 or 6 such subneighborhood parks would be needed. This

would make 9 or 10 mini-parks to serve Candy's urban growth boundary.

Larger size 9-15 acre active neighborhood parks with room for containing

ballfields will require larger tracts of land. Such areas are somewhat limited in

the City of Candy at this time. Land availability, school proximity, and access are

critical issues since a lot of drive to traffic would be generated. These larger

parks were the top priority listed by community residents both in the City and

South Clackamas Recreation District. Indeed, in 1989 Candy's Maple Street Park

and the school fields sported 93 baseball and softball teams. This is a tremendous

number considering Candy's small population and a big increase from previous

Availability and cost of such a large acreage would be determinative in Candy.

more developed facility could complement the existing community park.

could contain a community center, and passive, active and natural elements. A

acres would be advisable as our population reaches the 20,000 mark. Such a park

of 2.5 acres per 1000 population another large more developed district park of 30

interest groups to have large scale gatherings and activities. At a MRP standard

provide unique recreational activities. Its size also allows a variety of local

existing community park. Certainly the river access, pond and wetland areas

of another proposed district park or a comment on the "rustic" nature of the

like Candy Community Park. It is unclear if such a response is to the larger size

Candy residents responded least favorably to more parks developed or maintained

The existing Community Park has never been developed to its full potential.

additional besides Maple Street.

people so a total of 3 such parks is presently envisioned. This would be 2

and monies in the City. Each neighborhood park in Candy would serve 5,000-7,000

Frankly, this makes for a more well rounded and cost effective use of parklands

consideration should be given to coordinating such development with the schools.

local school districts the costs of upgrade could be substantially reduced. Strong

priority at this time. If the community can continue to work closely with the

years. However, full development of new sport fields was considered a lower

Survey data also indicated a strong desire within the Canby community to

develop and invest in special facilities for parkland and recreation. Over 50% of

the people responding were interested in designating and expanding bike paths and

lanes throughout Canby. It was the communities top park facility priority.

69% of those surveyed were interested in the development of a greenway for

the city along the Molalla River. The wetlands by the Community Park have been a

key community concern at repeated planning commission land use hearings. Most

of this Molalla greenway is in the city's hazardous zone overlay and not conducive

to residential or commercial development. This major river provides Canby with a

unique riparian and wildlife habitat opportunity. The greenway could be integrated

into the existing Community Park and other land already in the possession of the

city and its utility agencies. Additional advantages of this proposal are that a

greenway would help protect Canby's water source and storm drainage system as

well as provide educational opportunities for Canby's youth.

Park Plan

Canby's Strategic City-Wide Park Plan is divided into three parts covering 12 years. The tentative priorities and development are based on several factors:

- 1) The community wide surveys and public input
- 2) Cost of development/available funding
- 3) Relative difficulty of development
- 4) General development trends within the City of Canby
- 5) Cooperation and coordination between City, CUB, schools and South Clackamas Recreation District

Survey results were virtually identical for those people responding within the City and those within the general confines of the South Clackamas Recreation District. The surveys identified several key qualitative priorities for the City. Concern was expressed for improving existing park ground, particularly the Community Park. Utilization of the logging road and coordination with the school districts were deemed important. The southside of town was identified as in particular need of park facilities. Providing recreational sites and opportunities for Canby's youth was seen as a way to improve safety and discourage vandalism, drugsm and delinquency. There was also an apparent interest by the community in seeing the City take an even more active role in recreational activities.

Actual parkland and open space facility cost estimates were derived from a variety of expert sources and current programs in our area as outlined in the accompanying appendix. It should be noted that the development costs listed do not include already owned city, school, or CUB land. And that out of pocket expenditures for actual land acquisition by the City may be reduced by actual park and open space land dedication. We have attempted to incorporate this factor into the organization of the parts of the Plan.

An inventory was also made of all recreational facilities and supporting improvements in Canby's three outdoor parks. This data and the survey results were correlated with the NRPA space standard guidelines for neighborhood and district parks to site potential facilities on Canby's proposed seven mini-parks and two neighborhood parks. All such parks are to be well developed, landscaped and irrigated in consonance with the high marks given Canby's existing Maple Street and Wait Park by survey participants and the Parks Committee.

The proposed Park Plan consists of 3 parts to be implemented over 12 years for an anticipated population of 15,000. (see appendix for population data) As stated, it includes the development of a looped bike path/jogging path throughout the City, a greenway along the Molalla River, 7 small 1-2 acre walk-to mini-parks similar to Wait Park, and 2 more larger 15-17 acre neighborhood parks like Maple Street. The table and maps in the appendix give a general outline of parkland acquired and

developed over the 12 year period.

The first part of the Plan addresses the priorities of the community. The City will be encouraged to maintain the existing parks and increase maintenance personal. The City, Schools, South Clackamas Recreation District, CUB, and Canby Kids will develop working relationships which better define each's role with regard to Canby park and recreation needs. An elaborate walking and bike path system will be developed that would link the greenway in the west to the logging road in the east with several attractive loops for residents to enjoy and travel in between. The Molale Greenway is projected to be a combination of public land easements and dedications from the CUB property in the north, south along the River to just beyond Community Park. The southside will get its very needed park too. Land will also be acquired for two more small miniparks, one on each side of town. Tentative provision has already been made to acquire land for a neighborhood park adjacent to the Lee/Ackerman school grounds so that existing facilities can be used more efficiently and at lower cost.

In the second part of the Plan the Greenway will be completed and remaining ground acquired or dedicated. Community Park itself would be substantially upgraded at this time. The neighborhood park bordering Lee and Ackerman will be fully developed and the existing ballfields renovated to complement the adjacent subdivision and the Canby Kids growing needs. Two more miniparks will be

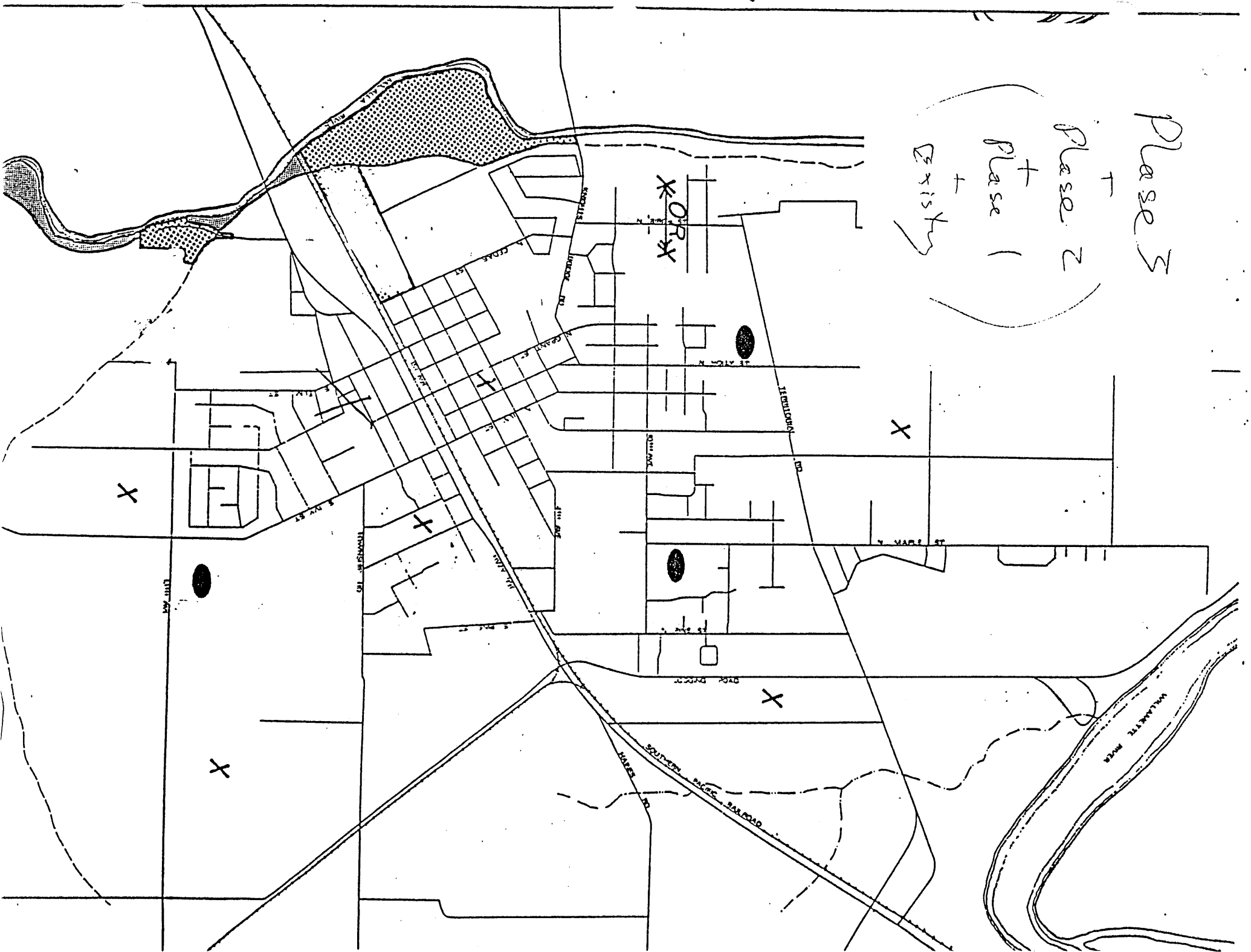
developed as the City grows to serve the new residents and land is anticipated to be acquired for another large neighborhood park north of town near existing school property that is presently unused.

This last neighborhood park will be finished in part three and is expected to serve the needs of the growing population particularly in the northern part of the UGB. It will be very similar to the park developed in part 2. And lastly, three more miniparks will be developed in probably the North 22nd, Redwood, and SE UGB areas as development progresses.

All parts of the Parks Plan are flexible and can be interchanged as the development of the community dictates and funds become available. A larger district park facility comprising a community center, ballfields and aquatic complex is under consideration in the distant future but not part of this proposal.

Park Acres by Years			
Year Done by	Park	Acres	
Existing	Community	14.5	
	Maple	9	
	Walt	1.5	
	Pool/Adult	3.85	
			28.85
1994	Southside	2	
	Greenway		
	Bike/Jog Path		
	subtotal	2	
	Total	30.85	
1998	S.W. 13th. Area Mini-Park	2	
	N. Knight, N. Birch Mini-Park	2	
	T. Village/School Neighborhood Park	15	6 park/9 school
	subtotal	19	
	Total	49.85	
2002	Territorial/ Holly Neighborhood Park	17	6 park/11 school
	Elm/Ivy Mini-Park	2	
	Redwood Area Mini-Park	2	
	North 22nd. Mini-Park	2	
	S.E. UGB Mini-Park	2	
	subtotal	25	
	Total	74.85	

Phase 3
+
Phase 2
+
Phase 1
+
Existing



Park Facilities Costs Breakdown

Bike Path / Jogging System

Item	Quantity	Unit Cost	Total Cost
Path	25,000 ft.	\$10/ft retro-fit	\$250,000
BRIDGE OVER TOWNSHIP	15,000 ft.	\$20/ft	\$300,000
Misc.			\$00,000
Trash cans			
Bike racks			
Park benches			
Signage			
Subtotal			\$827,500

Greenway

Item	Quantity	Unit Cost	Total Cost
Benches	25	400	\$10,000
Nature Path	5,000 ft.	\$2/ft.	\$10,000
Trash cans	20	300	\$6,000
Picnic table	50	300	\$15,000
Subtotal			\$41,000

Sauceside Mini-Park

Item	Quantity	Unit Cost	Total Cost
Land	2 acres	\$25,000	\$50,000
Restroom (inc. util.)		\$60,000	\$72,000
1500 ft. sidewalk		\$20/ft.	\$30,000
Irrigation		\$3,500/a	\$7,000
Landscape, picnic area, bike racks, etc		\$25,000	\$2,000
Play areas	2	\$25,000	\$50,000
Benches	15	\$400	\$6,000
Lighting	15	\$2,000	\$30,000
Trash cans	8		\$2,400
Subtotal			\$250,000

Land for S.M. 13th Mini-Park

Item	Quantity	Unit Cost	Total Cost
Land	2	\$25,000	\$50,000
Subtotal			\$50,000

Land for K. Knight, M. Birch Mini-Park

Item	Quantity	Unit Cost	Total Cost
Land	2	\$25,000	\$50,000
Subtotal			\$50,000

Township/School Neighborhood Park Land and Parking

Item	Quantity	Unit Cost	Total Cost
Land	6	\$25,000	\$150,000
Parking	90 cars		\$35,000
Subtotal			\$185,000

Total Part I

\$1,203,500

Park Facilities Canteen Breakdown

Part 2

Gravelway Completion

Item	Quantity	Unit Cost	Total Cost
Land	2-3 acres		\$25,000
Improved path	3200 ft	\$30/ft.	\$100,000
with benches, cans, engineering, etc			
Subtotal			\$125,000

Community Park Improvement

Item	Quantity	Unit Cost	Total Cost
Restroom Imp.	1	\$20,000	\$20,000
Landscape, Parking		\$60,000	\$60,000
Play structures		\$25,000	\$25,000
Clear river brush		\$20,000	\$20,000
Remove boat ramp		\$50,000	\$50,000
Benches	15	\$400	\$6,000
Signage, misc			\$49,000
Utilities		\$20,000	\$20,000
Subtotal			\$250,000

Township/School Neighborhood Park Completion

Item	Quantity	Unit Cost	Total Cost
Restrooms	1	\$60,000	\$60,000
Concession	1	\$30,000	\$30,000
Ballfields (imp)	3	\$16,670	\$50,000
Playground	1	\$20,000	\$20,000
Structure	2	\$8,000	\$16,000
Covered area	1	3000 sq ft (\$20/sq ft)	\$60,000
Landscape buffer		\$10,000	\$10,000
Fitness trail	1	\$6,000	\$6,000
Irrigation	5 acres	\$3,500	\$17,500
Skate Board Area		\$40,000	\$40,000
Utilities		\$30,000	\$30,000
Misc. Concrings, cans, picnic, bench, eng, sig, ins, etc.			\$72,700
Subtotal			\$436,200

Develop and Require 2 more Mini-Parks

Item	Quantity	Unit Cost	Total Cost
Land	4 acres	\$25,000	\$100,000
Improvements	2	\$200,000	\$400,000
(See part 1 for typical breakdown but focal point may change i.e. flower garden, wading pool playground, etc. depending on demographics)			
Subtotal			\$500,000

Land for Territorial Neighborhood Park

Item	Quantity	Unit Cost	Total Cost
Land	6 acres	\$25,000	\$150,000
Subtotal			\$150,000

Total Part 2 **\$1,461,200**

Park Facilities Costs Breakdown

Part 3

quire Land for 2 and Develop 3 Mini-Parks

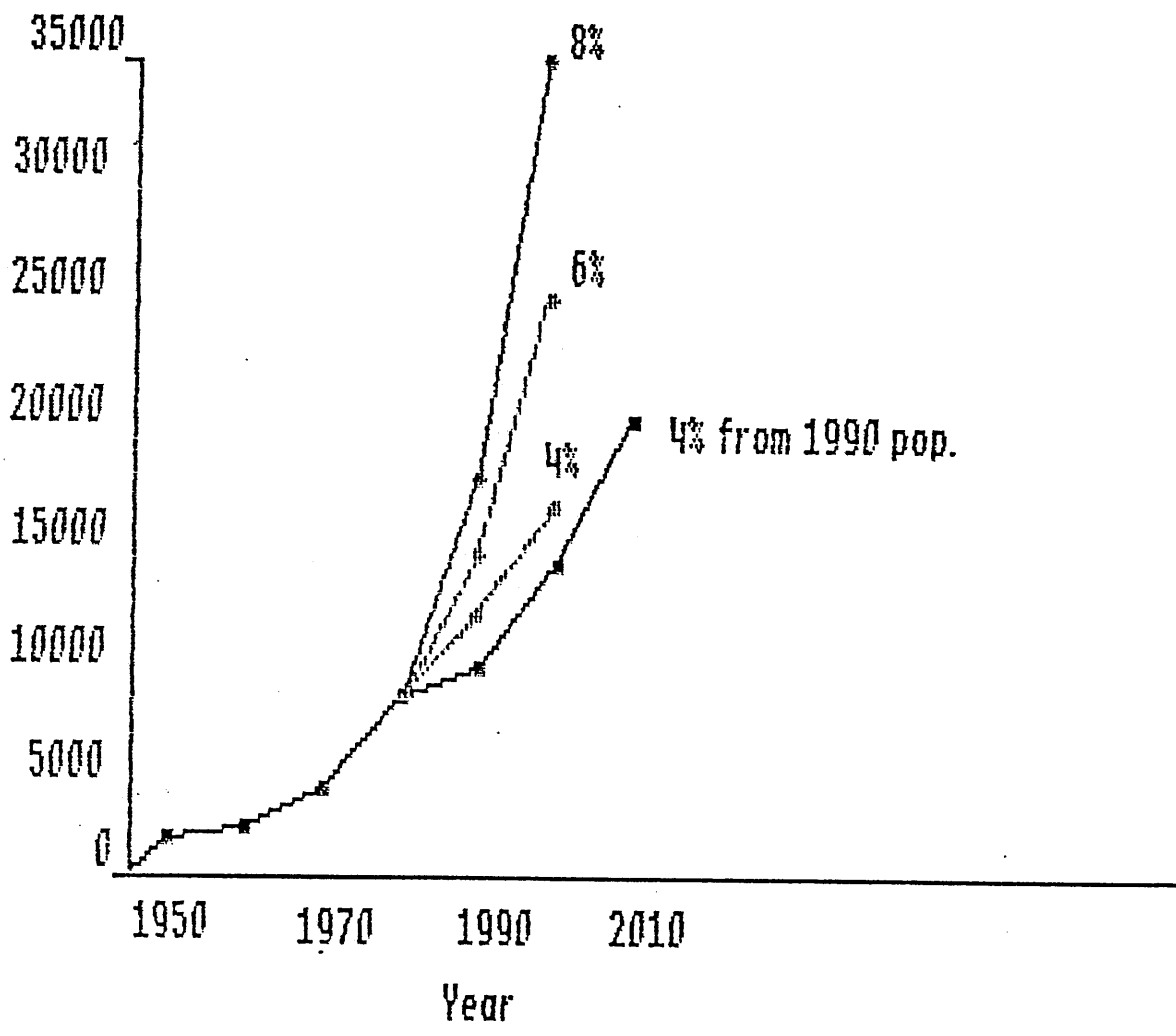
Item	quantity	unit cost	total cost
Land	4 acres	\$25,000	\$100,000
Improvements	3 parks	\$200,000	\$600,000
(again general improvements will be similar to other Mini-Parks with varying focal points)			
Subtotal			\$700,000

Territorial / Holly Neighborhood Park Completion

Item	quantity	unit cost	total cost
Sailfields	3	\$25,000	\$75,000
Tennis	2	\$15,000	\$30,000
Restrooms	1	\$60,000	\$60,000
Concession	1	\$30,000	\$30,000
Playground	2	\$20,000	\$40,000
H structure	2	\$8,000	\$16,000
Covered area	1		\$60,000
Landscape buffer			\$10,000
Fitness trail	1	\$6,000	\$6,000
Irrigation	17	\$3,500/a	\$59,500
Utilities		\$30,000	\$30,000
Parking	90 cars		\$35,000
Park, walk light	20	\$2,000	\$40,000
Paved Path	5,000 ft	\$20/ft	\$100,000
Misc., conting.			\$33,500
cans, benches, tables, racks, eng. etc.			
Subtotal			\$625,000

Total Part 3

\$1,325,000



Canby Population Trends

Canby Population Trends

Year	Population	Decade Change	% chg./yr. in decade	Persons per Occupied Unit
1950	1671			
		29.1		
1960	2168			2.9
		75.9	5.8	
1970	3813			2.9
		100.9	7.2	
1980	7659			2.7
		17	1.5	
1990	8936			2.7
		49	4	
2000	13321			2.6 (projected)
		48	4	
2010	19716			2.5 (projected)

Source: Comprehensive Plan for City of Canby 1984
 Population and Housing Trends, 1950 - 1980, Bureau of Governmental Research and Service, Univ. of Oregon
 1980 Census of Population
 Portland State University, Charles Rynerson, 1990
 Dept. of Economic Forecasting, State of Oregon, 1990
 State, Metro, and City of Canby estimates, 1990

Population, Housing and Folk Heritage							
1990	9000	150	29				
1991	9360	360	138				
1992	9734	374	144				
1993	10123	389	150				
1994	10528	405	156	50			
1995	10940	421	162				
1996	11357	438	168				
1997	11842	455	175				
1998	12316	474	182	71			
1999	12809	493	190				
2000	13321	512	197				
2001	13854	533	213				
2002	14408	554	222	75			
Totals		5408	2057				
Source:		City of Condy, 1990					
		Dept. of Economic Forecasting, State of Ore. 1990					
		Metro forecasts, 1990					

Park Facilities Costs - 1990

The cost estimates below do not include land acquisition or maintenance. Facility costs vary widely depending on the design, quality and size of the facility.

<u>Park Amenities</u>	<u>Cost in \$</u>	<u>Comments</u>
Indoor Swim Pool	3-4,000,000	
Outdoor Swim Pool	100-350,000	
Wading Pool	25,000	
Baseball Field	25,000- 38,000	without, with irrigation
Softball Field	16,000- 25,000	without, with irrigation
4 Ballfield Pinwheel Complex with lighting, backstop, bleach	220,000	
Soccer Field	20,000	
Football Field	20,000	
Tennis Court	15,000	
Basketball Court	15,000	
Fitness Trail (10 stations)	6,000	
Jogging Path - 6-8ft.	10	per lineal foot
Paved Path - 6-8 ft.	20	per lineal foot
Nature Trail and Interpretation	30,000	
Playgrounds	5,000- 30,000	curbs and bark dust
Tot Lot	3,000	don't get much
Outdoor Shelter	6,000	
Picnic Table	400	installation costs
Bench	600	
Outdoor Amphitheater	45,000	
Horseshoe Pits	5,000	
Irrigation	3,500	per acre
8' Racks	200-300	
Restroom 4 - stall	60,000	
Bleachers	2,000	
Batting Cage	1,500- 3,500	
Drinking fountain	2,000	
Scoreboards	1,600- 1,800	
Field Lights	24,000	
Public Address	2,000	
Trash Containers	300	
Soccer Goals	750	
Soccer Net and Posts	1,000	
Basketball hoops and poles	750-900	
Fire Hydrant	1,600	
Street Light	1,000	
Parking and Walking Lights	2,000	
Parking Lot (90 cars)	35,000	

Source:

- 1) Parks and Recreation for the East Urban Area
by Clack. Co. (Laura Briggs) Sept. 1990, Nov. 1990
- 2) Portland Parks Bureau levy estimates
Dave Yamashita Jan. 1990, Sept. 1990
- 3) Lake Oswego Westlake cost engineering
Gary Evans Mar. 1989
- 4) North Clackamas Regional Parks and Recreation
District, Master Plan, May 1990
- 5) Tuatatin Hills Park District

SOUTH CLACKAMAS COUNTY RECREATION DISTRICT

MASTER PLAN

FOR

PARKS AND RECREATION

PROPOSED

OCTOBER, 1990

INTRODUCTION

The purpose of the Parks and Recreation Master Plan for South Clackamas County Recreation District (S.C.C.R.D.) is to bring together into one document the various studies, plans and efforts of previous work for the park system; to inventory what we have; and to provide a vision, a clearer future-sight, for the Parks and Recreation planning within the City of Canby and the rural areas which comprise the Canby Union High School boundaries.

As Canby grows in population and area, recreational demands will increase likewise, and Canby must prepare to offer a range of parks, facilities, and programs to meet those demands. The South Clackamas County Recreation District should serve, then, as a guide for making decisions regarding future parks and recreation facilities and programs, including siting, acquisition, development, funding, and allocation of resources. Decisions should be made within the context of established planning policies and priorities as set forth in the South Clackamas County Recreation District Master Plan.

The Plan will be a complement to other official documents, including the Master Plan of Clackamas County Parks Department, the Comprehensive Plan of the City of Canby, City and County Ordinances and planning policies. The South Clackamas County Recreation District Master Plan must relate to and agree with the Comprehensive Plan as mandated by State Law. Likewise, the Willamette River Greenway shall remain as designated by the Oregon Department of Transportation. Any federal and/or state regulations affecting our parks or other recreation facilities shall be automatic revisions of this Plan. Specific consideration will be given to handicap access when developing recreational facilities.

As a long range planning document, it is intended that the South Clackamas County Recreation District Master Plan be reviewed and revised as necessary every five years to coincide with the periodic review of the City and County Comprehensive Plans. This review is deemed necessary not only as an update but as a means to meet the needs of our recreation district. This will insure that the Master Plan remains a viable and relevant planning tool, always reflecting current policies and priorities. The South Clackamas County Recreation District Master Plan will become the official document and supersede all prior Park Master Plans. Development Plans detailing improvements in each park and recreation facility will follow adoption of the Master Plan.

The goals of the South Clackamas County Recreation District Master Plan, as set forth below, reflect the District's desire to contribute to the betterment of the quality of life for the citizens within our District by promoting and coordinating an innovative and comprehensive system of leisure services that will be the pride of our area.

The District intends to be guided by the following goals:

- a. Conserve and create open space throughout the high school district for specified objectives.
- b. Identify and encourage conservation of natural, scenic and historical areas within the Recreation District's boundaries.
- c. Provide long-range planning for land acquisition and development of parks and recreation facilities to meet the needs of an expanding population.
- d. Recognize Parks and Recreation planning as a major responsibility of the South Clackamas County Recreation District.
- e. Insure equal opportunity in recreation participation regardless of race, income, sex, geographic location, or physical ability.
- f. Be responsive to the existing agencies currently providing programs to meet the recreational needs and desires of the community.
- g. Explore sources and opportunities for financing, purchase, development and maintenance of future parks, recreation lands and facilities.
- h. Enrich the cultural and artistic quality of life in the community by sponsoring related activities and events.

In order to meet these goals, the District intends to work toward the following objectives:

- a. Establish a program for the acquisition, development and maintenance of open space.
- b. Provide efficient maintenance of parks and recreation facilities.
- c. Consider the aesthetic settings in the planning and development of parks.
- d. Utilize citizen participation to evaluate programs and facilities related to parks and leisure activities.
- e. Assist and promote other recreation agencies to provide facilities and programs for the people within the district.
- f. Identify and preserve areas of unique, natural, cultural, and historic significance.
- g. Establish guidelines for park facilities, designs and programming.

- h. Provide for the safe use of all parks and recreation facilities by the general public.
- i. Institute, organize and nurture a program of volunteerism.
- j. Actively seek alternate funding sources with governmental and private agencies to provide grants and contributions to ensure adequate revenue for the operation of parks, leisure facilities, programs, and major capital expansions projects.
- k. Coordinate programs and facilities use with local schools, civic organizations, businesses and industry.

In fashioning the South Clackamas County Recreation District Master Plan, the available and potentially necessary resources, both financial and human, are fully acknowledged. With future development of the parks system, these human resources must undoubtedly be increased as needed. Financial resources will be dealt with in greater detail in a separate section of this document. Resources will be needed for any expansion, development, and acquisition as the Plan materializes from the dreams on paper, into reality. But, perhaps the more important draw on our resources will be for maintenance, needed to ensure that the District will always be able to provide that level of care that makes its parks and recreation programs a source of joy and pride to the area.

