

City of Oregon City

625 Center Street Oregon City, OR 97045 503-657-0891

Meeting Agenda - Final Planning Commission

Monday, May 8, 2017 7:00 PM Commission Chambers

1. Call to Order

2. Public Comments

3. Public Hearing

3a. CU 17-01 / SP 17-16 / VR 17-01: North Clackamas Christian School

Modular Building

Sponsors: Pete Walter

Attachments: Commission Report

Staff Report and Recommendation

Complete Application

Public Notices

Replinger and Associates Comments on Traffic Analysis
Clackamas County Conditional Use Permit CU-73-27

4. Communications

5. Adjournment

Public Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.

- Complete a Comment Card prior to the meeting and submit it to the staff member.
- When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.
- Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.
- As a general practice, Oregon City Officers do not engage in discussion with those making comments.

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site(oregon-city.legistar.com).

Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.

ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.



City of Oregon City

625 Center Street Oregon City, OR 97045 503-657-0891

Staff Report

File Number: PC 17-057

Agenda Date: 5/8/2017 Status: Agenda Ready

To: Planning Commission Agenda #: 3a.

From: Pete Walter File Type: Land Use Item

SUBJECT:

CU 17-01 / SP 17-16 / VR 17-01: North Clackamas Christian School Modular Building

RECOMMENDED ACTION (Motion):

Approval with Conditions.

BACKGROUND:

The applicant requests conditional use, site plan and design review and variance approval for placement of a 28' X 64' modular building on the North Clackamas Christian School campus at 19575 Sebastian Way.

The modular building will be used for a media center and library. With the proposed modular facility, the existing library space will be converted into a study area/indoor space for students to eat in during inclement weather. No additional classroom space is being generated and therefore there is no anticipated increase in student enrollment or staff. Two sidewalks will be added connecting to the modular building. The applicant also requests site plan and design review and variance approvals for the project.

For simplification, staff has summarized the variance requests into two basic variances and provided separate findings for each under section 17.60;

- 1. Variances associated with the building placement and
- 2. Variances associated with the building design.



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Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045 Ph (503) 722-3789 | Fax (503) 722-3880

TYPE III -CONDITIONAL USE STAFF REPORT AND RECOMMENDATION

FILE NO.: CU 17-01: Conditional Use

SP 17-16: Site Plan and Design Review

VR 17-01: Variance

North Clackamas Christian School **PROPERTY OWNER:**

Douglas Van Zanten, Business Officer

19575 Sebastian Way, Oregon City, OR 97045

APPLICANT: Roseann Johnson, Bluestone Homes

16081 S. Moore Rd Oregon City, OR 97045

REQUEST: Conditional Use, Site Plan and Design Review and Variance application to add 28' X

64' modular building west of existing school site, for library and media center.

HEARING DATE / May 8, 2017, 7:00 p.m. LOCATION:

Oregon City Hall – Chambers

625 Center Street, Oregon City, Oregon 97045

19575 Sebastian Way, Oregon City, OR 97045 LOCATION:

Clackamas County APN 3-2E-08DA-06400

REVIEWER: Pete Walter, AICP, Planner, (503) 496-1568 Email: pwalter@orcity.org

RECOMMENDATION: Approval with Conditions.

PROCESS: Type III decisions involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not required to be heard by the city commission, except upon appeal. Applications evaluated through this process include conditional use permits, preliminary planned unit development plans, variances, code interpretations, similar use determinations and those rezonings upon annexation under Section 17.06.050 for which discretion is provided. In the event that any decision is not classified, it shall be treated as a Type III decision. The process for these land use decisions is controlled by ORS 197.763. Notice of the application and the planning commission or the historic review board hearing is published and mailed to the applicant, recognized neighborhood association and property owners within three hundred feet. Notice must be issued at least twenty days pre-hearing, and the staff report must be available at least seven days pre-hearing. At the evidentiary hearing held before the planning commission or the historic review board, all issues are addressed. The decision of the planning commission or historic review board is appealable to the city commission, on the record. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to 17.50.290(c) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal. The city commission decision on appeal from the historic review board or the planning commission is the city's final decision and is appealable to LUBA within twenty-one days of when it becomes final.

Recommended Conditions of Approval

CU 17-01: Conditional Use SP 17-16: Site Plan and Design Review VR 17-01: Variance Planning Commission Hearing: May 8, 2017

(P) = Verify that condition of approval has been met with the Planning Division.
 (DS) = Verify that condition of approval has been met with the Development Services Division.
 (B) = Verify that condition of approval has been met with the Building Division.
 (F) = Verify that condition of approval has been met with Clackamas Fire Department.

The applicant shall include the following information with submittal of a public improvement and/or grading permit associated with the proposed application. The information shall be approved prior to issuance.

- 1. The Applicant shall provide an Erosion Prevention and Sedimentation Control Plan to the City for approval and obtain an Erosion Control permit. (DS)
- 2. All applicable System Development Charges (SDC) shall be due and payable upon building permit issuance. Applicant will need to complete a SDC request form, found on the City's website, for an estimate of fees. (DS)

The applicant shall include the following information with submittal of a Building permit associated with the proposed application. The information shall be approved prior to issuance.

- 3. The applicant shall not use T111 siding, but shall indicate the use of composite or wood siding on all elevations and indicate this materials on construction plans. (P)
- 4. The applicant shall provide a revised landscaping plan with the statement that no mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy of shrubs and within two feet of the base of trees. (P)
- 5. The applicant shall provide a revised landscaping plan indicating that all on-site pedestrian walkways shall be hard surfaced, well-drained and at least five feet wide.

The applicant shall include the following information prior to issuance of an occupancy permit associated with the proposed Minor Site Plan and Design Review application. The information shall be approved prior to issuance.

- 6. The applicant shall assure that lighting fixtures that exceed 13 watts include a full cut-off screen fixture in compliance with OCMC 17.62.065.D. (P)
- 7. The applicant shall provide documentation from a lighting specialist indicating the proposed development complies with OCMC 17.62.065. (P)
- 8. The applicant shall be required to provide a paint palate with at least two colors in order to provide additional visual relief and distinguish between wall planes and trim.
- 9. The applicant shall further mitigate the variance by proposing sufficient elements specified in OCMC 17.62.005.d.1 at the front of the property to improve pedestrian access and experience, such as:
 - a. Tables, benches or other approved seating area.
 - b. Cobbled, patterned or paved stone or enhanced concrete.
 - c. Pedestrian scale lighting.
 - d. Sculpture/public art.
 - e. Fountains/Water feature.

- f. At least twenty square feet of landscaping or planter boxes for each tenant facade fronting on the activity area.
- g. Outdoor café.
- h. Enhanced landscaping or additional landscaping.
- i. Other elements, as approved by the community development director that can meet the intent of this section. (P)

I. BACKGROUND:

Project Description

The applicant requests conditional use, site plan and design review and variance approval for placement of a 28' X 64' modular building on the North Clackamas Christian School campus at 19575 Sebastian Way.

The modular building will be used for a media center and library. With the proposed modular facility, the existing library space will be converted into a study area/indoor space for students to eat in during inclement weather. No additional classroom space is being generated and therefore there is no anticipated increase in student enrollment or staff. Two sidewalks will be added connecting to the modular building. The applicant also requests site plan and design review and variance approvals for the project.

The variance requests are as follows. For simplification, staff has summarized the variance requests into two basic variances and provided separate findings for each under section 17.60.

1. Variances associated with the building placement;

17.62.055.C - Relationship between zoning district and requirements of this Section

17.62.055.D.1 - Relationship of Buildings to Streets and Parking 17.62.055.D.2 - Relationship of Buildings to Streets and Parking

2. Variances associated with the building design:

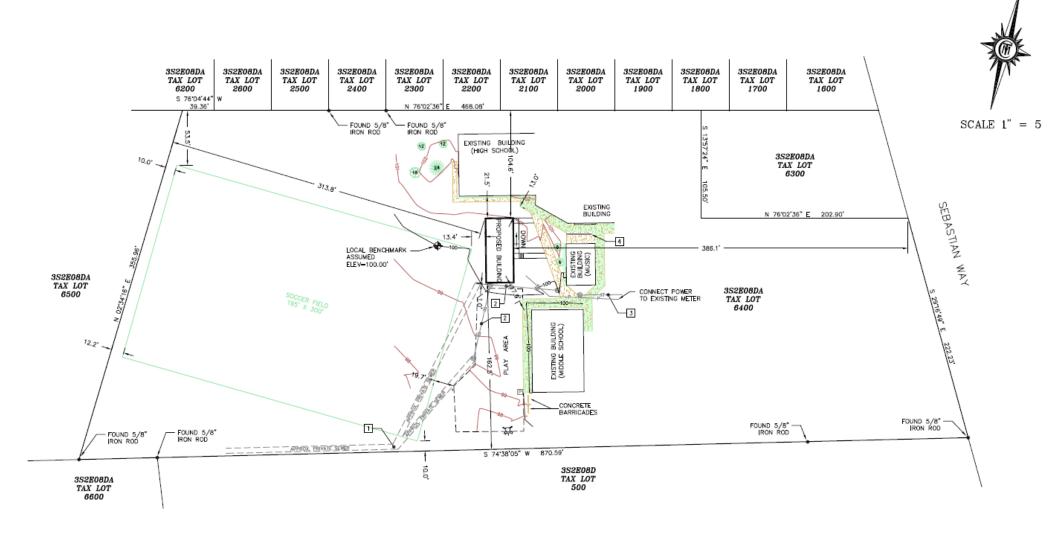
17.62.055.G - Variation in Massing.

17.62.055.H.5- Minimum Wall Articulation

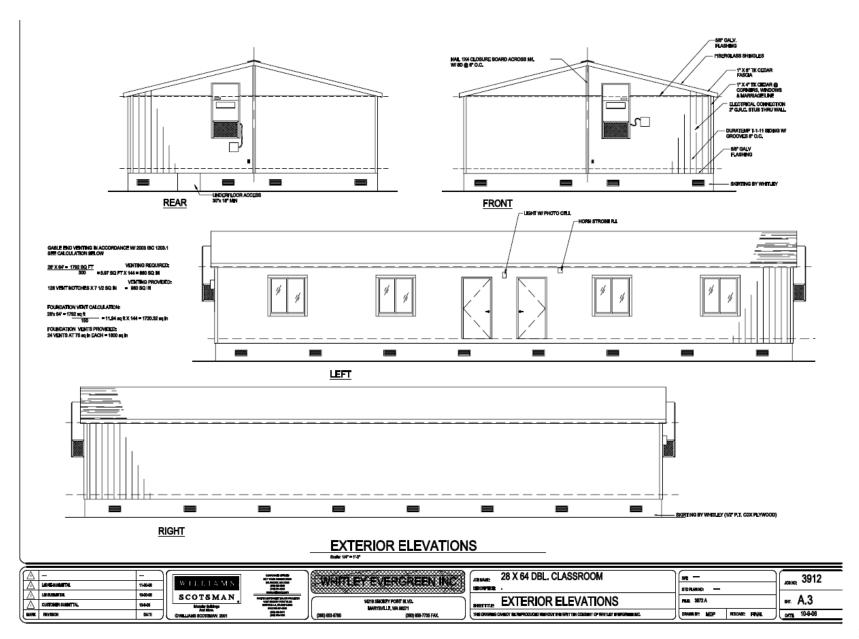
17.62.055.I - Façade Transparency

The following site plan excerpts from the application are provided below: Site Plan, Landscaping Plan, and Exterior Building Elevations.

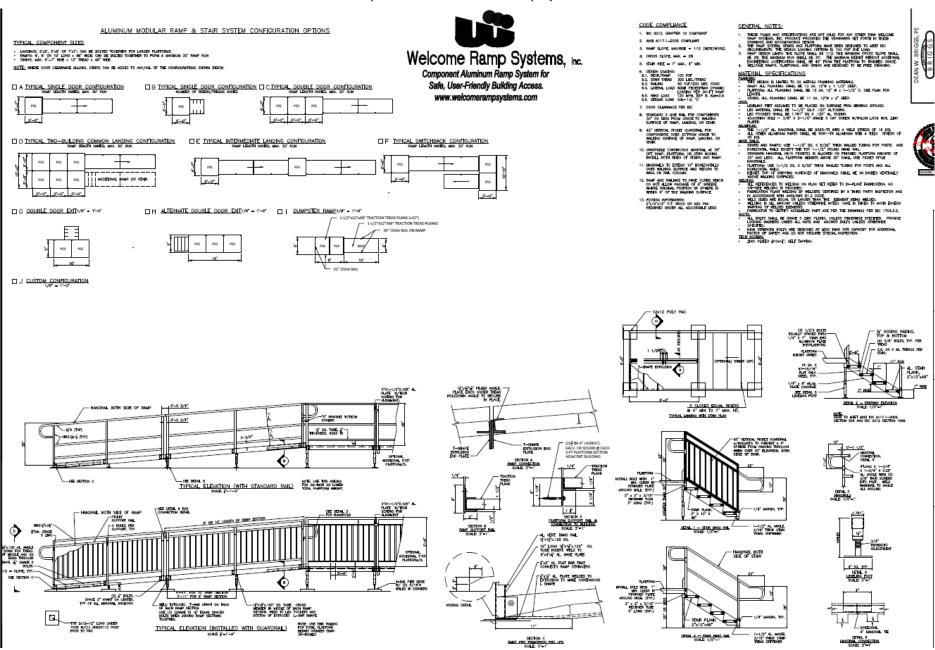
Proposed Location of Modular Building with Setbacks Shown

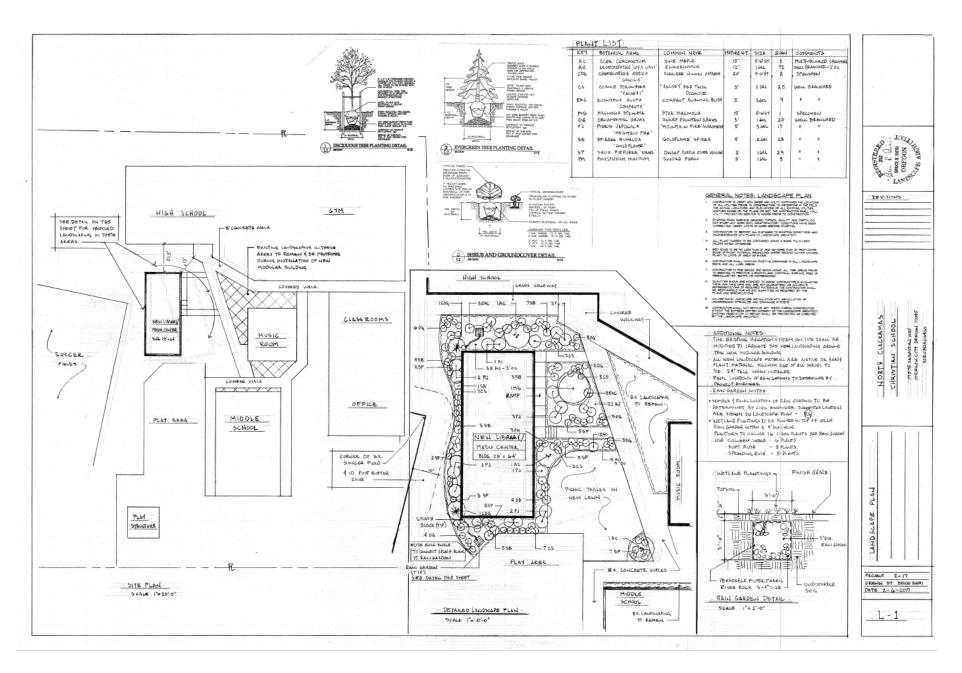


Proposed Exterior Elevations



Proposed ADA Accessible Ramp System





History and Prior Land Use Approvals

The school was constructed in 1973 prior to the 1984 annexation to Oregon City (BC2044), which lists a private school as part of the annexation.

The original development of the school was approved through Clackamas County's conditional use process (Clackamas County File 27-73 – Attached). Per OCMC 17.56.010.(D), in the case of a use existing prior to the effective date of the current zoning code classified as a conditional use, any change of use expansion of lot area or expansion of structure requires a conditional use application. The R-10 Single Family Residential zone in which the school is located lists private and/or public educational or training facilities as a Conditional Use.

The location of the proposed modular building is indicated on the site plans. As indicated the building location will largely be screened from view from adjacent properties by existing buildings on the property, and will not be visible from the Public Right-of-Way of Sebastian Way.

Existing Conditions

North Clackamas Christian School (NCCS) is 5.44 acres and located at 19575 Sebastian Way in Oregon City. The school has a current enrollment of 262: 26 in Pre-School; 125 in elementary (K-6); and 110 in secondary (7-12). There are 27 daily staff. The school requires a dedicated media center and enlarged library space and is therefore proposing a modular building to accommodate such needs.



The applicant does not propose to remove any trees to accommodate the placement of the modular building.

Public Notice and Comment

In accordance with OCMC 17.50.090 - Public notices. Public notice of the May 8 public hearing was mailed to all property owners within 300' of the property on March 29th, 2017. Notice was also published in the Clackamas Review / Oregon City News on April 5th, 2017. The site was posted with a "Notice of Proposed Land Use Action" sign on April14th, 2017. Copies of the public notices are part of the Exhibits attached to this Staff Report.

As of the date of this staff report, staff has received no written comments from the public about this application.

II. DECISION-MAKING CRITERIA:

The following Oregon City Municipal Code criteria apply to this project. The City Code Book is available on-line at www.orcity.org

- 17.12 R-10 Single Family Dwelling District;
- 17.56 Conditional Uses;
- 17.62 Site Plan and Design Review;
- 17.50 Administration and Procedures;
- 17.52 Off Street Parking and Loading;
- 17.60 Variances;
- 13.12 Stormwater Management;
- 17.47 Erosion and Sediment Control;
- 15.48 Grading, Filling and Excavating
- 12.04 Public and Street Trees
- 12.08 Streets, Sidewalks and Public Places

Chapter 17.08 - R-10 SINGLE-FAMILY DWELLING DISTRICT

17.08.010 - Designated.

This residential district is designed for areas of single-family homes on lot sizes of approximately ten thousand square feet.

17.08.020 - Permitted uses.

Permitted uses in the R-10 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing;
- J. Transportation facilities.

Finding: not applicable. The application does not include a permitted use. The playground and playfields are considered ancillary to the principal use as a school.

17.08.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

G. Private and/or public educational or training facilities;

Finding: applicable. The original development of the school was approved through Clackamas County's conditional use process (Clackamas County File 27-73 – Attached). Per OCMC 17.56.010.(D), in the case of a use existing prior to the effective date of the current zoning code classified as a conditional use, any change of use expansion of lot area or expansion of structure requires a conditional use application. The R-10 Single Family Residential zone in which the school is location lists private and/or public educational or training facilities as a Conditional Use.

17.08.035 - Prohibited uses.

Prohibited uses in the R-10 district are:

- A. Any use not expressly listed in Section 17.08.020 or 17.08.030.
- B. Marijuana businesses.

Finding: not applicable. The applicant has not proposed a prohibited use.

17.08.040 - Dimensional standards.

Dimensional standards in the R-10 district are:

- A. Minimum lot areas, ten thousand square feet;
- B. Minimum lot width, sixty-five feet;
- C. Minimum lot depth, eighty feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum required setbacks:
- 1. Front yard, twenty feet minimum setback,
- 2. Front porch, fifteen feet minimum setback,
- 3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.
- 4. Interior side yard, ten feet minimum setback for at least one side yard; eight feet minimum setback for the other side yard,
- 5. Corner side yard, fifteen feet minimum setback,
- 6. Rear yard, twenty feet minimum setback,
- 7. Rear porch, fifteen feet minimum setback.
- F. Garage standards: See Chapter 17.20—Residential Design and Landscaping Standards.
- G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

Finding: complies as proposed. The application complies with all dimensional standards for the underlying zone, however, since this is an institutional building, the underlying zone standards are superseded by the Site Plan and Design Review standards of OCMC 17.62, which requires compliance with the Institutional and Commercial Design Standards of OCMC 17.62.055. The applicant has requested a variance to certain subsections of OCMC 17.62.055 for the modular. See Section OCMC 17.60 for findings.

Chapter 17.56 Conditional Uses

17.56.010.A.1. The use is listed as a conditional use in the underlying district;

Finding: complies as proposed. Private and/or public educational or training facilities are listed as a conditional use in OCMC 17.12.030.G. This is a private school and the proposal is to add a modular building to the existing school.

17.56.010.A.2 The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;

Finding: complies as proposed. The NCCS site is 5.44 acres (236,966 sq. ft.). It is trapezoidal in shape, has level topography with access off Sebastian Way from Molalla Ave. It is currently developed with a pre-K to 12th grade educational facilities, and students have been attending the school since the 1970's. Clackamas County Conditional Use 27-73 was approved for developing the site as a school. The proposed modular fits behind the existing building on the site, with enough room to maintain required setback distances from existing buildings while preserving existing athletic fields.

17.56.010.A.3. The site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;

Finding: complies as proposed. The city will not be requiring additional street improvements with this proposal. The existing improvements along Sebastian Way are already adequate and the application does not generate additional traffic since it is to provide new library and technology media center space. No new teachers or students will be added as a function of the new modular building.

17.56.010.A.4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying district; Finding: complies as proposed. The modular is proposed to be located behind existing buildings, in a pocket south of the existing high school, north of the play area and middle school, west of the music room, and east of a large field. The modular is adequately placed away from adjacent properties (commercial to the south, multifamily to the west, and single family residential to the north) and is largely shielded from their view by existing trees and foliage on the site's perimeter. The modular is not visible from the street. The Transportation Analysis Letter (TAL) prepared by Kittelson Engineering indicates the transportation system is capable of supporting the current and proposed traffic patterns given the modular is not anticipated to generate an increase in student population. In its proposed location, the modular will not have a significant impact on the surrounding properties and their use of the area.

17.56.010.A.5. The proposal satisfies the goals and policies of the city comprehensive plan which apply to the proposed use.

Finding: complies as proposed. The applicable Comprehensive Plan policies are as follows:

Policy 2.4.2

Strive to establish facilities and land uses in every neighborhood that help give vibrancy, a sense of place, and a feeling of uniqueness; such as activity centers and points of interest.

Finding: complies as proposed. These school facilities enhance the diversity of land uses within the surrounding community, helping to provide a sense of place and uniqueness to this neighborhood. The NCCS site is positioned between residential, commercial and multi-family properties. Additionally, Clackamas Community College is located across Highway 213, just east of the school. This diversity of uses in the area fosters a dynamic living space, and helps to create a vibrant neighborhood with multiple hubs and offerings that meet the needs of the community.

Policy 2.4.3: Promote connectivity between neighborhoods and neighborhood commercial centers through a variety of transportation modes.

Finding: complies as proposed. There is a connective pathway between the site and the commercial property to the south via a public sidewalk. OC Pointe shopping center to the North is both walkable and driveable, offering goods and services to school students, staff and visitors, as well as to the surrounding neighborhoods. Sebastian Way is a cul-de-sac which includes a bollarded entrance which provides a pedestrian connection to the sidewalk system abutting the shopping center to the south along 213.





Policy 2.4.5: Ensure a process is developed to prevent barriers in the development of neighborhood schools, senior and childcare facilities, parks, and other uses that serve the needs of the immediate area and the residents of Oregon City.

Finding: complies as proposed. The conditional use process allows for school uses to be authorized in a residential neighborhood, consistent with this policy. Because of the previously granted conditional use, NCCS was able to establish, grow and thrive in a community that has done likewise. The location of the school between commercial, residential and other educational properties allows for multiple basic needs to be met in the same vicinity. Providing schools within residential areas provides for connection between the school and the surrounding community and allows for convenient community use of school facilities. The school itself offers a unique education opportunity for those considering the educational options in the vicinity.

Policy 6.1.1

Promote land-use patterns that reduce the need for distance travel by single occupancy vehicles and increase opportunities for walking, biking and/or transit to destinations such as places of employment, shopping and education.

Finding: complies as proposed. There is a connective pathway between NCCS and the commercial property to the south. Additionally, OC Pointe to the North is also walkable. Students, staff and their families access goods and services on a daily basis without driving, and businesses gain necessary patrons. Tri-met bus service provides stops on Molalla Avenue to the north and at the college. NCCS and the College have agreements in place for NCCS to use the college track and field, which students and coaches do each spring, as well as to have gatherings in the College's community meeting room. The Clackamas Community College Loop Trail connects to the public sidewalk system.

Policy 11.1.6

Enhance efficient use of existing public facilities and services by encouraging development at maximum levels permitted in the Comprehensive Plan, implementing minimum residential densities, and adopting an Accessory Dwelling Unit Ordinance to infill vacant land.

Finding: not applicable. This proposal does not include additional residential density, however the proposed continued educational use of this site is consistent with this policy.

Goal 11.8 Health and Education

Work with healthcare and education providers to optimize the siting and use of provider facilities.

Finding: complies as proposed. The NCCS site is owned by the North Clackamas Christian School Society. The proposed modular addition optimizes the site's use of land while providing a crucial media center and expanded library, meeting both the print and digital needs of students and educators in this age. Allowing the use of these properties as proposed through the conditional use permit process would optimize their use for educational purposes, consistent with this policy.

17.56.010.B. Permits for conditional uses shall stipulate restrictions or conditions which may include, but are not limited to, a definite time limit to meet such conditions, provisions for a front, side or rear yard greater than the minimum dimensional standards of the zoning ordinance, suitable landscaping, off-street parking, and any other reasonable restriction, condition or safeguard that would uphold the spirit and intent of the zoning ordinance, and mitigate adverse effect upon the neighborhood properties by reason of the use, extension, construction or alteration allowed as set forth in the findings of the planning commission.

Finding: Staff has recommended reasonable conditions of approval to ensure that the spirit and intent of the zoning code is upheld. The applicant recognizes the authority of the city to impose reasonable conditions of approval pursuant to this section. The proposed location of the new building is located 105 feet from the closest property line and blocked from existing residences by the existing high school building. The applicant proposes to meet the dimensional standards of the R10 zone, notwithstanding the variances requested in 17.60/17.62.055. The applicant has the right to comment upon such conditions as may be proposed by staff or the Planning Commission through the public hearing process.

17.56.010.C. Any conditional use shall meet the dimensional standards of the zone in which it is to be located pursuant to subsection B of this section unless otherwise indicated, as well as the minimum conditions listed below. **Finding: complies as proposed.** OCMC 17.62.055 - Institutional and commercial building standards. (D), requires that new buildings be placed no farther than five feet from the front property line. The applicant proposes to meet the dimensional standards of the R-10 zone, notwithstanding the variances requested in 17.60/17.62.055. The applicant has therefore requested a variance to this standard in accordance with OCMC Chapter 17.60 - VARIANCES. Otherwise, the dimensions of the R-10 zone district have been met.

17.56.010.D. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use, any change of use, expansion of lot area or expansion of structure shall conform with the requirements for conditional use.

Finding: Complies as Proposed. NCCS was established before the being annexed to the City and was not approved through the City's Conditional Use process, although a Clackamas County Conditional Use approval exists for the site. The proposed modular expands the conditional use to the point that it requires review. The proposed application is an expansion of the structure and use and the applicant has submitted the Conditional Use application in accordance with this requirement.

17.56.010.E. The planning commission may specifically permit, upon approval of a conditional use, further expansion to a specified maximum designated by the planning commission without the need to return for additional review. **Finding: not applicable**. The applicant has not requested the Planning Commission approve a future expansion to the Conditional Use.

17.56.040.A. Building Openings. The city may limit or prohibit building openings within fifty feet of residential property in a residential zone if the openings will cause glare, excessive noise or excessive traffic which would adversely affect adjacent residential property as set forth in the findings of the planning commission. **Finding: not applicable.** No portion of the proposed building is located within 50 feet of a residential property.

17.56.040.B Additional Street Right-of-Way. The dedication of additional right-of-way may be required where the city plan indicates need for increased width and where the street is inadequate for its use; or where the nature of the proposed development warrants increased street width.

Finding: not applicable. The street serving NCCS (Sebastian Way) is adequate and does not require additional dedication.

17.56.040.C Public Utility or Communication Facility. Such facilities as a utility substation, water storage tank, radio or television transmitter, tower, tank, power transformer, pumping station and similar structures shall be located, designed and installed with suitable regard for aesthetic values. The base of these facilities shall not be located closer to the property line than a distance equal to the height of the structure. Hydroelectric generation facilities shall not exceed ninety megawatts of generation capacity.

Finding: not applicable. No such facilities are proposed with this development application.

17.56.040.D Schools. The site must be located to best serve the intended area, must be in conformance with the city plan, must have adequate access, and must be in accordance with appropriate State standards.

Finding: complies as proposed. The site has been recognized and functioning as a school since the early 1970s. The site acts in part as a buffer between adjacent residential properties that have been developed in the past couple decades to the north, and the commercial development site to the south. The proposed addition allows NCCS to consolidate its library and media space and bring them further toward accepted and expected standards for a small private school. The specific proposed site area for modular placement does not significantly impact surrounding properties. The site has adequate access, per the Transportation Analysis Letter. The proposed modular building will meet all applicable State, local and regional standards.

17.56.040.E Helipad Landing Facility. In evaluating a conditional use application for a helipad, the planning commission shall consider such matters as the following:

Finding: not applicable. A helicopter landing facility is not proposed with this development.

17.56.040.F Residential Care Facilities.

Finding: not applicable. A residential care facility is not proposed with this development.

17.56.040.G Bed and Breakfast Inns.

Finding: not applicable. A bed and breakfast is not proposed with this development.

17.56.060 Revocation of conditional use permits.

Finding: not applicable. No previous conditional use permit is being revoked with this application.

17.56.070 Periodic review of conditional use permits.

Finding: not applicable. The site has not been identified as needing a periodic review by staff.

CHAPTER 17.62 SITE PLAN AND DESIGN REVIEW

17.62.015 - Modifications that will better meet design review requirements.

The review body may consider modification of site-related development standards. These modifications are done as part of design review and are not required to go through the Variance process pursuant to section 17.60.020. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the Variance process pursuant to section 17.60.020. Modifications that are denied through design review may be requested as Variance through the

Variance process pursuant to section 17.60.020. The review body may approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. The modification will result in a development that better meets design guidelines; and
- B. The modification meets the intent of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Finding: not applicable. The proposal includes several variance requests from the Institutional Design standards in OCMC 17.62.055 rather than a Type II modification request, since the new structure expands an existing conditional use, and the design modifications sought are fairly significant.

17.62.020 - Preapplication conference.

Prior to filing for site plan and design review approval, the applicant shall confer with the community development director pursuant to Section 17.50.030. The community development director shall identify and explain the relevant review procedures and standards.

Finding: complies. The applicant submitted a pre-application and took part in the pre-application conference on March 23, 2016. The pre-application conference file (PA-16-0009) summary notes are including with the application.

17.62.030 - When required.

Site plan and design review shall be required for all development of real property in all zones except the R-10, R-8, R-6, R-5 and R-3.5 zoning districts, unless otherwise provided for by this title or as a condition of approval of a permit. Site plan and design review shall also apply to all conditional uses, cottage housing development, multifamily and non-residential uses in all zones. No building permit or other permit authorization for development shall be issued prior to site plan and design review approval. Parking lots and parking areas accessory to uses regulated by this chapter also shall require site plan and design review approval. Site plan and design review shall not alter the type and category of uses permitted in zoning districts.

Finding: applicable. Site plan and design review applies given the elements of the application's conditional use.

17.62.050.A.1 Landscaping, A minimum of fifteen percent of the lot shall be landscaped. Existing native vegetation shall be retained to the maximum extent practicable. All plants listed on the Oregon City Nuisance Plant List shall be removed from the site prior to issuance of a final occupancy permit for the building. **Finding: complies as proposed.** Approximately 60% of the site is currently landscaped. With the addition of a

Finding: complies as proposed. Approximately 60% of the site is currently landscaped. With the addition of a modular, approximately 59% of the site will be landscaped. Existing native vegetation will be retained aside from the grass that will be removed during clearing and grading.

a. Except as allowed elsewhere in the zoning and land division chapters of this Code, all areas to be credited towards landscaping must be installed with growing plant materials. A reduction of up to twenty-five percent of the overall required landscaping may be approved by the community development director if the same or greater amount of pervious material is incorporated in the non-parking lot portion of the site plan (pervious material within parking lots are regulated in OCMC 17.52.070).

Finding: complies as proposed. The submitted landscaping plan indicates the use of growing plant materials in quantities that meet the intent of this standard. No reductions are sought. The proposal does not include parking lot landscaping.

b. Pursuant to Chapter 17.49, landscaping requirements within the Natural Resource Overlay District, other than landscaping required for parking lots, may be met by preserving, restoring and permanently protecting native vegetation and habitat on development sites.

Finding: not applicable. The site is not within the Natural Resource Overlay District.

- c. The landscaping plan shall be prepared by a registered landscape architect and include a mix of vertical (trees and shrubs) and horizontal elements (grass, groundcover, etc.) that within three years will cover one hundred percent of the Landscape area. No mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy of shrubs and within two feet of the base of trees. The community development department shall maintain a list of trees, shrubs and vegetation acceptable for landscaping.

 Finding: complies with conditions. Applicant's Response: The landscape plan was prepared by Bruce Bieri, licensed landscape architect. The plan includes a mix of horizontal and vertical elements. Prior to issuance of a final certificate of occupancy of the building the applicant shall assure that no mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy of shrubs and within two feet of the base of trees. Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.
- d. For properties within the Downtown Design District, or for major remodeling in all zones subject to this chapter, landscaping shall be required to the extent practicable up to the ten percent requirement.

 Finding: not applicable. The subject property is not located within a Natural Resource Overlay District, nor is it within the Downtown Design District.
- e. Landscaping shall be visible from public thoroughfares to the extent practicable. **Finding: not applicable.** The project area is not visible from a public thoroughfare.
- f. Interior parking lot landscaping shall not be counted toward the fifteen percent minimum, unless otherwise permitted by the dimensional standards of the underlying zone district.

Finding: not applicable. It is not necessary for the applicant to count parking lot landscaping in order for the site to meet the minimum landscaping requirements.

17.62.050.A.2 Vehicular Access and Connectivity.

- a. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.
- b. Ingress and egress locations on public thoroughfares shall be located in the interest of public safety. Access for emergency services (fire and police) shall be provided.
- c. Alleys or vehicular access easements shall be provided in the following Districts: R-2, MUC-1, MUC-2, MUD and NC zones unless other permanent provisions for access to off-street parking and loading facilities are approved by the decision-maker. The corners of alley intersections shall have a radius of not less than ten feet.
- d. Sites abutting an alley shall be required to gain vehicular access from the alley unless deemed impracticable by the community development director.
- e. Where no alley access is available, the development shall be configured to allow only one driveway per frontage. On corner lots, the driveway(s) shall be located off of the side street (unless the side street is an arterial) and away from the street intersection. Shared driveways shall be required as needed to accomplish the requirements of this section. The location and design of pedestrian access from the public sidewalk shall be emphasized so as to be clearly visible and distinguishable from the vehicular access to the site. Special landscaping, paving, lighting, and architectural treatments may be required to accomplish this requirement.
- f. Development shall be required to provide existing or future connections to adjacent sites through the use of a vehicular and pedestrian access easements where applicable.
- g. Parking garage entries (both individual, private and shared parking garages) shall not dominate the streetscape. They shall be designed and situated to be ancillary to the use and architecture of the ground floor. This standard applies to both public garages and any individual private garages, whether they front on a street or private interior access road.
- h. Buildings containing above-grade structured parking shall screen such parking areas with landscaping or landscaped berms, or incorporate contextual architectural elements that complement adjacent buildings or

buildings in the area. Upper level parking garages shall use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.

Finding: not applicable. The existing ingress and egress for the site are not proposed to change with this proposal. The existing parking lot is pre-existing and provides adequate spaces to provide for the added classroom space. No changes are proposed to the existing parking lot. No additional easements for vehicle or pedestrian access are required.

17.62.050.A.3 Building structures shall be complimentary to the surrounding area. All exterior surfaces shall present a finished appearance. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades or decking shall be prohibited.

a. Alterations, additions and new construction located within the McLoughlin Conservation District, Canemah National Register District, and the Downtown Design District and when abutting a designated Historic Landmark shall utilize materials and a design that incorporates the architecture of the subject building as well as the surrounding district or abutting Historic Landmark. Historic materials such as doors, windows and siding shall be retained or replaced with in kind materials unless the community development director determines that the materials cannot be retained and the new design and materials are compatible with the subject building, and District or Landmark. The community development director may utilize the Historic Review Board's Guidelines for New Constriction (2006) to develop findings to show compliance with this section.

b. In historic areas and where development could have a significant visual impact, the review authority may request the advisory opinions of appropriate experts designated by the community development director from the design fields of architecture, landscaping and urban planning. The applicant shall pay the costs associated with obtaining such independent professional advice; provided, however, that the review authority shall seek to minimize those costs to the extent practicable.

Finding: complies with conditions. The site is not within a historic district and is not a designated historic structure. The proposal will comply with this standard provided compliance is found with the standards in the Oregon City Municipal Code. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

17.62.050.A.4 Grading shall be in accordance with the requirements of Chapter 15.48 and the public works stormwater and grading design standards.

Finding: Complies with Conditions. Please see finding under section 15.48.

17.62.050.A.5 Development subject to the requirements of the Geologic Hazard overlay district shall comply with the requirements of that district.

Finding: not applicable. The subject sites are not located in a Geologic Hazard area.

17.62.050.A.6 Drainage shall be provided in accordance with city's drainage master plan, Chapter 13.12, and the public works stormwater and grading design standards.

Finding: Complies with Conditions. Please see finding under section 13.12.

17.62.050.A.7 Parking, including carpool, vanpool and bicycle parking, shall comply with city off-street parking standards, Chapter 17.52.

Finding: not applicable. No changes are proposed to carpool, vanpool or bicycle parking.

17.62.050.A.8 Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and street design standards. Upon application, the community development director may waive this requirement

in whole or in part in those locations where there is no probable need, or comparable alternative location provisions for pedestrians are made.

Finding: Not applicable. No public sidewalks and curbs are affected with this proposal and no improvements to the existing street system are required.

- **17.62.050.A.9** A well-marked, continuous and protected on-site pedestrian circulation system meeting the following standards shall be provided:
- a. Pathways between all building entrances and the street are required. Pathways between the street and buildings fronting on the street shall be direct. Exceptions may be allowed by the director where steep slopes or protected natural resources prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.
- b. The pedestrian circulation system shall connect all main entrances on the site. For buildings fronting on the street, the sidewalk may be used to meet this standard. Pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required.
- c. Elevated external stairways or walkways, that provide pedestrian access to multiple dwelling units located above the ground floor of any building are prohibited. The community development director may allow exceptions for external stairways or walkways located in, or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.
- d. The pedestrian circulation system shall connect the main entrances of adjacent buildings on the same site.
- e. The pedestrian circulation system shall connect the principal building entrance to those of buildings on adjacent commercial and residential sites where practicable. Walkway linkages to adjacent developments shall not be required within industrial developments or to industrial developments or to vacant industrially-zoned land.
- f. On-site pedestrian walkways shall be hard surfaced, well drained and at least five feet wide. Surface material shall contrast visually to adjoining surfaces. When bordering parking spaces other than spaces for parallel parking, pedestrian walkways shall be a minimum of seven feet in width unless curb stops are provided. When the pedestrian circulation system is parallel and adjacent to an auto travel lane, the walkway shall be raised or separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps for each direction of travel. Pedestrian walkways that cross drive isles or other vehicular circulation areas shall utilize a change in textual material or height to alert the driver of the pedestrian crossing area.

Finding: Complies with conditions. The proposed pedestrian circulation system is well-marked, continuous and protected and will connect all building entrances on the site. The applicant's landscaping plan indicates two new paths connecting to the building from the existing walkway system behind the existing music building, which connects to the main school entrances on the site. The new building indicates an ADA Accessible Ramp on the east side of the building and sidewalks connecting to the existing path-way system. The path widths indicated appear to be less than five feet wide, less than required by this standard. All On-site pedestrian walkways shall be hard surfaced, well drained and at least five feet wide. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

17.62.050.A.10. There shall be provided adequate means to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreational facilities, landscaping, fill and excavation areas, screening and fencing, groundcover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency. **Finding: complies as proposed.** All facilities on the site are owned and maintained by North Clackamas Christian School.

17.62.050.A.11 *Site planning shall conform to the requirements of OCMC Chapter 17.41 Tree Protection.* **Finding: not applicable.** The Applicant has not proposed any tree removal.

17.62.050.A.12 Development shall be planned, designed, constructed and maintained to protect water resources and habitat conservation areas in accordance with the requirements of the city's Natural Resources Overlay District, Chapter 17.49, as applicable.

Finding: not applicable. The subject site is not within the Natural Resource Overlay District.

17.62.050.A.13 All development shall maintain continuous compliance with applicable federal, state, and city standards pertaining to air and water quality, odor, heat, glare, noise and vibrations, outdoor storage, radioactive materials, toxic or noxious matter, and electromagnetic interference. Prior to issuance of a building permit, the community development director or building official may require submission of evidence demonstrating compliance with such standards and receipt of necessary permits. The review authority may regulate the hours of construction or operation to minimize adverse impacts on adjoining residences, businesses or neighborhoods. The emission of odorous gases or other matter in such quantity as to be readily detectable at any point beyond the property line of the use creating the odors or matter is prohibited.

Finding: complies as proposed. The applicant indicated the modular addition will maintain compliance with applicable federal, state and city standards.

17.62.050.A.14 Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided. The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development. Service providers shall be presumed correct in the evidence, which they submit. All facilities shall be designated to city standards as set out in the city's facility master plans and public works design standards. A development may be required to modify or replace existing offsite systems if necessary to provide adequate public facilities. The city may require over sizing of facilities where necessary to meet standards in the city's facility master plan or to allow for the orderly and efficient provision of public facilities and services. Where over sizing is required, the developer may request reimbursement from the city for over sizing based on the city's reimbursement policy and fund availability, or provide for recovery of costs from intervening properties as they develop.

Finding: complies as proposed.

Water. There is existing 14-inch water main located within Sebastian Way. There is an existing 12-inch and 8-inch water main located along the southern portion of the school property. The modular building can be served with water from the school's existing water service connection.

Sewer. The site currently has a private lateral which runs out of the west side of the school and discharges into a City-owned sanitary sewer manhole located on the Prince of Life Lutheran Church property (13896 Meyers Road). There is an existing lateral stubbed out to the site along the Sebastian Way frontage. The modular building can be served from the existing sanitary sewer service.

17.62.050.A.15 15. Adequate right-of-way and improvements to streets, pedestrian ways, bike routes and bikeways, and transit facilities shall be provided and be consistent with the city's transportation master plan and design standards and this title. Consideration shall be given to the need for street widening and other improvements in the area of the proposed development impacted by traffic generated by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, street drainage facilities and other facilities needed because of anticipated vehicular and pedestrian traffic generation. Compliance with [Chapter] 12.04, Streets, Sidewalks and Public Places shall be sufficient to achieve right-of-way and improvement adequacy.

Finding: complies as proposed. No additional right-of-way or street improvements are required with this proposal.

This addition will not generate any additional trips; therefore, street improvements on Sebastian Way will not be required.

The Applicant submitted a Transportation Analysis Letter (TAL) in support of the proposed expansion. The TAL, dated October 25, 2016 was prepared under the direction of Chris Brehmer, PE of Kittelson & Associates, Inc.

The TAL was reviewed by the City's Transportation Consultant, John Replinger, PE. Mr. Replinger found that the TAL addresses the city's requirements and provides an adequate basis to evaluate impacts of the proposed school expansion. Mr. Replinger's comments follow:

- 1. Trip Generation. The TAL explains that the proposed building will be used as a library and technology media center. The existing spaces used for these purposes will be converted to other non-classroom uses. The applicant does not expect to increase the number of students or staff in connection with the expansion. If one were to use the trip generation rates for an elementary school from the Institute of Transportation Engineers' Trip Generation Manual, the 1848 square-foot expansion would be expected to increase the school's trips by 10 AM peak hour trips; 2 PM peak hour trips; and 29 weekday trips. Middle schools and high schools produces slightly lower volumes during the AM peak hour and on a daily basis. In any case, the impact of the expansion is minimal.
- 2. Access Locations. Access to the school is from two driveways intersecting with the turnaround at the end of Sebastian Way. No changes are proposed in the location of the site access or site circulation.
- 3. Driveway Width. The TAL indicates the driveways are approximately 20 feet wide and that no changes are proposed.
- 4. Intersection Spacing. The proposal does not involve any changes relating to intersections or intersection spacing.
- 5. Sight Distance. The engineer states that there are no existing or planned physical obstructions at the site driveways that would limit sight distance.
- 6. Safety Issues. The engineer reported finding no safety issues associated with site driveways.
- 7. Consistency with the Transportation System Plan (TSP). The TAL indicates there are no frontage improvements or access change associated with the proposal development and no TSP related projects affecting the site.

Conclusion and Recommendations

I find that the TAL meets city requirements and provides an adequate basis upon which impacts of the school expansion can be assessed. The school expansion will result in minimal additional traffic.

There are no transportation-related issues associated with this development proposal requiring mitigation.

17.62.050.A.16. This standard requires the proposed development to be reviewed by Tri-Met to determine whether transit service is or reasonably can be made available to serve the site.

Finding: complies as proposed. TriMet did not comment on this application. Tri-Met routes run on nearby Molalla Avenue to the Community College and thus adequate service is provided to the site.

17.62.050.A.17. This standard requires that all utilities shall be placed underground.

Finding: not applicable. The applicant has not proposed and is not required to provide changes to the utility system.

17.62.050.A.18. Access and facilities for physically handicapped people shall be incorporated into the site and building design consistent with applicable federal and state requirements, with particular attention to providing continuous, uninterrupted access routes.

Finding: applicable. ADA compliance is reviewed by the Building Division upon submittal of a complete building permit.

17.62.050.A.19. This standard requires minimum densities for residential developments.

Finding: not applicable. This project is not a residential development.

17.62.050.A.20 *Screening of Mechanical Equipment:*

a. Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of one of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of one of the primary materials used on the primary facade of the building so as to achieve complete screening. **Finding: not applicable.** The applicant has not proposed rooftop mounted mechanical equipment.

b. Wall-mounted mechanical equipment shall not be placed on the front facade of a building or on a facade that faces a right-of-way. Wall-mounted mechanical equipment, including air conditioning or HVAC equipment and groups of multiple utility meters, that extends six inches or more from the outer building wall shall be screened from view from streets; from residential, public, and institutional properties; and from public areas of the site or adjacent sites through the use of (a) sight-obscuring enclosures constructed of one of the primary materials used on the primary facade of the structure, (b) sight-obscuring fences, or (c) trees or shrubs that block at least eighty percent of the equipment from view or (d) painting the units to match the building. Wall-mounted mechanical equipment that extends six inches or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building.

Finding: complies as proposed. The applicant indicates that wall-mounted mechanical equipment is located on the north and south ends of the proposed modular building and extends more than 6" from the outer building walls. This mechanical equipment will be screened by painting the units to match the building as well as by trees on the NW and SW corners of the building, per the landscape plan.

c. Ground-mounted above-grade mechanical equipment shall be screened by ornamental fences, screening enclosures, trees, or shrubs that block at least eighty percent of the view. Placement and type of screening shall be determined by the community development director.

Finding: not applicable. The applicant has not proposed ground-mounted mechanical equipment.

17.62.050.A.21 *Building Materials.*

- 21. Building Materials.
- a. Preferred building materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the city's desired traditional character are as follows: i. Brick.
- ii. Basalt stone or basalt veneer.
- iii. Narrow horizontal wood or composite siding (generally five inches wide or less); wider siding will be considered where there is a historic precedent.
- iv. Board and baton siding.

- v. Other materials subject to approval by the community development director.
- vi. Plywood with battens or fiber/composite panels with concealed fasteners and contagious aluminum sections at each joint that are either horizontally or vertically aligned.
- vii. Stucco shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.
- b. Prohibited materials. The following materials shall be prohibited in visible locations unless an exception is granted by the community development director based on the integration of the material into the overall design of the structure.
- i. Vinyl or plywood siding (including T-111 or similar plywood).
- ii. Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building facade.
- iii. Corrugated fiberglass.
- iv. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).
- [v.] Crushed colored rock/crushed tumbled glass.
- [vi.] Non-corrugated and highly reflective sheet metal.
- c. Special material standards: The following materials are allowed if they comply with the requirements found below:
- 1. Concrete block. When used for the front facade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall.
- 2. Metal siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level).
- 3. Exterior Insulation and Finish System (EIFS) and similar toweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.
- 4. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.

Finding: complies with condition. The applicant's narrative and submitted building plans are in conflict. The narrative states that the exterior materials will consist of horizontal composite siding and fiberglass roofing shingles, but the applicant's building exterior plans indicate the use of T-111 siding, a prohibited building material. The applicant shall not use T111 siding, but shall indicate the use if composite or wood siding on construction plans prior to issuance of a building permit. The site is not within a historic district and is not a designated historic structure. The applicant proposes to keep the chain link fencing that surrounds the site, in its current condition. Building and painted surfaces will be maintained for cleanliness and to prevent paint deterioration. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the conditions of approval.**

17.62.050.A.22 Conditions of Approval. The review authority may impose such conditions as it deems necessary to ensure compliance with these standards and other applicable review criteria, including standards set out in city overlay districts, the city's master plans, and city public works design standards. Such conditions shall apply as described in Sections 17.50.310, 17.50.320 and 17.50.330. The review authority may require a property owner to sign a waiver of remonstrance against the formation of and participation in a local improvement district where it deems such a waiver necessary to provide needed improvements reasonably related to the impacts created by the proposed development. To ensure compliance with this chapter, the review authority may require an applicant to

sign or accept a legal and enforceable covenant, contract, dedication, easement, performance guarantee, or other document, which shall be approved in form by the city attorney.

Finding: complies with condition. Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the conditions of approval.

17.62.055 - INSTITUTIONAL AND COMMERCIAL BUILDING STANDARDS.

17.62.055.B Applicability. In addition to Section 17.62.050 requirements, institutional and commercial buildings shall comply with design standards contained in this section.

Finding: applicable. Schools are an institutional use and the proposed modular addition is subject to the provisions of this section. The applicant requests a variance to the following five (5) subsections of this section:

17.62.055.C - Relationship between zoning district and requirements of this Section

17.62.055.D.1 - Relationship of Buildings to Streets and Parking

17.62.055.D.2 - Relationship of Buildings to Streets and Parking

17.62.055.G - Variation in Massing.

17.62.055.H.5- Minimum Wall Articulation

17.62.055.1 - Façade Transparency

17.62.055.C Relationship between zoning district design standards and requirements of this section.

- 1. Building design shall contribute to the uniqueness of the underlying zoning district by applying appropriate materials, elements, features, color range and activity areas tailored specifically to the site and its context.
- 2. A standardized prototype or franchise design shall be modified if necessary to meet the provisions of this section.
- 3. In the case of a multiple building development, each individual building shall include predominant characteristics, architectural vocabulary and massing shared by all buildings in the development so that the development forms a cohesive place within the underlying zoning district or community.
- 4. With the exception of standards for building orientation and building front setbacks, in the event of a conflict between a design standard in this section and a standard or requirement contained in the underlying zoning district, the standard in the zoning district shall prevail.
- 5. On sites with one hundred feet or more of frontage at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line, unless a greater setback is accepted under the provisions of Section 17.62.055D. For sites with less than one hundred feet of street frontage, at least fifty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line unless a greater setback is accepted under the provisions of Section 17.62.055D.

Finding: The applicant requests a variance to this requirement. Please refer to the analysis in 17.60 of this report.

17.62.055.D *Relationship of Buildings to Streets and Parking.*

- 1. Buildings shall be placed no farther than five feet from the front property line. A larger front yard setback may be approved through site plan and design review if the setback area incorporates at least one element from the following list for every five feet of increased setback requested:
- a. Tables, benches or other approved seating area.
- b. Cobbled, patterned or paved stone or enhanced concrete.
- c. Pedestrian scale lighting.
- d. Sculpture/public art.
- e. Fountains/Water feature.
- f. At least twenty square feet of landscaping or planter boxes for each tenant facade fronting on the activity area.
- g. Outdoor café.

- h. Enhanced landscaping or additional landscaping.
- *i. Other elements, as approved by the community development director, that can meet the intent of this section.* **Finding:** The applicant requests a variance to this requirement. Please refer to the analysis in 17.60 of this report.
- 2. The front most architecturally significant facade shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

Finding: The applicant requests a variance to this requirement. Please refer to the analysis in 17.60 of this report.

3. Entryways. The primary entranceway for each commercial or retail establishment shall face the major street... **Finding: not applicable.** The proposed development does not include commercial or retail uses.

17.62.055.E Corner Lots.

Finding: not applicable. The property is not a corner lot.

17.62.055.F Commercial First Floor Frontage.

In order to ensure that the ground floor of structures have adequate height to function efficiently for retail uses, the first floor height to finished ceiling of new infill buildings in the mixed use and neighborhood commercial districts shall be no lower than fourteen feet floor to floor.

Finding: not applicable. The proposed building is not for commercial use and is not within a mixed use or neighborhood commercial zone district.

17.62.055.G Variation in Massing.

- 1. A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings.
- 2. Horizontal masses shall not exceed a height: width ratio of one-to-three without substantial variation in massing that includes a change in height and projecting or recessed elements.
- 3. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

Finding: The applicant requests a variance to this requirement. Please refer to the analysis in 17.60 of this report.

17.62.055.H Minimum Wall Articulation.

- 1. Facades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty feet without including, but not be limited to, at least two of the following:
- i. Change in plane,
- ii. Change in texture or masonry pattern or color,
- iii. Windows, treillage with landscaping appropriate for establishment on a trellis.
- iv. An equivalent element that subdivides the wall into human scale proportions.

Finding: complies as proposed. No modular walls face a street. The east modular wall, which is 64' and faces connecting walkways, includes windows (iii.) and landscaping (iv.) that creates a more dynamic, human scale facade.

2. Facades greater than one hundred feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least twenty percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred horizontal feet.

Finding: not applicable. The proposed building is not greater than 100 feet in length.

3. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty percent of their horizontal length.

Finding: not applicable. The proposed building does not face a public street.

- 4. Building facades must include a repeating pattern that includes any one or more of the following elements:
- a. Color change;
- b. Texture change;
- c. Material module change.

Finding: The applicant requests a variance to this requirement. Please refer to the analysis in 17.60 of this report.

5. Facades shall have an expression of architectural or structural bays through a change in plane no less than twelve inches in width, such as an offset, reveal or projecting rib.

Finding: The applicant requests a variance to this requirement. Please refer to the analysis in 17.60 of this report.

6. Facades shall have at least one of elements subsections H.4. or H.5. of this section repeat horizontally. All elements shall repeat at intervals of no more than thirty feet, either horizontally or vertically.

Finding: The applicant requests a variance to this requirement. Please refer to the analysis in 17.60 of this report.

17.62.055.I Facade Transparency.

- 1. Transparent windows or doors facing the street are required. The main front elevation shall provide at least sixty percent windows or transparency at the pedestrian level. Facades on corner lots shall provide at least sixty percent windows or transparency on all corner-side facades. All other side elevations shall provide at least thirty percent transparency. The transparency is measured in lineal fashion. For example, a one hundred-foot long building elevation shall have at least sixty feet (sixty percent of one hundred feet) of transparency in length. Reflective, glazed, mirrored or tinted glass is limited to ten percent of the lineal footage of windows on the street facing facade. Highly reflective or glare-producing glass with a reflective factor of one-quarter or greater is prohibited on all building facades. Any glazing materials shall have a maximum fifteen percent outside visual light reflectivity value. No exception shall be made for reflective glass styles that appear transparent when internally illuminated.
- 2. Side or rear walls that face walkways may include false windows and door openings only when actual doors and windows are not feasible because of the nature of the use of the interior use of the building. False windows located within twenty feet of a right-of-way shall be utilized as display windows with a minimum display depth of thirty-six inches.

Finding: The applicant requests a variance to this requirement. Please refer to the analysis in 17.60 of this report.

17.62.055.J *Roof Treatments.*

- 1. All facades shall have a recognizable "top" consisting of, but not limited to:
- a. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials; or
- b. Sloping roof with overhangs and brackets; or
- c. Stepped parapets;
- d. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three feet into street rights-of-way, provided that they are not less than nine feet above the sidewalk.

Finding: complies as proposed. The proposed modular has a sloping architectural style roof with overhangs on sides of the modular that have non-fire rated facades. According to the building code and discussions with the

manufacturer, either parapets or fire-rated roof modules without overhangs would be present on distances 15' and less from the assumed property line between buildings.

17.62.055.K *Drive-through facilities shall:*

Finding: not applicable. The applicant has not proposed a drive through.

17.62.065 - Outdoor lighting.

B. Applicability.

- 1. General. a. All exterior lighting for any type of commercial, mixed-use, industrial or multi-family development shall comply with the standards of this section, unless excepted in subsection B.3. b. The city engineer/public works director shall have the authority to enforce these regulations on private property if any outdoor illumination is determined to present an immediate threat to the public health, safety and welfare.
- 2. Lighting Plan Requirement. All commercial, industrial, mixed-use, cottage housing and multi-family developments shall submit a proposed exterior lighting plan. The plan must be submitted concurrently with the site plan. The exterior lighting plan shall include plans and specifications for streetlights, parking lot lights, and exterior building lights. The specifications shall include details of the pole, fixture height and design, lamp type, wattage, and spacing of lights.

Finding: complies as proposed. The proposed modular currently has one 40 watt fluorescent light with lexan cover with integral photo cell, per sheet A3 of the plans. The exterior lighting is proposed for the east exterior facade of the modular.

General Outdoor Lighting Standard and Glare Prohibition.

1. Outdoor lighting, if provided, shall be provided in a manner that enhances security, is appropriate for the use, avoids adverse impacts on surrounding properties, and the night sky through appropriate shielding as defined in this section. Glare shall not cause illumination on other properties in excess of a measurement of 0.5 footcandles of light as measured at the property line. In no case shall exterior lighting add more than 0.5 footcandle to illumination levels at any point off-site. Exterior lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards:

Finding: complies with condition. The 40-watt fluorescent bulb indicated on the plans did not indicate a footcandle measurement. The applicant shall provide the necessary calculation converting the wattage to the footcandles to assure compliance prior to issuance of a building permit. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the conditions of approval.**

2. Any light source or lamp that emits more than nine hundred lumens (thirteen watt compact fluorescent or sixty watt incandescent) shall be concealed or shielded with a full cut-off style fixture in order to minimize the potential for glare and unnecessary diffusion on adjacent property. All fixtures shall utilize one of the following bulb types: metal halide, induction lamp, compact fluorescent, incandescent (including tungsten-halogen), or high pressure sodium with a color rendering index above seventy.

Finding: Complies with Condition. The applicant indicated that the proposed light source is a 40 watt fluorescent shielded by a lexan cover with integral photo cell, per sheet A3 of the plans, but did not indicate that a full-cutoff shield is used. A full-cutoff shield is one where no light is emitted above a 90-degree, horizontal plane from the base of the fixture is required. Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

3. The maximum height of any lighting pole serving a multi-family residential use shall be twenty feet. The maximum height serving any other type of use shall be twenty-five feet, except in parking lots larger than five acres, the maximum height shall be thirty-five feet if the pole is located at least one hundred feet from any residential use.

Finding: not applicable. The applicant has not proposed lighting poles.

4. Lighting levels:

Table 1-17.62.065. Foot-candle Levels

Location	Min	Max	Avg
Pedestrian Walkways	0.5	7:1 max/min ratio	1.5
Pedestrian Walkways in Parking Lots		10:1 max/min ratio	0.5
Pedestrian Accessways	0.5	7:1 max/min ratio	1.5
Building Entrances	3		
Bicycle Parking Areas	3		
Abutting property	N/A	.05	

Finding: Complies with Condition. The applicant did not provide any information to determine compliance with the lighting levels. The applicant shall provide documentation from a lighting specialist indicating the proposed development complies with OCMC 17.62.065. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

- 5. Parking lots and other background spaces shall be illuminated as unobstrusively as possible while meeting the functional needs of safe circulation and protection of people and property. Foreground spaces, such as building entrances and outside seating areas, shall utilize pedestrian scale lighting that defines the space without glare. **Finding: not applicable.** The applicant has not proposed lighting modifications for the parking lot.
- 6. Any on-site pedestrian circulation system shall be lighted to enhance pedestrian safety and allow employees, residents, customers or the public to use the walkways at night. Pedestrian walkway lighting through parking lots shall be lighted to light the walkway and enhance pedestrian safety pursuant to Table 1.

Finding: Complies with Condition. The applicant did not provide any information to determine compliance with the lighting levels for the pedestrian system. The applicant shall provide documentation from a lighting specialist indicating the proposed development complies with OCMC 17.62.065. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

7. Pedestrian Accessways. To enhance pedestrian and bicycle safety, pedestrian accessways required pursuant to OCMC 12.28 shall be lighted with pedestrian-scale lighting. Accessway lighting shall be to a minimum level of one-half foot-candles, a one and one-half foot-candle average, and a maximum to minimum ratio of seven-to-one and shall be oriented not to shine upon adjacent properties. Street lighting shall be provided at both entrances. Lamps shall include a high-pressure sodium bulb with an unbreakable lens.

Finding: not applicable. The proposal does not include any pedestrian accessways.

- 8. Floodlights shall not be utilized to light all or any portion of a building facade between ten p.m. and six a.m. **Finding: not applicable.** No floodlights are proposed.
- 9. Lighting on automobile service station, convenience store, and other outdoor canopies shall be fully recessed into the canopy and shall not protrude downward beyond the ceiling of the canopy.

 Finding: not applicable. The aforementioned lighting types are not proposed.

10. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.

Finding: complies as proposed. The light fixtures are consistent with the style and character of the modular building.

- 11. In no case shall exterior lighting add more than one foot-candle to illumination levels at any point off-site. Finding: Complies with Condition. The applicant did not provide any information to determine compliance with the lighting levels. The 40-watt fluorescent bulb indicated on the plans did not indicate a foot-candle measurement. The applicant shall provide documentation from a lighting specialist indicating the proposed development complies with OCMC 17.62.065. Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.
- 12. All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours.

Finding: complies as proposed. All lighting that will remain on during non-operating hours is necessary for security purposes.

- 13. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.

 Finding: not applicable. None of these light fixtures are proposed.
- 14. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roofline.

Finding: not applicable. None of these light fixtures are proposed.

- 15. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting. **Finding: not applicable.** None of these light fixtures are proposed.
- 16. Wireless Sites. Unless required by the Federal Aviation Administration or the Oregon Aeronautics Division, artificial lighting of wireless communication towers and antennas shall be prohibited. Strobe lighting of wireless communication facilities is prohibited unless required by the Federal Aviation Administration. Security lighting for equipment shelters or cabinets and other on-the-ground auxiliary equipment on wireless communication facilities shall be initiated by motion detecting lighting.

Finding: not applicable. None of these light fixtures are proposed.

- 17. Lighting for outdoor recreational uses such as ball fields, playing fields, tennis courts, and similar uses, provided that such uses comply with the following standards:
- i. Maximum permitted light post height: eighty feet.
- ii. Maximum permitted illumination at the property line: 0.5 foot-candles.

Finding: not applicable. None of these light fixtures are proposed.

Chapter 17.52 Off-Street Parking and Loading

17.52.020.A. The number of parking spaces shall comply with the minimum and maximum standards listed in Table 17.52.020. The parking requirements are based on spaces per one thousand square feet gross leasable area unless otherwise stated.

Table 17.52.020				
LAND USE PARKING REQUIREMENTS		QUIREMENTS	North Clackamas Christian School Enrollment	NCCS PARKING MIN/MAX
	MINIMUM	MAXIMUM		
Preschool Nursery/Kindergarten	2.00	3.00	26	2/3
Elementary/Middle School	1 per classroom	1 per classroom + 1 per administrative employee + 0.25 per seat in auditorium/assembly room/stadium	7 classrooms; 12 admin employees; 200 gym capacity	7/69
High School, College, Commercial School for Adults	0.20 per # staff and students	0.30 per # staff and students	15 staff, 125 students	28/42
Total (Min/Max/Current)				37/114

- 1. Multiple Uses. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.
- 2. Requirements for types of buildings and uses not specifically listed herein shall be determined by the community development director, based upon the requirements of comparable uses listed.
- 3. Where calculation in accordance with the following list results in a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.
- 4. The minimum required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
- 5. A Change in use within an existing building located in the MUD Design District is exempt from additional parking requirements. Additions to an existing building or new construction in the district are required to meet the minimum parking requirements in Table 17.52.020.

Finding: complies as proposed. The sum of the totals of off-street parking requirements is 37 minimum, 89 maximum as shown in the chart provided. The calculations are provided as follows:

Minimum / Maximum Parking Requirements:

Preschool Nursery/Kindergarten:

The pre-school has 26 children and is 1166 square feet, which requires a minimum of 2 spaces and a maximum of 3 spaces.

Elementary/Middle School:

The elementary school has seven (7) classrooms, requiring a minimum of 7 spaces; and twelve administrative employees, requiring 12 spaces; and a 200 seat gym, which allows a maximum of 69 spaces (7+12+50).

High School, College, Commercial School for Adults: The high school has 15 staff and 125 students, which requires: Minimum = (140 * 0.2) = 28 Maximum = (140 * 0.3) = 42

Total Minimum Required: 2 + 7 + 28 = 37 spaces Total Maximum Required: 3 + 69 + 42 = 114 spaces

NCCS currently has 56 parking spots, within the minimum of 37 and maximum of 114 parking space requirements for the sum of the three uses. Please see table 17.52.020.

17.52.020.B. Reduction of the Number of Automobile Spaces Required.

Finding: not applicable. The applicant has not requested to reduce the number of parking spaces.

17.52.030.A. Access. Ingress and egress locations on public thoroughfares shall be located in the interests of public traffic safety. Groups of more than four parking spaces shall be so located and served by driveways so that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley. No driveway with a slope of greater than fifteen percent shall be permitted without approval of the city engineer.

Finding: not applicable. No changes to driveway access points are proposed or required.

17.52.030.B. Surfacing. Required off-street parking spaces and access aisles shall have paved surfaces adequately maintained. The use of pervious asphalt/concrete and alternative designs that reduce stormwater runoff and improve water quality pursuant to the city's stormwater and low impact development design standards are encouraged.

Finding: complies as proposed. Applicant Response: The existing parking lot and access aisle are paved and provide for stormwater runoff.

17.52.030.C. Drainage. Drainage shall be designed in accordance with the requirements of Chapter 13.12 and the city Public Works Stormwater and Grading Design Standards.

Finding: complies as proposed. The existing parking lot has provisions to accommodate storm water runoff. No changes to the existing parking lot are proposed.

17.52.030.D. Dimensional Requirements.

Finding: not applicable. The existing parking lot will continue to be used in its current configuration. No parking improvements are required.

17.52.030.E Carpool and Vanpool Parking. New office and industrial developments with seventy-five or more parking spaces, and new hospitals, government offices, nursing and retirement homes, schools and transit park-and-ride facilities with fifty or more parking spaces, shall identify the spaces available for employee, student and commuter parking and designate at least five percent, but not fewer than two, of those spaces for exclusive carpool and vanpool parking. Carpool and vanpool parking spaces shall be located closer to the main employee, student or commuter entrance than all other employee, student or commuter parking spaces with the exception of handicapped parking spaces. The carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only."

Finding: not applicable. No changes to the existing parking configuration are proposed.

17.52.040 – Bicycle Parking

Finding: not applicable. The proposal does not generate additional parking, therefore additional bicycle parking spaces are not required.

17.52.060 - Parking lot landscaping.

Finding: not applicable. The applicant is not making any changes to the parking lot.

17.52.070 - Alternative landscaping plan.

Finding: not applicable. The applicant has not proposed an alternative landscaping plan.

17.52.080 - Maintenance.

The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of the site including but not limited to the off-street parking and loading spaces, bicycle parking and all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris.

All plant growth in interior landscaped areas shall be controlled by pruning, trimming, or otherwise so that:

- a. It will not interfere with the maintenance or repair of any public utility;
- b. It will not restrict pedestrian or vehicular access; and
- c. It will not constitute a traffic hazard due to reduced visibility.

Finding: complies as proposed. The owner would be responsible for maintenance of the site.

Chapter 12.04 – Streets, Sidewalks and Public Places

Finding: not applicable. No additional improvements to the public street system are required by this proposal.

Chapter 12.08 – Public and Street Trees

12.08.015 - Street tree planting and maintenance requirements.

All new construction or major redevelopment shall provide street trees adjacent to all street frontages.

Finding: not applicable. The applicant has not proposed additional street trees and the proposal does not require additional street trees since it is not a major redevelopment.

Chapter 17.50 Administration and Procedures

Finding: Complies. Consistent with the requirements of this section, this application for a Conditional Use Variance and Site Plan and Design Review is processed through a Type III process. This process provides for notice to property owners within 300 feet of the site, and a review of the application by the Planning Commission at a public hearing.

A pre-application conference was held on March 23, 2016, prior to the submission of this application (PA 16-09). As required by Section 17.50.055, the applicant contacted the Neighborhood Association and notes are included with the application that reflect the discussion.

A City Land Use application form has been completed and is included with the submittal package. All of the information required for submittal as listed in Section 17.50.080. The City has provided appropriate notice pursuant to Section 17.50.090 and the applicant has posted signs on the property consistent with Section 17.50.100.

Notice of the public hearings for the proposal was mailed to property owners within 300 feet of the subject site on March 29, 2017, and to the Caufield Neighborhood Association. The notice was advertised in the Clackamas Review

on April 5, 2017 for one week, and the site was posted with land use notification signs on April 14, 2017. The notice requested comments and indicated that interested parties could testify at the public hearing or submit written comments prior to or at the hearing

No public comments were received prior to the release of this staff report.

Chapter 17.60 VARIANCES

17.60.010 - Authority.

According to procedures set forth in Section 17.60.030, the planning commission or the community development director may authorize variances from the requirements of this title. In granting a variance, the planning commission or community development director may attach conditions to protect the best interests of the surrounding property or neighborhood and otherwise achieve the purposes of this title. No variances shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

Finding: The applicant has requested several variances in conjunction with this project that require Planning Commission consideration. The variances are described and analyzed separately below.

7.60.020 - Variances—Procedures.

A. A request for a variance shall be initiated by a property owner or authorized agent by filing an application with the city recorder. The application shall be accompanied by a site plan, drawn to scale, showing the dimensions and arrangement of the proposed development. When relevant to the request, building plans may also be required. The application shall note the zoning requirement and the extent of the variance requested. Procedures shall thereafter be held under Chapter 17.50. In addition, the procedures set forth in subsection D. of this section shall apply when applicable.

- B. A nonrefundable filing fee, as listed in Section 17.50.[0]80, shall accompany the application for a variance to defray the costs.
- C. Before the planning commission may act on a variance, it shall hold a public hearing thereon following procedures as established in Chapter 17.50. A Variance shall address the criteria identified in Section 17.60.030, Variances Grounds.
- D. Minor variances, as defined in subsection E. of this section, shall be processed as a Type II decision, shall be reviewed pursuant to the requirements in Section 17.50.030B., and shall address the criteria identified in Section 17.60.030, Variance Grounds.
- E. For the purposes of this section, minor variances shall be defined as follows:
- 1. Variances to setback and yard requirements to allow additions to existing buildings so that the additions follow existing building lines;
- 2. Variances to width, depth and frontage requirements of up to twenty percent;
- 3. Variances to residential yard/setback requirements of up to twenty-five percent;
- 4. Variances to nonresidential yard/setback requirements of up to ten percent;
- 5. Variances to lot area requirements of up to five;
- 6. Variance to lot coverage requirements of up to twenty-five percent;
- 7. Variances to the minimum required parking stalls of up to five percent; and
- 8. Variances to the floor area requirements and minimum required building height in the mixed-use districts.

Finding: complies as proposed. The owner initiated the Type III variance requests in accordance with the procedures in this section and with OCMC 17.50. No minor variances are requested. The approval criteria are addressed below.

For simplification, staff has summarized the variance requests into two basic variances and provided separate findings for each.

1. Variance associated with the site layout.

This is a variance to the following code sections:

OCMC 17.62.055.C.(5) - Variance of maximum allowed 5' setback from the street for an institutional building. On sites with one hundred feet or more of frontage at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line, unless a greater setback is accepted under the provisions of Section 17.62.055D. For sites with less than one hundred feet of street frontage, at least fifty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line unless a greater setback is accepted under the provisions of Section 17.62.055D.

OCMC 17.62.055.D.(1)

- 1. Buildings shall be placed no farther than five feet from the front property line. A larger front yard setback may be approved through site plan and design review if the setback area incorporates at least one element from the following list for every five feet of increased setback requested:
- a. Tables, benches or other approved seating area.
- b. Cobbled, patterned or paved stone or enhanced concrete.
- c. Pedestrian scale lighting.
- d. Sculpture/public art.
- e. Fountains/Water feature.
- f. At least twenty square feet of landscaping or planter boxes for each tenant facade fronting on the activity area.
- g. Outdoor café.
- h. Enhanced landscaping or additional landscaping.
- i. Other elements, as approved by the community development director, that can meet the intent of this section.

17.62.055.D.2 (sheltering element)

17.62.055.D.2: The front most architecturally significant façade shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

17.60.030 - Variance—Grounds.

A variance may be granted only in the event that all of the following conditions exist:

A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title; Finding: complies as proposed. The front of North Clackamas Christian School (NCCS) is set back over 200 feet from the site's frontage on Sebastian Way (a dead-end street), and the setback from the proposed modular to the front property line is approximately 386 feet. The school and modular location are necessary in order to allow for the parking lot, and for both efficient and safe vehicular site circulation considering the nature of K-12 drop-off and pick-up on site. The proposed modular is situated in a protected area with existing school structures to the north and east, and over 160 feet and 300 feet of open space to the south and east, respectively. Therefore, the proposed modular location and setback from the street does not impact light, air or other desirable qualities on abutting properties.

The applicant requests to use 17.62.055.D.1.i 'other elements, as approved by the community development director, than can meet the intent of this section.' Parking, vehicular/pedestrian circulation, and landscaping, including large established trees, are mutually incorporated within this setback. Several years ago, enhanced landscaping was designed and implemented in a triangular portion in front of the site. It is not practical to place

the modular within five feet of the front property line as that would separate it significantly from the existing school facility. The applicant does not propose to fully meet exceptions listed in 17.62.055.D.1.a-h for the setback distance of over 300 feet to the front of the existing school buildings.

There are sheltering eaves north of the middle school and south of the high school which offer sheltering from the summer sun and winter weather.

Staff finds that allowing the increased setback required under OCMC 17.62.055.C.(5) and OCMC 17.62.055.D.(1) and D.(2) will not cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable qualities protected by this title.

B. That the request is the minimum variance that would alleviate the hardship;

Finding: complies as proposed. According to the applicant, the variance requested is the minimum variance feasible. Placing the building at the specified 5' setback distance would cause the modular to be removed and out of sync with the rest of the K-12 campus, all grades of which the modular is designed to serve. Students and staff would be required to cross a parking lot and 5 foot setback placement would require multiple large trees to be removed. The proposed location west and south of existing school buildings is the only feasible spot on the property that will allow for the new modular classroom to be tied into the functions of the existing school building. Short walkways to existing building access points will allow students to move to and from the library/media center in the modular building to other campus locations for other school activities. Placing the building closer to Sebastian Way would not allow for the school to function in a unified manner that effectively serves the students.

Providing a sheltering element on the modular is an optional addition to the project that increases costs, and is seen as unnecessary when there are two other large sections of sheltering eaves within a short walk from the modular. Adding a sheltering element adds permit fees and time for review, as well as construction costs and on-site time separate from that incurred by the modular distributor, all of which does not provide significant value-added for the school population especially given existing sheltering very nearby and in two directions.

The original site layout was lawfully approved under Clackamas County zoning in the 1970's, when it was standard practice to place parking in front of buildings, rather than to the side or rear, which is what the city code requires now. This code conflict is a hardship which the applicant did not create. Given the applicant's responses and onsite needs for an educational facility, Staff finds that the request is the minimum which would alleviate the hardship.

C. Granting the variance will equal or exceed the purpose of the regulation to be modified.

Finding: complies as proposed. The five foot maximum setback for institutional buildings is to promote the larger purpose of the Institutional and Commercial Design Standards, which is "... to provide a range of design choices that promote creative, functional, and cohesive development that is compatible with surrounding areas. Buildings approved through this process are intended to serve multiple tenants over the life of the building, and are not intended for a one-time occupant. The standards encourage people to spend time in the area, which also provides safety though informal surveillance. Finally, this section is intended to promote the design of an urban environment that is built to human scale by creating buildings and streets that are attractive to pedestrians, create a sense of enclosure, provide activity and interest at the intersection of the public and private spaces, while also accommodating vehicular movement." The maximum five foot set back ensure that new building placement supports convenient pedestrian access from public streets.

In the case of NCCS, students are typically dropped off by parents or, in the case of some high school age students, drive themselves. Buses are also on campus to transport students to specific extra-curricular activities including field trips, sporting events, etc. The availability of these forms of access ensures that the purpose of the standard will be met by alternative means.

The purpose of a sheltering element is to protect individuals from summer sun and winter weather. There are two large existing sheltering eaves, one north of the middle school and one south of the high school which offer sheltering from the summer sun and winter weather. The availability of these shelters ensures that the purpose of the standard will be met by alternative means.

Given the existing development pattern of the NCCS campus, the addition of the modular building will essentially have no impact on the current level of pedestrian access to the existing school. The placement of the modular building will be between the schools playground, sports field and music building, and will promote activity and interest as well as a sense of enclosure under the purpose of the regulation. Staff finds that granting the variance will equal or exceed the purpose of the regulation to be modified.

D. Any impacts resulting from the adjustment are mitigated;

Finding: complies with conditions. The applicant states that the availability of bussing, parent drop-off areas and parking for self-driving students and staff all serve to mitigate for the building being set back farther from the public street than the standard for institutional buildings. The availability of two large sheltering eave structures, one north and one south of the proposed modular, serves to mitigate some of the negative impacts resulting from the requested variance.

Typically staff would require additional mitigation such as enhanced landscaping or other pedestrian amenities next to the street to off-set the impact of an increased setback.

Staff therefore recommends that the Planning Commission consider requiring the applicant to further mitigate the variance by proposing sufficient elements specified in OCMC 17.62.005.d.1 at the front of the property to improve pedestrian access and experience, such as:

- a. Tables, benches or other approved seating area.
- b. Cobbled, patterned or paved stone or enhanced concrete.
- c. Pedestrian scale lighting.
- d. Sculpture/public art.
- e. Fountains/Water feature.
- f. At least twenty square feet of landscaping or planter boxes for each tenant facade fronting on the activity area.
- g. Outdoor café.
- h. Enhanced landscaping or additional landscaping.
- i. Other elements, as approved by the community development director, that can meet the intent of this section.

Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the recommended conditions of approval.

E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and

Finding: complies as proposed. The applicant did not indicate any practical alternatives that would accomplish the same purpose. The proposed location is by far the most conducive area on the school property that has open space for a new building. Utilizing the already existing sheltering elements, nearby and both north and south from the proposed modular entrances, is the most practical provision to meet this purpose. It allows for students going either direction on campus to have shelter en route to other areas of campus. The identified location preserves trees, maintains safe distances for fire code, maintains the school's capacity to conduct soccer practice and host soccer games with a safe industry-standard buffer, and ties into the existing campus via short connecting walkways.

F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied. Finding: complies as proposed. There are no comprehensive plan policies that require a 5-foot maximum setback. Findings for the approval of the Conditional Use associated with this application include compliance with applicable comprehensive plan policies 2.4.2, 2.4.3, 2.4.5, 6.1.1, 11.1.6, and 11.8 as discussed earlier in this report.

Sheltering elements. There are no comprehensive plan policies that require a sheltering element on a modular addition. The intent of the ordinance is to protect individuals from the effects of harsh summer sun and/or cold/wet winter elements. The large existing nearby sheltering structures to the north and south of the proposed modular serve to meet the intent of the ordinance.

The intent of the ordinance, while not specifically stated, is to ensure convenient pedestrian access to institutional buildings. The school's established pedestrian and vehicular circulation, along with buses, provide for safe and convenient student drop-off/pick-up as well as student and staff parking. These measures achieve the same purpose as the ordinance standard and promote the Oregon City Comprehensive Plan policies identified earlier in this report.

2. Variance associated with the building.

As stated earlier, for simplification, staff has summarized the variance requests into two basic variances and provided separate findings for each. This is the second set of findings.

This is a variance to the following three code subsections of 17.62.055:

- 1. 17.62.055.G. Variation in Massing.
 - 1. A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings.
 - 2. Horizontal masses shall not exceed a height: width ratio of one-to-three without substantial variation in massing that includes a change in height and projecting or recessed elements.
 - 3. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.
- 2. 17.62.055.H Minimum Wall Articulation.
 - 1. Facades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty feet without including, but not be limited to, at least two of the following:
 - i. Change in plane,
 - ii. Change in texture or masonry pattern or color,

- iii. Windows, treillage with landscaping appropriate for establishment on a trellis.
- iv. An equivalent element that subdivides the wall into human scale proportions.
- 2. Facades greater than one hundred feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least twenty percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred horizontal feet.
- 3. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty percent of their horizontal length.
- 4. Building facades must include a repeating pattern that includes any one or more of the following elements:
- a. Color change;
- b. Texture change;
- c. Material module change.
- 5. Facades shall have an expression of architectural or structural bays through a change in plane no less than twelve inches in width, such as an offset, reveal or projecting rib.
- 6. Facades shall have at least one of elements subsections H.4. or H.5. of this section repeat horizontally. All elements shall repeat at intervals of no more than thirty feet, either horizontally or vertically.
- 3. 17.62.055.1 Facade Transparency.
 - Transparent windows or doors facing the street are required. The main front elevation shall provide at least sixty percent windows or transparency at the pedestrian level. Facades on corner lots shall provide at least sixty percent windows or transparency on all corner-side facades. All other side elevations shall provide at least thirty percent transparency. The transparency is measured in lineal fashion. For example, a one hundred-foot long building elevation shall have at least sixty feet (sixty percent of one hundred feet) of transparency in length. Reflective, glazed, mirrored or tinted glass is limited to ten percent of the lineal footage of windows on the street facing facade. Highly reflective or glare-producing glass with a reflective factor of one-quarter or greater is prohibited on all building facades. Any glazing materials shall have a maximum fifteen percent outside visual light reflectivity value. No exception shall be made for reflective glass styles that appear transparent when internally illuminated.

A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;

Finding: complies as proposed. Regarding Massing: The requirement for variation in massing affects only the appearance of the building. Granting a variance from this standard will not impact adjacent properties by reducing light, air, safe access or other desirable or necessary qualities.

Regarding Wall Articulation: As with the requirement for variation in massing, this standard is intended to provide for visually appealing institutional building design. This standard affects only the appearance of the building. Granting a variance from it will not impact adjacent properties by reducing light, air, safe access or other desirable or necessary qualities.

Regarding Transparency: These transparency standards are intended to provide for visually appealing institutional building design. These standards affect only the appearance of the building. Granting a variance from them will not impact adjacent properties by reducing light, air, safe access or other desirable or necessary qualities.

B. That the request is the minimum variance that would alleviate the hardship; Finding: complies as proposed.

Regarding Massing: Modular buildings are limited in their ability to provide variation in massing due to the need to be constructed in units that may be moved from the factory to the site on surface streets. This requires that the design be a single story and that roofing heights not vary significantly. NCCS needs to provide a library/media center for use by all students (K-12) and, given the small private school's current economic status, modular construction is the only means to meet this need within the school's budget. For these reasons, the requested variance to not require variation in massing is the minimum necessary.

Regarding Wall Articulation: Modular buildings are limited in their ability to provide variation in wall plane due to the need to be constructed in standard-sized units that may be moved from the factory to the site on surface streets. NCCS needs to provide a library/media center for use by all students (K-12) and, given the small private school's current economic status, modular construction is the only means to meet this need within the school's budget. For these reasons, the requested variance to not require variation in wall plane is the minimum necessary.

Regarding Transparency: The proposed modular's main front elevation is 64' long with four proposed windows, at the pedestrian level, each measuring 46" X 48". This amounts to 16' of window length transparency, or 25% of the main front elevation. The doors are not currently proposed to have transparency. These are the manufacturer's standard specs for windows and doors which the applicant proposes to keep so as to prevent additional costs associated with adding windows. Less than 60% of window transparency on the front elevation also allows the necessary fire code two exit door system in the front, so as to preserve interior wall space on that elevation as well as the other three façades. Furthermore, no other side elevations are proposed to have transparency, so as to maintain as much interior wall space as possible for library bookshelves and computer/other media stations. Additionally, having windows on the south and/or west sides of the modular would increase energy transfer on those sides, thereby increasing cooling and heating costs. This is especially true as minimal landscaping is proposed on the west side due to the soccer field proximity.

Modular buildings are also somewhat limited in their ability to provide variation in window glazing due to the need to be moved from the factory to the site on surface streets. Excessive window glazing could be susceptible to breakage during transport. NCCS needs to provide a library/media center for use by all students (K-12) and, given the small private school's current economic status, modular construction is the only means to meet this need within the school's budget. For these reasons, the requested variance to 60% front elevation window transparency, and 30% window transparency for other elevations, is the minimum necessary.

C. Granting the variance will equal or exceed the purpose of the regulation to be modified.

Finding: complies as proposed. Regarding Massing: The purpose of the requirement for varying massing is to ensure that institutional buildings are visually interesting and are appealing in appearance. The proposed design achieves this purpose by providing windows on the east side main front elevation as well as the manufacturing option to provide varied paint colors to break up the building façades. Placement of the building to the rear of the existing school buildings, coupled with screening by the existing buildings and proposed landscaping, will ensure that the new building does not detract from the appearance of the school campus.

Regarding Wall Articulation: The purpose of the requirement for varying the wall plane is to ensure that institutional buildings are visually interesting and are appealing in appearance. The proposed design achieves this purpose by providing variation in wall plane materials (siding and windows) and paint colors to break up the façade of the building. Placement of the building to the rear of the existing school, along with screening by the existing buildings and proposed landscaping, will ensure that the new building does not detract from the appearance of the school campus.

Regarding Transparency: The purpose of the requirement for higher than normal window glazing on front elevations is to ensure that institutional buildings are visually interesting and are appealing in appearance. The proposed design does provide windows and doors on the main front elevation, breaking up a blank façade; moreover the proposal meets this purpose for the building overall by providing variation in materials (siding and windows, paint colors) to break up the building façades. Placement of the building to the rear of the existing school, coupled with screening by existing buildings and proposed landscaping, will ensure that the new building does not detract from the appearance of the school campus.

D. Any impacts resulting from the adjustment are mitigated;

Finding: complies with condition. Regarding Massing: The main building façade measures 64 feet long and contains patterns of texture and material module changes as a result of the two doors and four proposed windows. The north, south and west facades are not proposed to have any repeating patterns but will be softened by landscaping. The doors and windows on the east facade will function as a repeating pattern and serve to unify the modular with the rest of the buildings on the campus. The proposed placement of the building, variation in materials and paint color, and landscape screening will serve to mitigate for any impacts associated with the variance.

Regarding Wall Articulation: The proposed placement of the building, variation in materials (siding and windows) and paint colors, and landscape screening will serve to mitigate any impacts associated with the variance.

Regarding Transparency: The proposed placement of the building, variation in materials (siding and windows, paint colors), and landscape screening will serve to mitigate any impacts associated with the variance.

Staff recommends that the applicant be required to provide a paint palate with at least two colors in order to provided additional visual relief and distinguish between wall planes and trim as further mitigation.

E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and

Finding: complies as proposed. Regarding Massing: Because of the limits imposed by modular building design constraints, no other alternatives have been identified to meet the school's needs while meeting this standard.

Regarding Wall Articulation: Because of the limits imposed by modular building design constraints, no other alternatives have been identified to meet the school's needs while meeting this standard.

Regarding Transparency: The most feasible area on the school site is identified to receive the new building. This area comes with its own set of constraints, including distance between existing buildings/building projections, the soccer field, private sewer line, and general practical east side access to the building. Because of these factors, along with limits imposed by modular building design constraints, no other alternatives have been identified to meet the school's needs while meeting this standard.

F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied.

Finding: complies as proposed. Regarding Massing: There are no comprehensive plan policies that require variation in massing. The intent of the ordinance, to provide for visually appealing institutional buildings, will be met by other means, including windows, variation in paint color, and landscape screening.

Regarding Wall Articulation: There are no comprehensive plan policies that require variation in wall plane. The intent of the ordinance, to provide for visually appealing institutional buildings, will be met by other means, including variation in materials (siding and windows) and paint colors, and landscape screening.

Regarding Transparency: There are no comprehensive plan policies that require transparency standards on institutional buildings. The intent of the ordinance, to provide for visually appealing institutional buildings, will be met by other means, including variation in materials (siding and windows, paint colors), as well as existing building and landscape screening.

CHAPTER 13.12 - STORMWATER CONVEYANCE, QUANTITY AND QUALITY

13.12.050 - Applicability and exemptions.

This chapter establishes performance standards for stormwater conveyance, quantity and quality. Additional performance standards for erosion prevention and sediment control are established in OCMC 17.47.

- A. Stormwater Conveyance. The stormwater conveyance requirements of this chapter shall apply to all stormwater systems constructed with any development activity, except as follows:
- 1. The conveyance facilities are located entirely on one privately owned parcel;
- 2. The conveyance facilities are privately maintained; and
- 3. The conveyance facilities receive no stormwater runoff from outside the parcel's property limits.

Those facilities exempted from the stormwater conveyance requirements by the above subsection will remain subject to the requirements of the Oregon Uniform Plumbing Code. Those exempted facilities shall be reviewed by the building official.

Finding: Not Applicable. Conveyance facilities will not be constructed with this development.

- B. Water Quality and Flow Control. The water quality and flow control requirements of this chapter shall apply to the following proposed uses or developments, unless exempted under subsection C:
- 1. Activities located wholly or partially within water quality resource areas pursuant to Chapter 17.49 that will result in the creation of more than five hundred square feet of impervious surface within the WQRA or will disturb more than one thousand square feet of existing impervious surface within the WQRA as part of a commercial or industrial redevelopment project. These square footage measurements will be considered cumulative for any given five-year period; or
- 2. Activities that create or replace more than five thousand square feet of impervious surface per parcel or lot, cumulated over any given five-year period.

Finding: not applicable. The site is not within a water quality resource area and will not create more than 5000 sf of new impervious surface; therefore, this section does not apply.

- C. Exemptions. The following exemptions to subsection B of this section apply:
- 1. An exemption to the flow control requirements of this chapter will be granted when the development site discharges to the Willamette River, Clackamas River or Abernethy Creek; and either lies within the one hundred-year floodplain or is up to ten feet above the design flood elevation as defined in Chapter 17.42, provided that the following conditions are met:
- a. The project site is drained by a conveyance system that is comprised entirely of manmade elements (e.g. pipes, ditches, culverts outfalls, outfall protection, etc.) and extends to the ordinary high water line of the exempt receiving water; and
- b. The conveyance system between the project site and the exempt receiving water has sufficient hydraulic capacity and erosion stabilization measures to convey discharges from the proposed conditions of the project site and the existing conditions from non-project areas from which runoff is collected.
- 2. Projects in the following categories are generally exempt from the water quality and flow control requirements:
- a. Stream enhancement or restoration projects approved by the city.

- b. Farming practices as defined by ORS 30.960 and farm use as defined in ORS 214.000; except that buildings associated with farm practices and farm use are subject to the requirements of this chapter.
- c. Actions by a public utility or any other governmental agency to remove or alleviate an emergency condition.
- d. Road and parking area preservation/maintenance projects such as pothole and square cut patching, surface sealing, replacing or overlaying of existing asphalt or concrete pavement, provided the preservation/maintenance activity does not expand the existing area of impervious coverage above the thresholds in subsection B of this section.
- e. Pedestrian and bicycle improvements (sidewalks, trails, pathways, and bicycle paths/lands) where no other impervious surfaces are created or replaced, built to direct stormwater runoff to adjacent vegetated areas.
- f. Underground utility projects that replace the ground surface with in-kind material or materials with similar runoff characteristics.
- g. Maintenance or repair of existing utilities.

Finding: Not Applicable. The proposed development does not meet the criteria for exemption.

- D. Uses Requiring Additional Management Practices. In addition to any other applicable requirements of this chapter, the following uses are subject to additional management practices, as defined in the Public Works Stormwater and Grading Design Standards:
- 1. Bulk petroleum storage facilities;
- 2. Above ground storage of liquid materials;
- 3. Solid waste storage areas, containers, and trash compactors for commercial, industrial, or multi-family uses;
- 4. Exterior storage of bulk construction materials;
- 5. Material transfer areas and loading docks;
- 6. Equipment and/or vehicle washing facilities;
- 7. Development on land with suspected or known contamination;
- 8. Covered vehicle parking for commercial or industrial uses;
- 9. Industrial or commercial uses locating in high traffic areas, defined as average daily count trip of two thousand five hundred or more trips per day; and
- 10. Land uses subject to DEQ 1200-Z Industrial Stormwater Permit Requirements.

Finding: not applicable. The applicant has not proposed any of the facilities requiring additional management practices per this section.

13.12.080 - Submittal requirements.

A. Applications subject to stormwater conveyance, water quality, and/or flow control requirements of this chapter shall prepare engineered drainage plans, drainage reports, and design flow calculation reports in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards.

B. Each project site, which may be composed of one or more contiguous parcels of land, shall have a separate valid city approved plan and report before proceeding with construction.

Finding: not applicable. The application is not subject to the requirements of this chapter and therefore, submittal requirements do not apply.

13.12.090 - Approval criteria for engineered drainage plans and drainage report.

An engineered drainage plan and/or drainage report shall be approved only upon making the following findings:

- A. The plan and report demonstrate how the proposed development and stormwater facilities will accomplish the purpose statements of this chapter.
- B. The plan and report meet the requirements of the Public Works Stormwater and Grading Design Standards adopted by resolution under Section 13.12.020.

- C. The storm drainage design within the proposed development includes provisions to adequately control runoff from all public and private streets and roof, footing, and area drains and ensures future extension of the current drainage system.
- D. Streambank erosion protection is provided where stormwater, directly or indirectly, discharges to open channels or streams.
- E. Specific operation and maintenance measures are proposed that ensure that the proposed stormwater quantity control facilities will be properly operated and maintained.

Finding: not applicable. The proposed development is not subject to the requirements of this chapter; therefore, approval criteria do not apply.

13.12.100 - Alternative materials, alternative design and methods of construction.

The provisions of this chapter are not intended to prevent the use of any material, alternate design or method of construction not specifically prescribed by this chapter or the Public Works Stormwater and Grading Design Standards, provided any alternate has been approved and its use authorized by the city engineer. The city engineer may approve any such alternate, provided that the city engineer finds that the proposed design is satisfactory and complies with the intent of this chapter and that the material, method, or work offered is, for the purpose intended, at least the equivalent of that prescribed by this chapter in effectiveness, suitability, strength, durability and safety. The city engineer shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the city files.

Finding: not applicable. The applicant has not proposed alternative design methods requiring special approval by the City Engineer.

13.12.110 - Transfer of engineering responsibility.

Project drainage plans shall always have a project engineer. If the project engineer is changed during the course of the work, the city shall be notified in writing and the work shall be stopped until the replacement engineer has agreed to accept the responsibilities of the project engineer. The new project engineer shall provide written notice of accepting project responsibility to the city within seventy-two hours of accepting the position as project engineer.

Finding: not applicable. The applicant does not propose work that shall be designed by an engineer.

13.12.120 - Standard construction specifications.

The workmanship and materials shall be in accordance with the edition of the "Standard Specifications for Public Works Construction," as prepared by the Oregon Chapter of American Public Works Association (APWA) and as modified and adopted by the city, in effect at the time of application. The exception to this requirement is where this chapter and the Public Works Stormwater and Grading Design Standards provide other design details, in which case the requirements of this chapter and the Public Works Stormwater and Grading Design Standards shall be complied with.

Finding: not applicable. The proposed development is not subject to the requirements of this chapter; therefore, construction specifications do not apply.

CHAPTER 15.48 - GRADING, FILLING AND EXCAVATING

15.48.030 Applicability—Grading permit required.

- A. A city-issued grading permit shall be required before the commencement of any of the following filling or grading activities:
- 1. Grading activities in excess of ten cubic yards of earth;

- 2. Grading activities which may result in the diversion of existing drainage courses, both natural and man-made, from their natural point of entry or exit from the grading site;
- 3. Grading and paving activities resulting in the creation of impervious surfaces greater than two thousand square feet or more in area;
- 4. Any excavation beyond the limits of a basement or footing excavation, having an unsupported soil height greater than five feet after the completion of such a structure; or
- 5. Grading activities involving the clearing or disturbance of one-half acres (twenty-one thousand seven hundred eighty square feet) or more of land.

Finding: not applicable. Grading activities will not exceed the stated thresholds; therefore, a grading permit is not required.

15.48.090 Submittal requirements.

An engineered grading plan or an abbreviated grading plan shall be prepared in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards whenever a city approved grading permit is required. In addition, a geotechnical engineering report and/or residential lot grading plan may be required pursuant to the criteria listed below.

- A. Abbreviated Grading Plan. The city shall allow the applicant to submit an abbreviated grading plan in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards if the following criteria are met:
- 1. No portion of the proposed site is within the flood management area overlay district pursuant to Chapter 17.42, the unstable soils and hillside constraints overlay district pursuant to Chapter 17.44, or a water quality resource area pursuant to Chapter 17.49; and
- 2. The proposed filling or grading activity does not involve more than fifty cubic yards of earth.
- B. Engineered Grading Plan. The city shall require an engineered grading plan in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer if the proposed activities do not qualify for abbreviated grading plan.
- C. Geotechnical Engineering Report. The city shall require a geotechnical engineering report in compliance with the minimum report requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer who specializes in geotechnical work when any of the following site conditions may exist in the development area:
- 1. When any publicly maintained facility (structure, street, pond, utility, park, etc.) will be supported by any engineered fill;
- 2. When an embankment for a stormwater pond is created by the placement of fill;
- 3. When, by excavation, the soils remaining in place are greater than three feet high and less than twenty feet wide.
- D. Residential Lot Grading Plan. The city shall require a residential lot grading plan in compliance with the minimum report requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer for all land divisions creating new residential building lots or where a public improvement project is required to provide access to an existing residential lot.

Finding: not applicable. Grading standards do not apply to the proposed development; therefore, submittal requirements do not apply.

CHAPTER 17.47 - EROSION AND SEDIMENT CONTROL

17.47.070 Erosion and sediment control plans.

A. An application for an erosion and sediment control permit shall include an erosion and sediment control plan, which contains methods and interim measures to be used during and following construction to prevent or control erosion prepared in compliance with City of Oregon City public works standards for erosion and sediment control.

These standards are incorporated herein and made a part of this title and are on file in the office of the city recorder.

Finding: Complies with conditions. There will be some minor grading on the site. An erosion and sediment control plan is required. A condition will be applied to ensure the applicant obtains an erosion and sediment control permit.

III. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Planning files CU 17-01, SP 17-19 and VR 17-01 as submitted by the applicant with the attached recommended conditions of approval.

IV. EXHIBITS

The following exhibits are attached to this staff report.

- 1. Vicinity Map
- 2. Public Notices
- 3. Applicant's Submittal
- 4. TAL Review by John Replinger of Replinger and Associates
- 5. Clackamas County Conditional Use Permit CU-73-27



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Type I (OCMC 17.50.030.A)

Community Development - Planning

Type III / IV (OCMC 17.50.030.C)

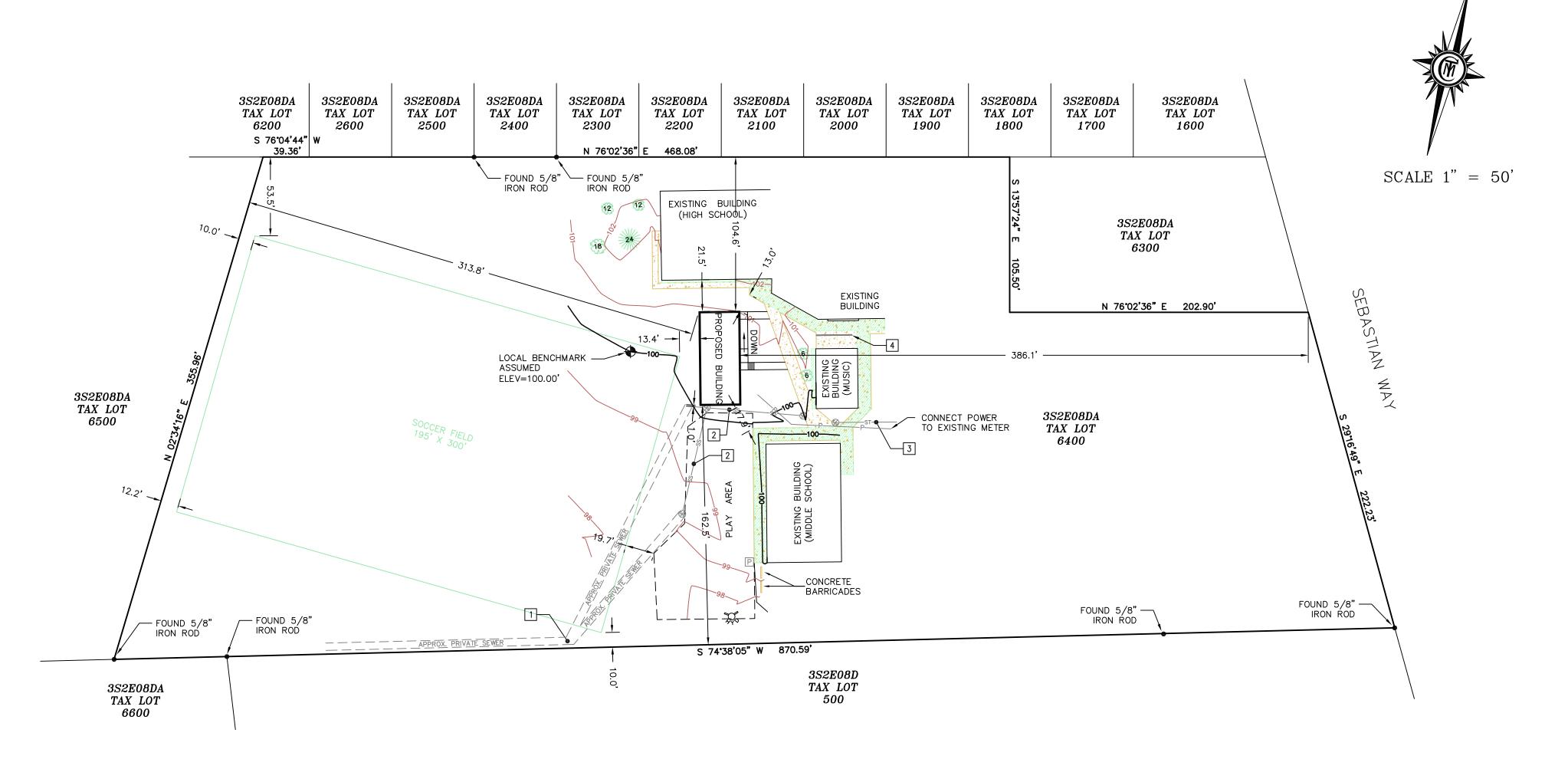
221 Molalla Ave. Suite 200 | Oregon City OR 97045 Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION FORM

Type II (OCMC 17.50.030.B)

☐ Compatibility Review	☐ Extension	☐ Annexation
Lot Line Adjustment	Detailed Development Review	Code Interpretation / Similar Use
☐ Non-Conforming Use Review	☐ Geotechnical Hazards	Concept Development Plan
☐ Natural Resource (NROD)	☐ Minor Partition (<4 lots)	☐ Conditional Use
Verification	☐ Minor Site Plan & Design Review	Comprehensive Plan Amendment (Text/Map)
	Non-Conforming Use Review	Detailed Development Plan
	Site Plan and Design Review	☐ Historic Review
	☐ Subdivision (4+ lots)	☐ Municipal Code Amendment
	☐ Minor Variance	☐ Variance
	☐ Natural Resource (NROD) Review	☐ Zone Change
File Number(s):		
Proposed Land Use or Activity:	Add a 28' x 64' mod	ular building to existing
School site, for the	purpose of a library	
Project Name:	1	of Lots Proposed (If Applicable):
Physical Address of Site: 195	75 Sebastian Way	Oregon City, DR 97045
Clackamas County Map and Tax L	ot Number(s): 32E-08DA-	06400
Applicant(s):	1.	
Applicant(s) Signature:	enter	
	accord Tahman Place	(I) C Date:
Applicant(s) Name Printed:	oscanh Johnson, Bluest	vil Home Date:
Mailing Address: 16081	S. Moore Rd.	2 0:1
Phone: <u>971-221-673</u>	4 Fax: 503-632-5950	_ Email: Koseann (a) bluestonehomes. n
Duran autor Oromania)	1 ()	
Property Owner(s):		and the state of t
Property Owner(s) Signature:		Cocsta
	North Clackamas Christia	
Mailing Address: 19575	Sebastian Way, Oregon	(ity, 0R97045
Phone: 503-455-594	1 Fax: 503-655-4875	Email: doug varzantena
Representative(s):		ncchristianschool.com
Representative(s) Signature:		
Representative (s) Name Printed:		Date:
Mailing Address:		
Phone:	Fax:	_ Email:

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



LEGEND

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- UNDERGROUNDING LOCATION OF EXISTING ELECTRICAL CONDUIT
- EXISTING FIRE HYDRANT
- EXISTING CLEANOUT %
- ----ST--- EXISTING STORM SEWER LINE
 - FOUND MONUMENTS
- LOCAL BENCHMARK ESTABLISHED
- EXISTING EAVES
 - EXISTING CONCRETE
- PROPOSED UNDERGROUND POWER LINES

UTILITY NOTES

- APPROXIMATE LOCATION OF BURIED PRIVATE SEWER PIPE AS DESCRIBED BY SCHOOL PERSONNEL AND ABOVE GROUND EVIDENCE. FOR MORE INFORMATION, CONTACT SCHOOL BUSINESS MANAGER.
- 2 LOCATION OF BURIED PRIVATE SEWER PIPE RUNS BETWEEN CLEANOUTS, AS DESCRIBED BY SCHOOL PERSONNEL. FOR MORE INFORMATION, CONTACT SCHOOL BUSINESS MANAGER.
- 3 LOCATION OF BURIED PRIVATE STORM PIPE RUNS EASTERLY TO SWALE, AS DESCRIBED BY SCHOOL PERSONNEL. FOR MORE INFORMATION, CONTACT SCHOOL BUSINESS MANAGER.
- 4 24.5 LF FRENCH DRAIN RUNS EAST-WEST

NOTES

- 1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 19575
- 2. THE BASIS OF BEARINGS WAS PER RECORD OF SURVEY NO. PS-25846 CLACKAMAS COUNTY RECORDS.
- 3. LOCAL DATUM WAS ESTABLISHED USING AN ASSUMED BENCHMARK: 5/8" IRON ROD BEARS S09'38'29"W 52.85' FROM THE SOUTHWEST CORNER OF EXISTING BUILDING (HIGH SCHOOL), ELEVATION = 100.00.
- 4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF BLUESTONE HOMES FOR ARCHITECTURAL & CIVIL ENGINEER DESIGN.
- 5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.
- 6. DESCRIPTION OF THE EXISTING LOCATIONS OF ONSITE PRIVATE SEWER AND STORM PIPES WAS PROVIDED BY DOUG VAN ZANTEN, THE BUSINESS MANAGER FOR NORTH CLACKAMAS CHRISTIAN SCHOOL. HE MAY BE ABLE TO PROVIDE RECORDS FROM THE INSTALLATION OF THESE PIPE NETWORKS, AND CAN BE REACHED BY PHONE AT 503-655-5961 OR BY EMAIL AT DOUG_VANZANTEN@NCCHRISTIANSCHOOL.COM
- 7. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES, INFO FROM SCHOOL PERSONNEL, AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILTY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

EXISTING CONDITIONS

19575 SEBASTIAN WAY SE 1/4 SEC 8, T3S, R2E, W.M.

CITY OF OREGON CITY CLACKAMAS COUNTY, OREGON

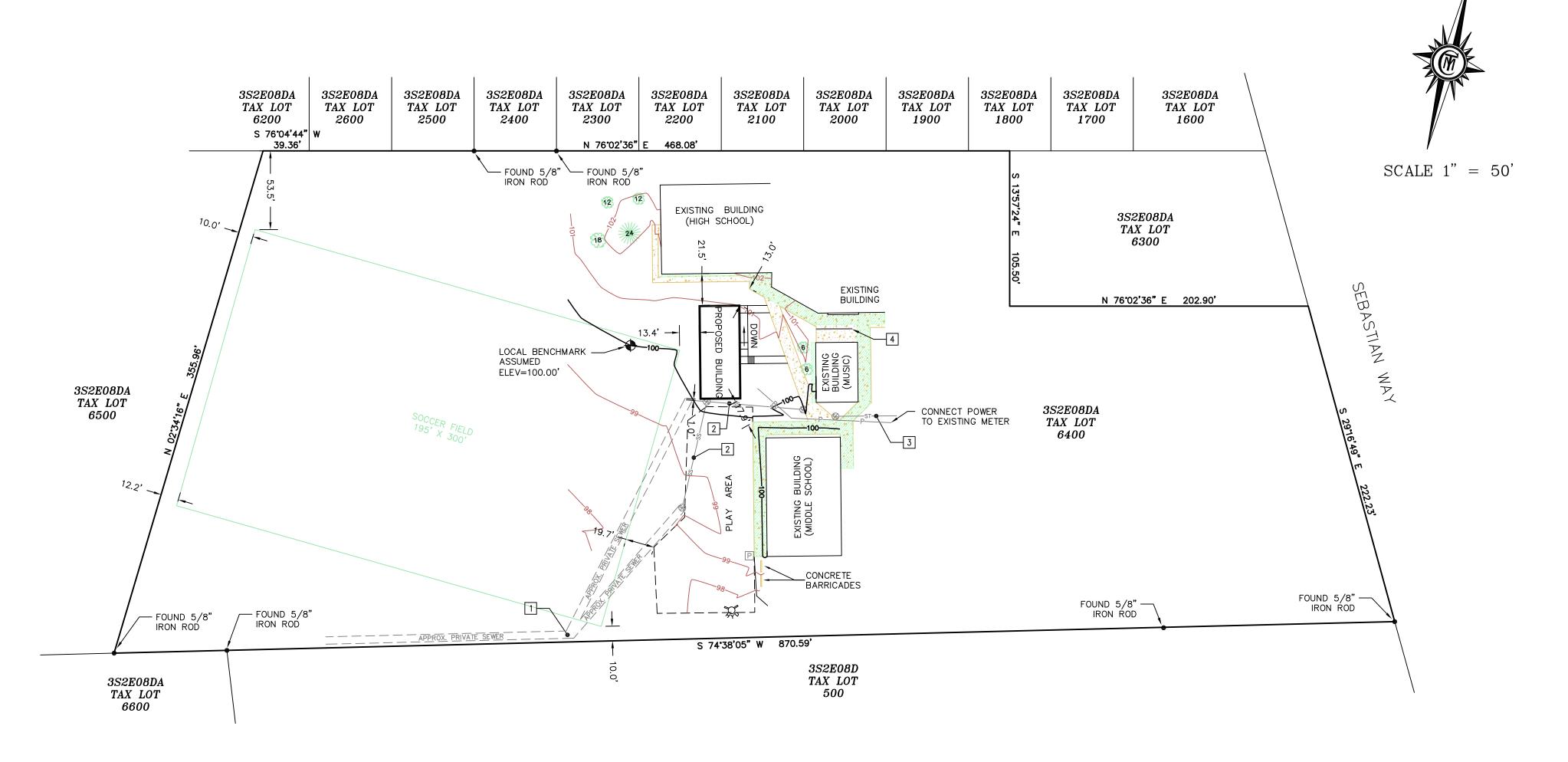
JANUARY 9, 2017 DRAWN: SRN CHECKED: DMR SCALE 1"=50' ACCOUNT # 250

Y: \250-005\DWG\250005BASE.DWG



CMT SURVEYING AND CONSULTING

9136 SE ST HELENS ST, SUITE J PO BOX 3251 CLACKAMAS, OR 97015 PHONE (503) 850-4672 FAX (503) 850-4590



LEGEND

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- FOUND MONUMENTS
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- 4 24.5 LF FRENCH DRAIN RUNS EAST-WEST

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- 5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.
- 6. DESCRIPTION OF THE EXISTING LOCATIONS OF ONSITE PRIVATE SEWER AND STORM PIPES WAS PROVIDED BY DOUG VAN ZANTEN, THE BUSINESS MANAGER FOR NORTH CLACKAMAS CHRISTIAN SCHOOL. HE MAY BE ABLE TO PROVIDE RECORDS FROM THE INSTALLATION OF THESE PIPE NETWORKS, AND CAN BE REACHED BY PHONE AT 503-655-5961 OR BY EMAIL AT DOUG_VANZANTEN@NCCHRISTIANSCHOOL.COM
- 7. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES, INFO FROM SCHOOL PERSONNEL, AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILTY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1—800—332—2344.

EXISTING CONDITIONS

19575 SEBASTIAN WAY

SE 1/4 SEC 8, T3S, R2E, W.M.

CITY OF OREGON CITY

CLACKAMAS COUNTY, OREGON

JANUARY 9, 2017

DRAWN: SRN CHECKED: DMR

SCALE 1"=50' ACCOUNT # 250 Y:\250-005\DWG\250005BASE.DWG



CMT SURVEYING AND CONSULTING

9136 SE ST HELENS ST, SUITE J PO BOX 3251 CLACKAMAS, OR 97015 PHONE (503) 850-4672 FAX (503) 850-4590

L&I RE-SUBMITTAL 11-30-06 10-20-06 L&I SUBMITTAL **CUSTOMER SUBMITTAL** 10-9-06 MARK REVISION DATE



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CORPORATE OFFICES 8211 TOWN CENTER DRIVE BALTIMORE, MD 21236 PACIFIC NORTHWEST MAJOR PROJECTS 14407 SMOKEY POINT BLVD

ARYSVILLE, WA 98271-890

(360) 653-5790

FAX: 360-651-8849



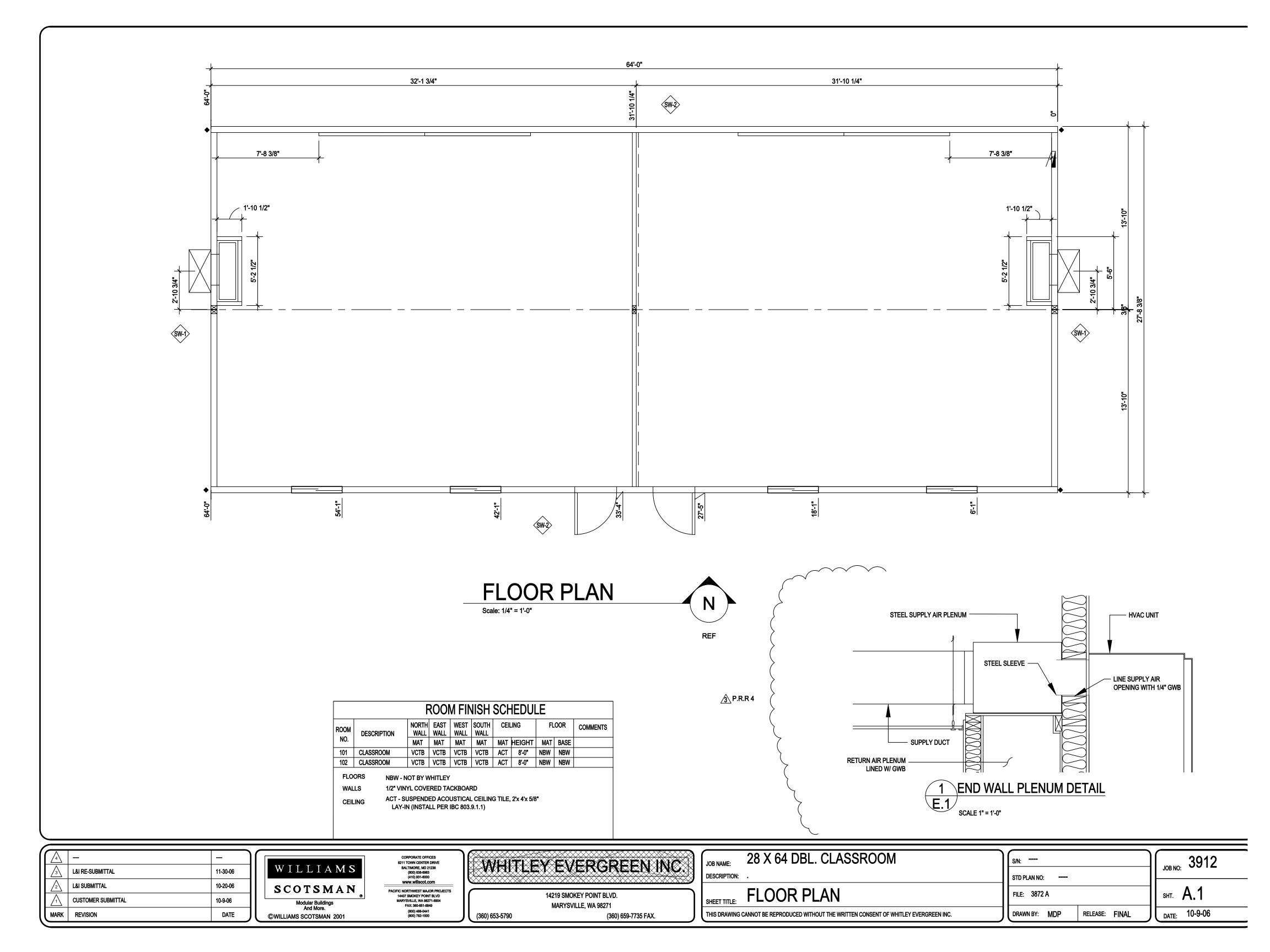
14219 SMOKEY POINT BLVD. MARYSVILLE, WA 98271 (360) 659-7735 FAX.

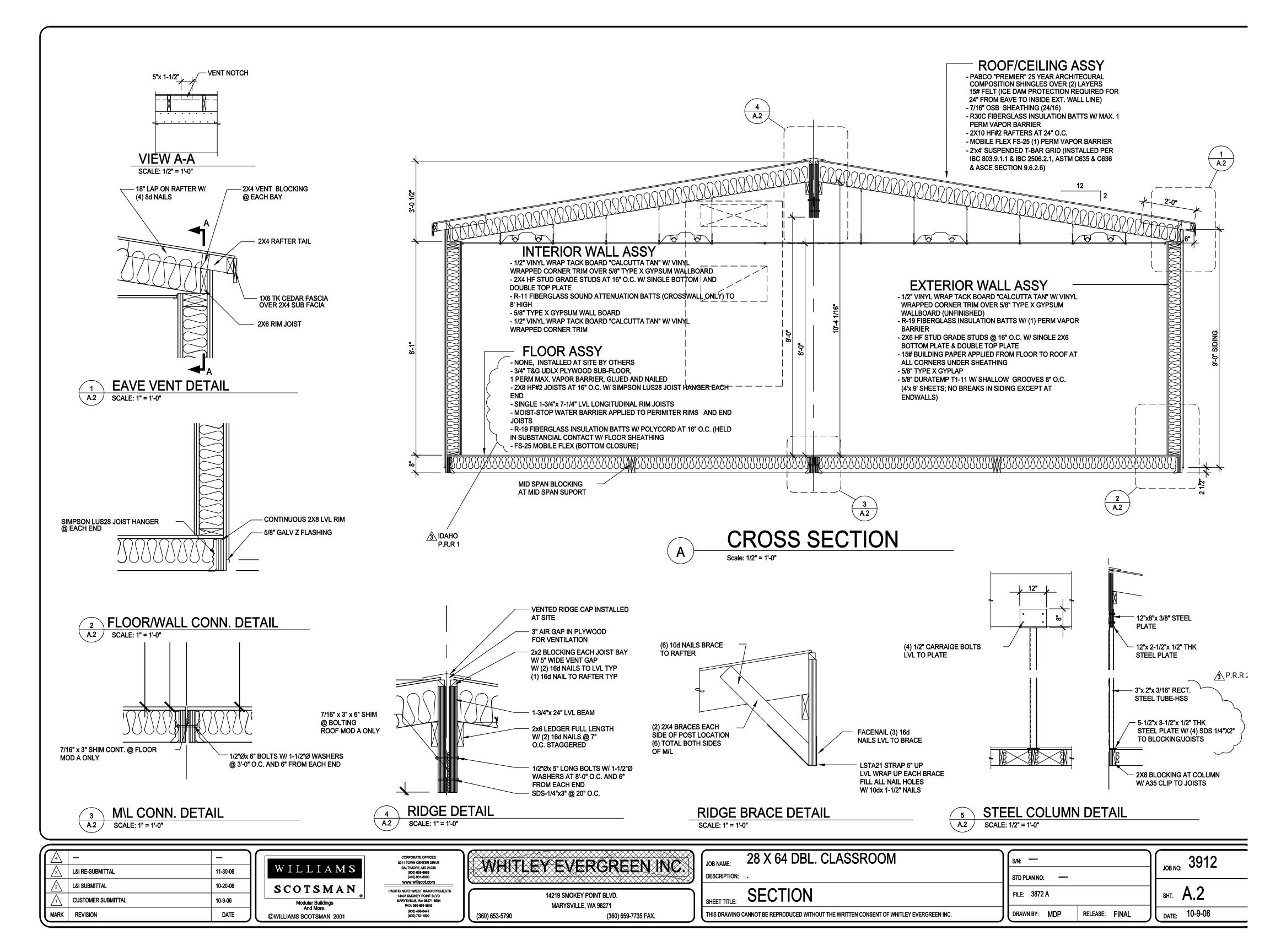
28 X 64 DBL. CLASSROOM JOB NAME: DESCRIPTION:

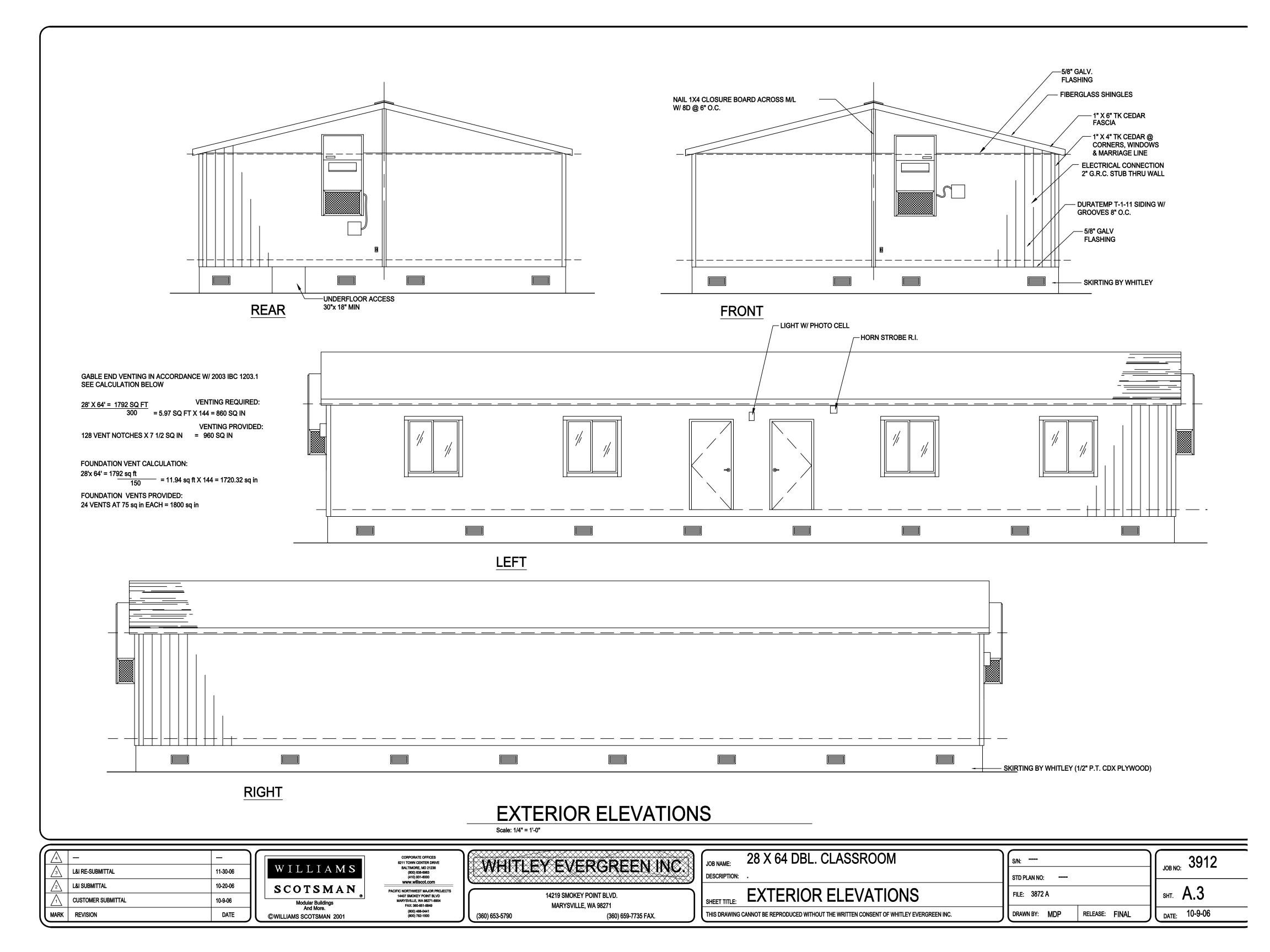
COVER SHEET, SCEDULES THIS DRAWING CANNOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF WHITLEY EVERGREEN INC.

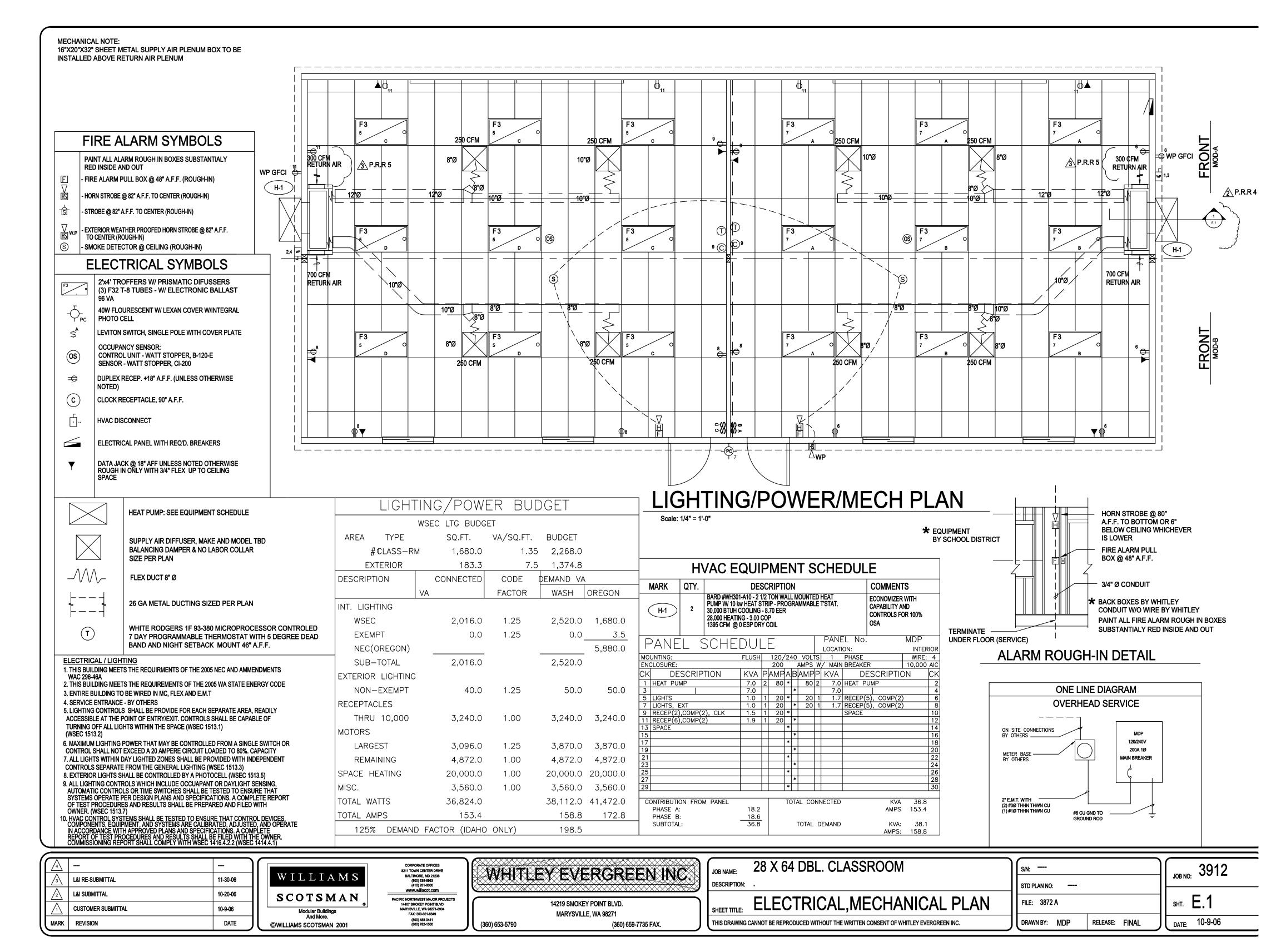
JOB NO: 3912 S/N: ----STD PLAN NO: ----FILE: 3872 A DRAWN BY: MDP

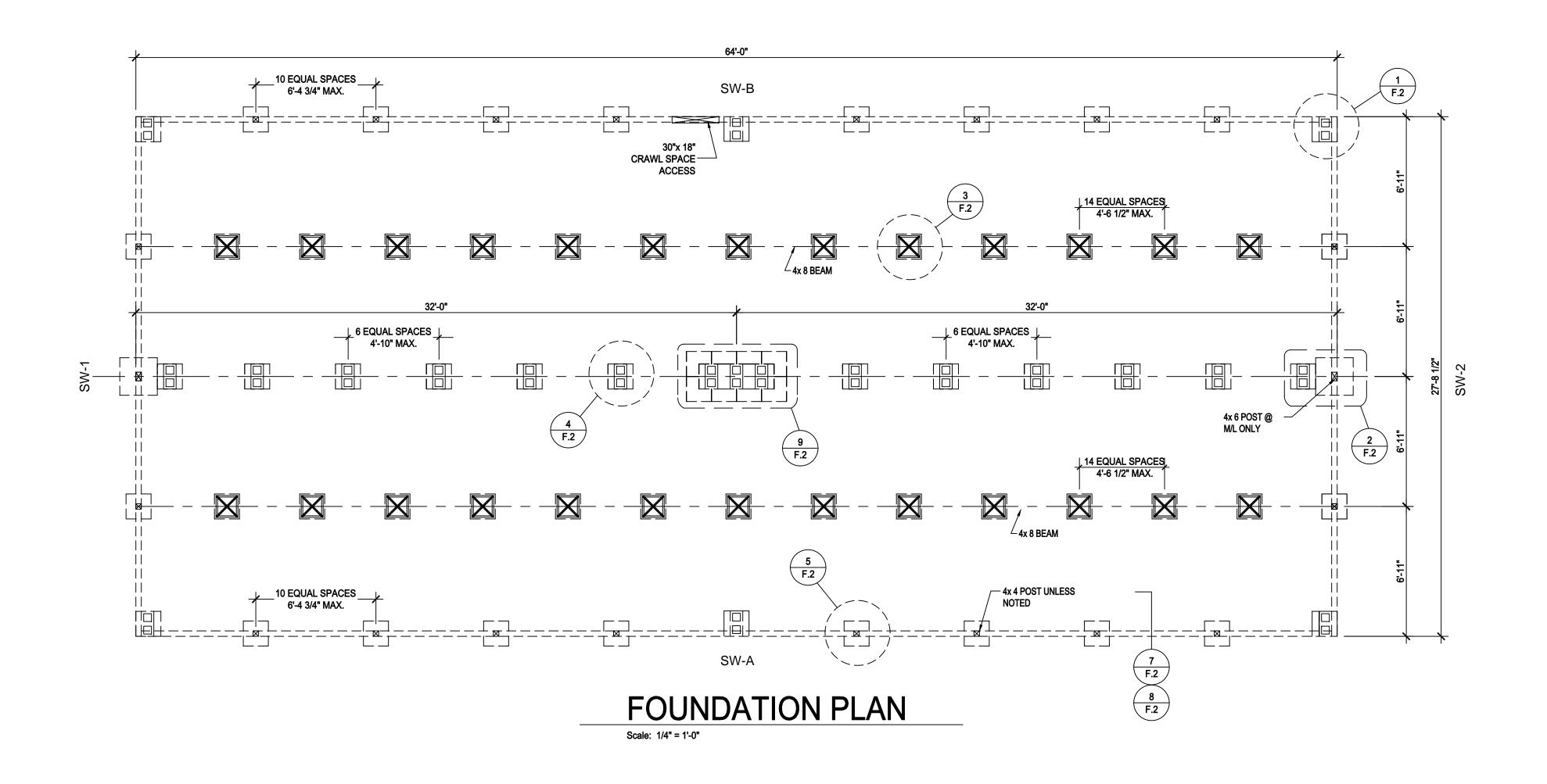
SHT. **A.0** RELEASE: FINAL DATE: 10-9-06











NOT REVIEWED BY ORE. BCD

FOUNDATION NOTES:

1. PROVIDE 30"x 18" UNDER

FLOOR ACCESS W/ COVER

2. INSTALL 6 MIL BLACK VISQUEEN VAPOR BARRIER OVERLAPPED 12" MIN.

FOUNDATION VENT CALCULATION:

28'x 64' = 1792 sq ft = 11.95 sq ft X 144 = 1722.2 sq in

FOUNDATION VENTS PROVIDED:

18 VENTS AT 98 sq in EACH = 1764 sq in

70 LIN FT OF 2" CONTINUOUS VENT SCREEN = 1728 sq. in.

4		_
3	L&I RE-SUBMITTAL	11-30-06
2	L&I SUBMITTAL	10-20-06
1	CUSTOMER SUBMITTAL	10-9-06
MARK	REVISION	DATE

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BALTIMORE, MD 21236
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(410) 931-6000
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(800) 488-0441 (800) 782-1500

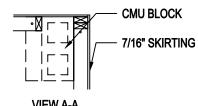
(360) 653-5790

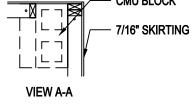
WHITLEY EVERGREEN INC. 14219 SMOKEY POINT BLVD. MARYSVILLE, WA 98271

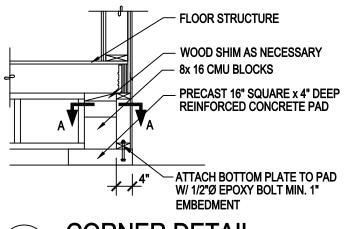
(360) 659-7735 FAX.

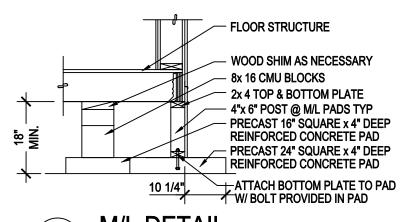
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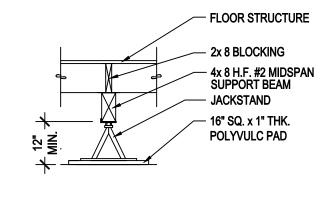
JOB NO: 3912 S/N: ----STD PLAN NO: SHT. **F.1** FILE: 3872 A DATE: 10-9-06 RELEASE: FINAL DRAWN BY: MDP

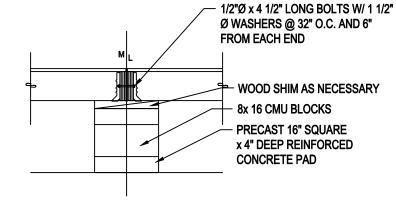


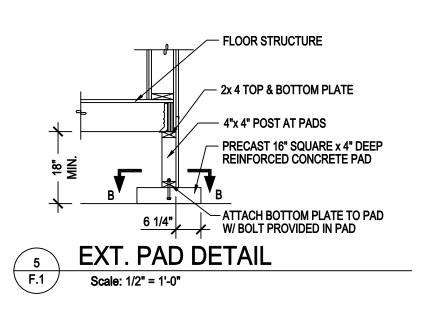












- 1/2" Ø BOLTS THRU BOTTOM PLATE (2 PLACES @ EA. PAD)

- 16"x 16" REINFORCED CONCRETE

- 4"x 4" POST AT PADS

PAD TYP - BOTTOM PLATE

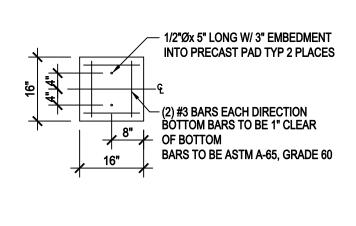
VIEW B-B

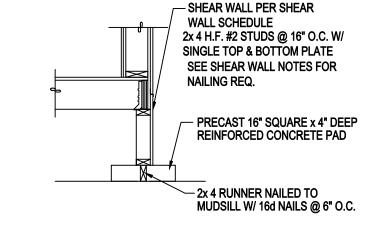


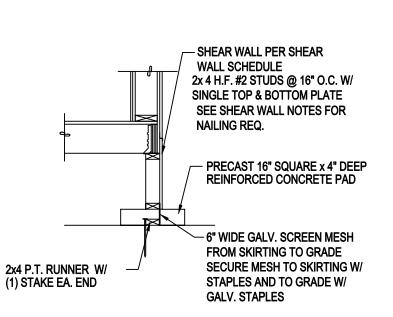


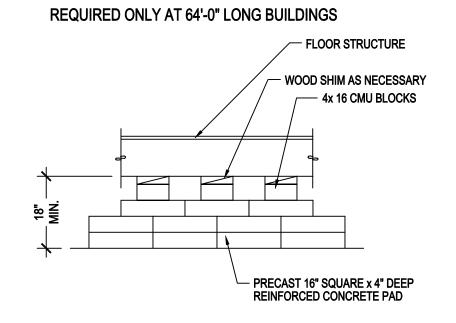
















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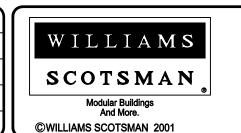
(800) 488-0441 (800) 782-1500



9 M/L POST SUPPORT DETAIL Scale: 1/2" = 1'-0"

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(4	-	
	3	L&I RE-SUBMITTAL	11-30-06
	2	L&I SUBMITTAL	10-20-06
	1	CUSTOMER SUBMITTAL	10-9-06
l	MARK	REVISION	DATE

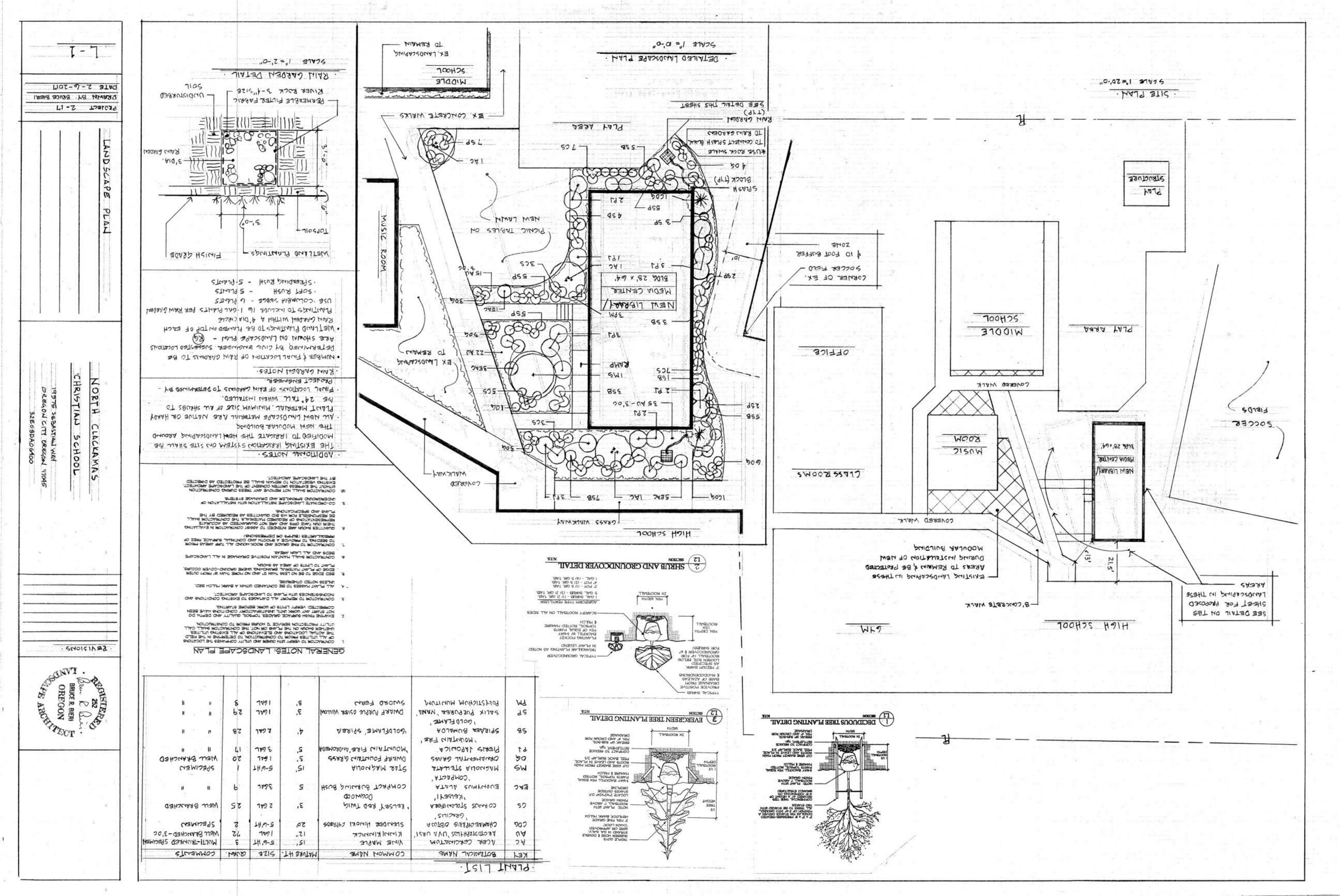


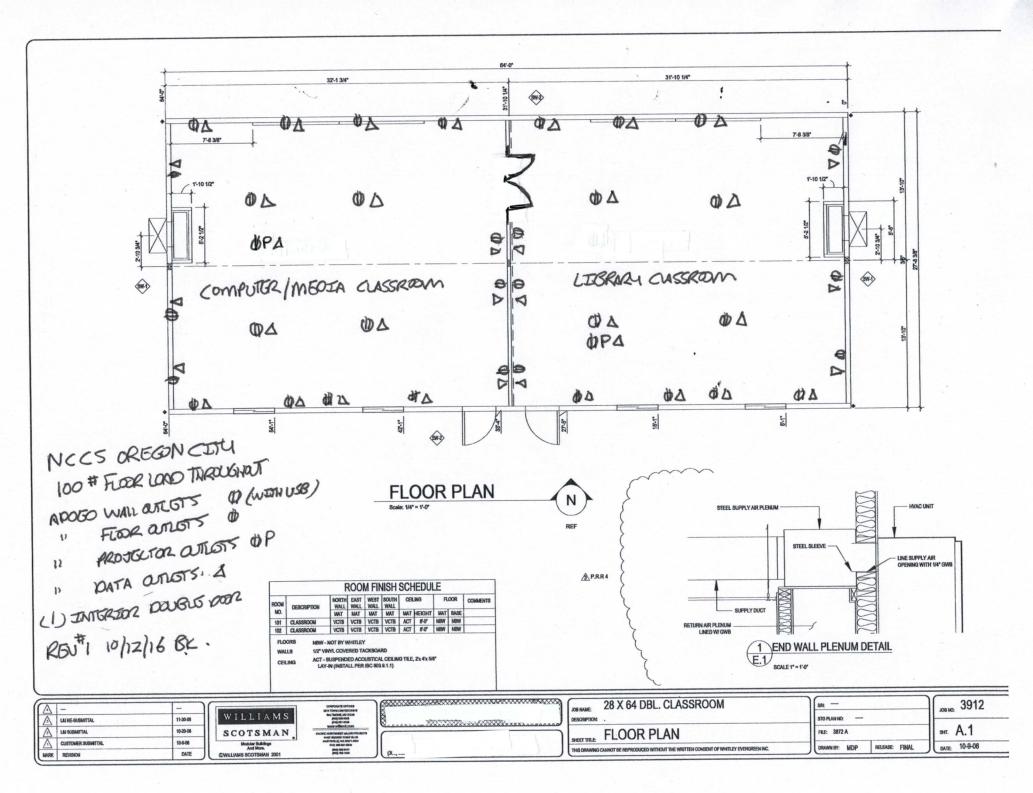


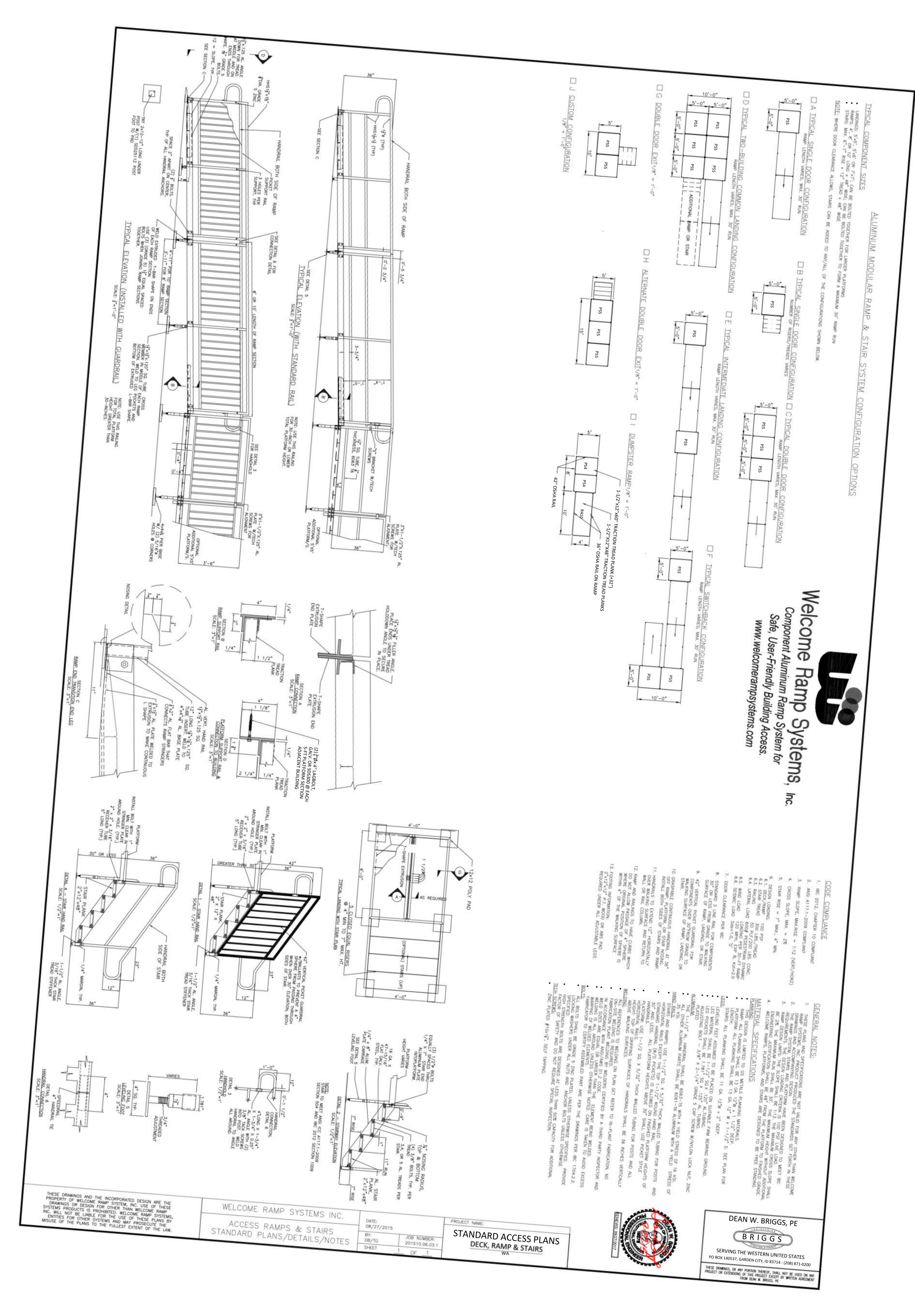
14219 SMOKEY POINT BLVD. MARYSVILLE, WA 98271 (360) 653-5790 (360) 659-7735 FAX.

		_	
		_	
JOB NAME:	28 X 64 DBL. CLASSROOM	$\ $	S/N
DESCRIPTION:		Ш	STI
SHEET TITLE:	FOUNDATION DETAILS		FIL
THIS DRAWING (CANNOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF WHITLEY EVERGREEN INC.	11	DR

JOB NO: 3912 STD PLAN NO: sht. **F.2** FILE: 3872 A DATE: 10-9-06 RELEASE: FINAL DRAWN BY: MDP







WELCOME RAMP, INC.

STRUCTURAL ANALYSIS

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Planking – Manufacturer's Information	41-43



WELCOME RAMP, INC.

STRUCTURAL ANALYSIS

Ramp System Design Criteria and Analysis

1) Reference Design Criteria:

a) International Building Code, 2012 Edition

b) ANSI A 117.1, 2009 Edition

2) Site Specific Criteria:

a) Building Occupancy Classifications: II

b) Vertical Loading: 100 psf for Landings, 300 lbs. concentrated loads for steps

c) Horizontal Loading:

i) Wind Loads: 115 mph, Exposure B, Kz=0.85, Kzt=1.0; Design Wind

Pressure = 20 psf (At less than 15 feet above grade)

ii) Seismic Loads: Sds = 1.00, S1=0.51, I=1.0, R=3.25, Ω o=2, Cd=3.25, Cs=0.307

d) Soil Bearing: 1,500 psf, Unless verified by Geotechnical Report or

Building Official

3) Material Specifications:

a) Aluminum:

i) Handrail ASTM 6063-T5, 16 ksi, minimum yield strengthii) Structural ASTM 6061-T5, 35 ksi, minimum yield strength

b) Density 170 lbs. per cubic foot

4) Connectors:

a) Bolts Grade 5 zinc-coated (Design), ASTM A-325 may be substituted.

b) Screws #10x1.25" zinc plated Self-Tapping Screw (STS)c) Welding Per AWS D1.2 and size as shown on the drawings

d) Sleeves Length of snug-fitting sleeves designed resist moment and

shear of sleeved connection.

5) Design Basis:

- a) Each side of the assembly is a framed made rigid by either welding or sleeving parts to resist movement. Base connections are a pinned condition.
- b) Each frame is connected together with landing or ramp frames and planking to distribute dead and live loads to the frames. Railing is added to the frame assembly
- c) Basic Dead Load is 6 psf for frame, ramp & landing surfaces. 2 psf is added for railing.
- d) A 300 lb. lateral load is used in the design to simulate seismic, wind and pedestrian lateral loading for each frame. This results in an effective Design Cs for a 30-foot ramp and 5x10 platform of 0.5 and a design wind load of 30 psf without consideration for stress duration. Seismic and wind loads do not govern lateral loading for standard configurations. For those configurations longer than 40′, soil anchors shall be installed at the rate of (1) anchor for each length of landing 60′ longer than 40′. See Typical Soil Anchor Detail.

WELCOME RAMP, INC.

STRUCTURAL ANALYSIS

Ramp System Design

ember Label	l Joint		Rotate (degrees)	Shape / Section Set	Material Set	Memb	гом		J-End AVM	End C I-End (in)	Offsets Inact J-End Cox (in)	te Lengt (ft)
M1	N1	N10		SEC1	AL	Y		PIN				4.76
M2	N10	N11		SEC1	AL	Y			PIN			4.76
M3	N11	N9		SEC1	AL	Y						4.76
M4	N9	N6		SEC1	AL	Y			PIN			5.01
M5	N6	N8		SEC2	AL	Y						5
M6	N7	N8		SEC3	AL	Y						1.59
M7	N5	N6		SEC3	AL	Y	1				-	1.59
M8	N4	N9		SEC3	AL	Y						1.2
M9	N3	N11		SEC3	AL	Y					-	.83
M10	N2	N10		SEC3	AL	Y						.41
SEC1 SEC2		Nelcome Ramp Welcome Deck		The second second second second	1.438	-	1,2	1.2		421 421	2.02 1.378	
			-	The second second second second		-				421	1.378	
SEC3		TU2X2X2	A	L	.897		1.2	1.2		513	.513	
	Basic L Des	oad Case cription ead Load	Category Code DL LLS	Des	tegory cription d Load		X	Gravity Y	Joint 1	Load Type Point	Totals Direct Dist. 5	
	irect	Distributed L	oads, (LC 1			art Locatio		End Location	1
Marchar				ft, F)	(k/	ft, F)			(ft or %)		(ft or %)	-
Member												
Member M1		Υ	(014		014	4		0		0	
		Y	((014			0		0	
M	2		l -,l -,l	014 014 014	0	014	-		0		0	
M:	2	Y	 	014 014	((014			0		0	

M5	Y	018	018		
ember Direct D	istributed L	oads, Category	: LLS, BLC 2 : W	2 -Pedestrian Loa	ad
Member Label	Direction	Start Magnitude (k/ft, F)	End Magnitude (k/ft, F)	Start Location (ft or %)	End Location (ft or %)
M1	Y	2	2	0	0
M2	Y	2	2	0	0
M3	Y	2	2	0	0
		2	2		1 0

Num	Description	Env W	S PD	SRSS	ÇD	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Facto
1	DL + Ped. Load	y ·		T	1	1	1	2	1				-
				-									
2	Ped. Load Only	V			1	2	1						

Load Combinations (continued)

Num	Description	Env WS	PD SRSS	CD	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Factor
3				1								
4				1			-					
7				-		+	-		-			-
5				1								

Envelope Member Stresses

Member Label	Section	n	Axial		Shear		Bending top	,	Bending bo	
			(ksi)	Lc	(ksi)	Lc	(ksi)	Lc	(ksi)	Lc
M1	1	max	.023	1	.319	1	0	1	0	1
		min	.022	2	.299	2	0	1	0	1
	2	max	.003	1	.036	1	4.933	1	-2.906	2
		min	.003	2	.034	2	4.625	2	-3.1	1
	3	max	017	2	23	2	2.009	1	-1.197	2
		min	018	1	247	1	1.906	2	-1.262	1
	4	max	036	2	-,494	2	-8.157	2	5.513	1
		min	039	1	53	1	-8.774	1	5.125	2
M2	1	max	.059	2	.531	1	-8.355	2	5.589	1
		min	.053	1	.497	2	-8.895	1	5.25	2
	2	max	.04	2	.248	1	1.928	1	-1.114	2
		min	.032	1	.232	2	1.773	2	-1.211	1
	3	max	.02	2	032	2	4.893	1	-2.864	2
		min	.011	1	035	1	4.558	2	-3.074	1
	4	max	.001	2	296	2	0	1	0	1
		min	009	1	318	1	0	1	0	1
M3	1	max	.2	1	.359	1	-2.64	2	1.752	1
		min	.199	2	.337	2	-2.789	1	1.659	2
	2	max	.18	2	.077	1	3.268	1	-1,91	2
		min	.18	1	.072	2	3.039	2	-2.053	1
	3	max	.16	2	192	2	1.467	1	864	2
		min	.159	1	206	1	1.375	2	922	1
	4	max	.141	2	456	2	-7.633	2	5.147	1
		min	.138	1	489	1	-8.192	1	4.796	2
M4	1	max	.029	1	.55	1	-8.455	2	5,68	1
		min	.026	2	.514	2	-9.04	1	5.313	2
	2	max	.012	1	.252	1	2.667	1	-1,564	2
		min	.01	2	.236	2	2.489	2	-1.676	1
	3	max	006	1	043	2	5.681	1	-3.334	2
		min	006	2	046	1	5.307	2	-3.569	1
	4	max	022	2	321	2	0	1	0	1
		min	023	1	343	1	0	1	,0	1
M5	1	max	.152	1	.56	1	-5.456	2	6.538	1
		min	.141	2	.523	2	-5.832	1	6.116	2
	2	max	.152	1	.188	1	6.427	1	-6.715	2
		min	.141	2	.175	2	5.99	2	-7 205	1
	3	max	.152	1	173	2	6.464	1	-6.765	2
		min	.141	2	185	1	6.035	2	-7,246	1
	4	max	.152	1	52	2	-5.322	2	6.414	1
		min	.141	2	558	1	-5.721	1	5.966	2
M6	1	max	.745	1	.523	1	0	1	0	1
		min	.695	2	.487	2	0	1	0	1
	2	max	.745	1	.523	1	2.717	1	-2,527	2
					-	-				

Envelope N	S						Sandar Lan	-	Sending bot	
Member Label	Section		Axial (kai)	Lo	Shear (ksi)	Lo	Bending top (ksi)	Le	(ksi)	Lc
		min	.695	2	487	2	2.527	2	-2.717	1
	3	max	.745	1	.523	1	5.435	1	-5.055	2
	-	min	.695	2	.487	2	5.055	2	-5.435	1
	4	max	.745	1	.523	1	8.152	1	-7.582	2
	1	min	.695	2	.487	2	7.582	2	-8.152	1
M7	1	max	1.208	1	499	2	0	1	0	1
IWIT	+ -	min	1.129	2	533	1	0	1	0	1
	2	max	1.208	1	499	2	-2.591	2	2.77	1
	-	min	1.129	2	533	1	-2.77	1	2.591	2
	3	max	1.208	1	499	2	-5.182	2	5.54	1
	-	min	1.129	2	533	1	-5.54	1	5.182	2
	4	max	1.208	1	499	2	-7.774	2	8.31	1
	-	min	1.129	2	- 533	1	-8.31	1	7.774	2
M8	1	max	1.367	1	108	2	0	1	0	1
1810	1	min	1.275	2	112	1	0	1	0	1
	2	max	1.367	1	108	2	44	2	.454	1
	-	min	1.275	2	112	1	454	1	.44	2
	3	max	1.367	1	108	2	879	2	.907	1
	-	min	1.275	2	112	1	907	1	.879	2
	4	max	1.367	1	108	2	-1.319	2	1.361	1
		min	1.275	2	112	1	-1.361	1	1.319	2
M9	1	max	.93	1	521	2	0	1	0	1
10.0		min	.87	2	55	1	0	1	0	1
	2	max	.93	1	521	2	-1.411	2	1.49	1
	1000	min	.87	2	55	1	-1.49	1	1.411	2
	3	max	.93	1	521	2	-2.822	2	2.98	1
		min	.87	2	55	1	-2.98	1	2.822	2
	4	max	.93	1	521	2	-4.233	2	4.471	1
		min	.87	2	55	1	-4.471	1	4.233	2
M10	1	max	1.424	1	048	1	0	1	0	1
		min	1.332	2	078	2	0	1	0	1
	2	max	1.424	1	048	1	065	1	.106	2
		min	1.332	2	078	2	106	2	.065	1
	3	max	1.424	1	048	1	129	1	.212	2
		min	1.332	2	078	2	212	2	.129	1
	4	max	1.424	1	048	1	194	1	.318	2
		min	1.332	2	078	2	318	2	.194	1

Envelope Member Section Forces

ħ	Member Label	Sectio	n	Axial (k)	Lc	Shear (k)	Lc	Moment (k)	Lc
	M1	1	max	.034	1	.382	1	0	1
-			min	.031	2	.358	2	0	1
		2	max	.004	1	.043	1	317	2
			min	.004	2	.041	2	-,338	1
		3	max	024	2	276	2	131	2
			min	026	1	296	1	138	1
		4	max	052	12	592	2	.601	1
			min	056	1	634	1	.559	2
Г	M2	1	max	.085	2	.636	1	.61	1
			min	.076	1	.595	2	.573	2
		2	max	.057	2	.297	1	122	2

Member Label	Section	1	Axial	Lc	Shear	Lc	Moment	L¢
	P		(k)	1 4 1	(k)		(k)	-
	-	min	.046	1	.278	2	132	1
	3	max	.029	2	038	2	-,312	2
		min	.016	1	042	1	335	1
	4	max	.002	2	355	2	0	1
		min	013	1	38	1	0	1
МЗ	1	max	.288	1	.431	1	.191	1
		min	.286	2	.403	2	.181	2
	2	max	.258	2	.092	1	208	2
		min	.258	1	.087	2	224	1
	3	max	.231	2	23	2	094	2
	-	min	.229	1	247	1	101	1
	4	max	.203	2	547	2	.561	1
	-4	min	.199	1	586	1	.523	2
M4	1		.042	1	.659	1	.62	1
IVIT	+-	max	.038	2		_		
	2	min			.616	2	.58	2
	2	max	.017	1	.302	1	171	2
	-	min	.015	2	.282	2	183	1
	3	max	008	1	051	2	364	2
	-	min	009	2	055	1	389	1
	4	max	032	2	384	2	0	1
		min	033	1	411	1	0	1
M5	1 1	max	.218	1	.671	1	.355	1
		min	.203	2	.627	2	.332	2
	2	max	.218	1	.225	1	365	2
		min	.203	2	.21	2	391	1
	3	max	.218	1	207	2	368	2
		min	.203	2	222	1	394	1
	4	max	.218	1	623	2	.348	1
		min	.203	2	669	1	.324	2
M6	1	max	.669	1	.218	1	0	1
-	1	min	.623	2	.203	2	0	1
	2	max	.669	1	.218	1	108	2
	-	min	.623	2	.203	2	116	1
	3	max	.669	1	.218	1	216	2
	- 0	-	.623	2		2		
	4	min		1	.203		232	1
	4	max	.669	2	.218	1	324	2
1.47	-	min	.623		.203	2	348	17
M7	1	max	1.084	1	208	2	0	1
	-	min	1.012	2	222	1	0	1
	2	max	1.084	1	208	2	.118	1
	-	min	1.012	2	222	1	.111	2
	3	max	1.084	1	208	2	.237	1
		min	1.012	2	222	1	.222	2
	4	max	1.084	1	208	2	.355	1
		min	1.012	2	222	1	.332	2
M8	1	max	1.226	1	045	2	0	11
		min	1.144	2	047	1	0	1
	2	max	1.226	1	045	2	.019	1
		min	1.144	2	047	1	.019	2
	3	max	1.226	1	045	2	.039	1
		min	1.144	2	047	1	.038	2
	4	max	1.226	1	045	2	.058	1
	-	min	1.144	1	047	-	.000	2

Envelope Member Section Forces, (continued)

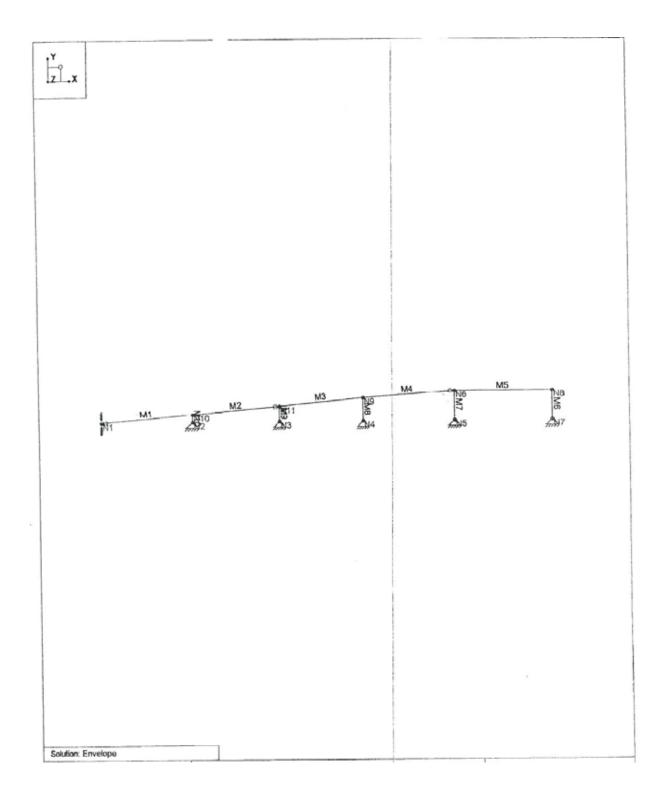
Member Label	Sectio	n	Axial (k)	Lc	Shear (k)	Lc	Moment (k)	Lc
M9	1	max	.834	1	217	2	0	1
	1	min	.78	2	229	1	0	1
	2	max	.834	1	217	2	.064	1
		min	.78	2	229	1	.06	2
	3	max	.834	1	217	2	.127	1
		min	.78	2	229	1	.121	2
	4	max	.834	1	217	2	.191	1
		min	.78	2	229	1	.181	2
M10	1	max	1.277	1	02	1	0	1
		min	1.195	2	033	2	0	1
	2	max	1.277	1	02	1	.005	2
		min	1,195	2	033	2	.003	1
	3	max	1.277	1	02	1	.009	2
		min	1.195	2	033	2	.006	1
	4	max	1.277	1	02	1	.014	2
		min	1.195	2	033	2	.008	1

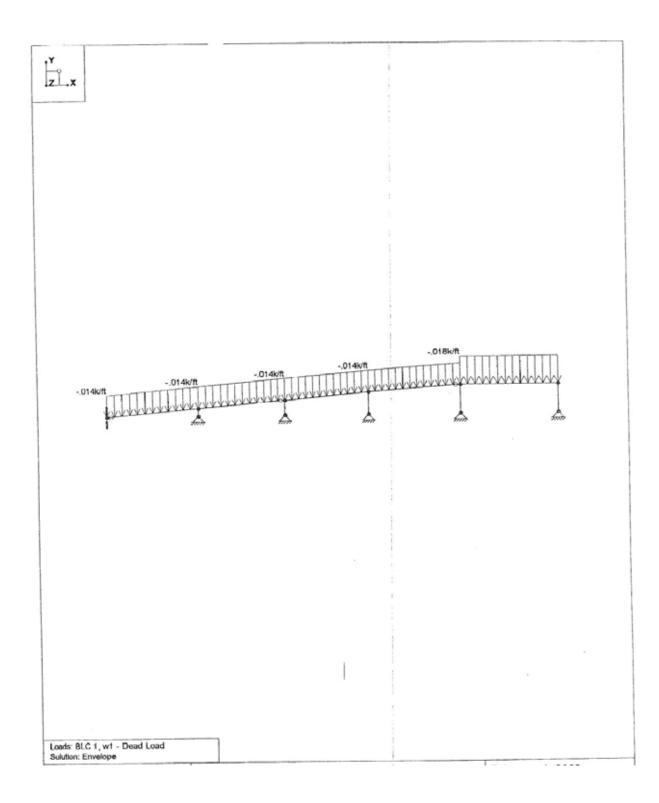
Envelope Member Deflections

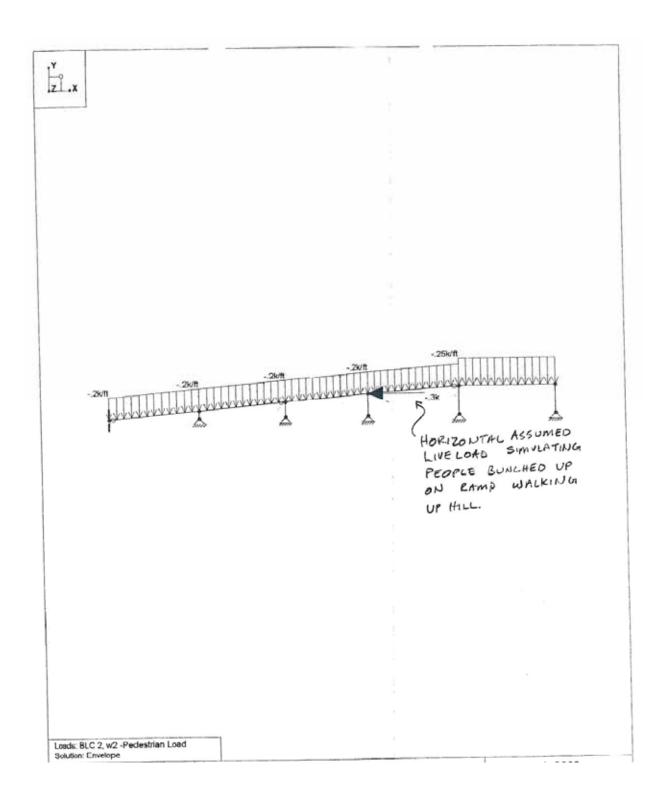
Member Label	Section		x-Translate (in)	Lc	y-Translate (in)		(n) L/y Ratio	Lc
M1	1	max	0	1	0	2	NC	
		min	0	2	0	1	NC	i
	2	max	0	1	046	2	1243.875	2
		min	0	2	049	1	1169.664	1
	3	max	0	1	033	2	1756.299	2
	-	min	0	2	035	1	1659.338	1
	4	max	0	1	0	2	NC	i
	-	min	0	2	0	1	NC	
M2	1	max	0	1	0	2	NC	
	_	min	0	2	0	1	NC	1
	2	max	0	1	032	2	1848.986	2
		min	0	2	034	1	1708.638	1
	3	max	0	1	045	2	1280.237	2
	-	min	0	2	049	1	1189.011	1
	4	max	0	1	0	2	NC	1
		min	0	2	0	1	NC	
M3	1	max	0	1	0	2	NC	1
	-	min	0	2	0	1	NC	
	2	max		1	029	2	2063.401	2
		min	001	2	031	1	1919.616	[]1
	3	max	001	1	021	2	2931.998	2
		min	002	2	022	1	2735.504	1
	4	max	002	1	002	2	NC	3
		min	002	2	002	1	NC	1
M4	1	max	002	1	002	2	NC	
		min	002	2	002	1	NC	
	2	max	002	1	047	2	1336.222	
		min	002	2	05	1	1247.236	11
	3	max	002	1	062	2	996.057	12
		min		2	067	1	930.197	11
	4	max	002	1	002	2	NC	
		min	002	2	002	1	NC	1

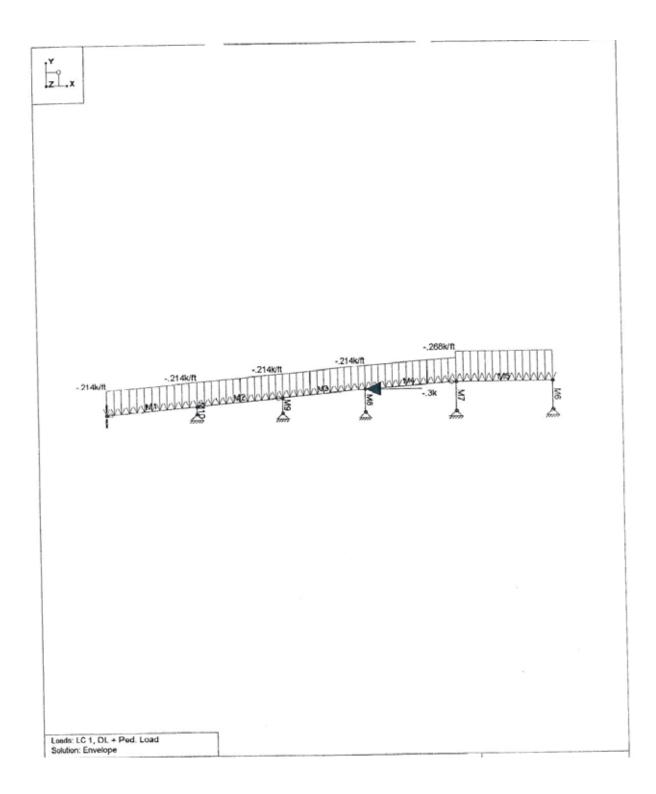
Envelope	Mambar	Deflections,	(continued)
Envelope	member	Deflections,	(Continueu)

Member Label	Section		x-Translate	Lc	y-Translate	Lc	(n) L/y Ratio	Lc
	7-4		(in)	1	(in)	2	NC	-
M5	1	max	001		002	1	NC	+
	-	min	002	2	002	_		2
	2	max	002	1	109	2	559.623	
		min	002	2	117	1	521.856	1
	3	max	002	1	109	2	557.976	2
		min	002	2	117	1	520.674	1
	4	max	002	1	001	2	NC	
		min	003	2	001	1	NC	-
M6	1	max	0	1	0	1	NC	
		min	0	1	0	1	NC	1
	2	max	0	2	013	2	1392.207	2
		min	0	1	014	1	1294.941	1
	3	max	0	2	016	2	1113.766	2
	-	min	0	1	017	1	1035.953	1
	4	max	001	2	.003	2	NC	
	-	min	001	1	.002	1	NC	
M7	1	max	0	1	0	1	NC	
IVI /		min	0	11	0	1	NC	
	2		0	12	.016	11	1270.353	1
	-	max	0	1	.015	2	1357.948	2
	- 0	min		12	.02	1	1016.282	1
	3	max		1	.019	2	1086.359	2
	-	min	002			2	NC	-
	4	max	The second name of the second na	2	.002			+
		min	002	1	.001	1	NC	₩
M8	1	max		1	0	1	NC	+
		min		1	0	1	NC	1
	2	max		2	.002	2	NC	4
		min	0	1	.002	1	9920.451	1
	3	max	001	2	.003	2	8189.633	
		min	001	1	.003	1	7936.361	1
	4	max	002	2	.002	2	NC	
		min	002	1	.001	1	NC	1
M9	1	max		1	0	1	NC	TI
1410	- ·	min		1	0	1	NC	
	2	max		2	.002	1	4529.485	11
	-	min		1	.002	2	4784.344	2
	3	max		2	.003	1 2	3827.475	
	3	min	-	1	.003	1	3623.588	
	4		-	2	0	12	NC	11
	4	max		1	0	1	NC	+
		mir		_	0	1	NC	++-
M10	1	max		1		_		+-
		mir		1	0	1	NC	+-
	2	max		2		2		++-
		mir		1		1	NC	+
	3	ma		2		2		1
		mir		1		1		11
	4	ma	x 0	2	0	2		11
		mir	0	1	0	1	NC	
								1





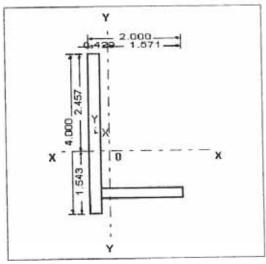




Section:Welcome Ramp

Section Properties:

Number of Shapes	= 2	
Total Width	= 2.00	in
Total Height	= 4.00	in
Center, Xo	= 0.304	in
Center, Yo	= -0.457	in
X-bar (Right)	= 1.571	in
X-bar (Left)	= 0.429	in
Y-bar (Top)	= 2,457	in
Y-bar (Bot)	= 1.543	in
Equivalent Properties:		
Area, Ax	= 1.438	in^2
Inertia, Ixx	= 2.02	in^4
Inertia, lyy	= 0.4212	in^4
Inertia, Ixy	= -0.4565	in^4
Torsional, J	= 0.0299	in^4
Modulus, Sx(Top)	= 0.8225	in^3
Modulus, Sx(Bot)	= 1.309	in^3
Modulus, Sy(Left)	= 0.981	in^3
Modulus, Sy(Right)	= 0.2682	in^3
Plastic Modulus, Zx	= 1.4921	in^3
Plastic Modulus, Zy	= 0.4852	in^3
Radius, rx	= 1.186	in
Radius, ry	= 0.541	in



Section Diagram

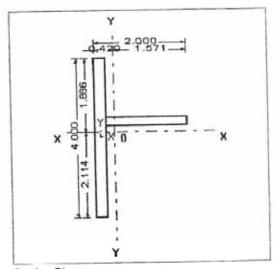
Summary of Section Properties

Sh. No.	Section	Width	Height in	Xo in	Yo in	Ax in^2	box in^4	lyy in^4
1	Welcome Ramp	2.00	4.00	0.304	-0.457	1.438	2.02	0.4212

Section:Welcome Deck

Section Properties:

Number of Shapes	= 2	
Total Width	= 2.00	in
Total Height	= 4.00	in
Center, Xo	= 0.304	in
Center, Yo	= 0.114	in
X-bar (Right)	= 1.571	in
X-bar (Left)	= 0.429	in
Y-bar (Top)	= 1.886	in
Y-bar (Bot)	= 2.114	in
Equivalent Properties	S:	
Area Ax	= 1.438	in^2
Inertia, Ixx	= 1.378	in^4
Inertia, Ivv	= 0.4212	in^4
Inertia, Ixy	= 0.1141	in^4
Torsional, J	= 0.0299	in^4
Modulus, Sx(Top)	= 0.7309	in^3
Modulus, Sx(Bot)	= 0.652	in^3
Modulus, Sy(Left)	= 0.981	in^3
Modulus, Sy(Right)	= 0.2682	in^3
Plastic Modulus, Zx	= 1.0532	in^3
Plastic Modulus, Zy	= 0.4852	in^3
Radius, rx	= 0.9792	in
Radius, ry	= 0.5413	in



Section Diagram

Summary of Section Properties

Sh. No.	Section	Width	Height in	Xo in	Yo in	Ax in^2	lxx in^4	in^4
1	Welcome Deck	2.00	4.00	0.304	0.114	1.438	1.378	0.4212

Member Stress Results

Access the Member Section Stresses spreadsheet by selecting the Results menu and then selecting Members . • Stresses.

These are the member stresses calculated along each active member. The number of sections for which stresses are reported is controlled by the Number Of Sections specified on the Global window. The actual number of segments is this Number Of Sections minus 1. The incremental length of each segment is the same. For example, if you specify 5 sections, the member is divided into 4 equal pieces, and the stresses are reported for each piece.

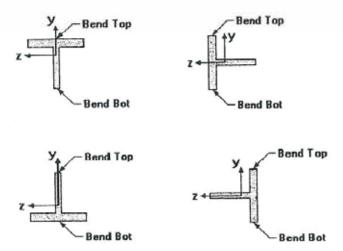
There will be four stress values listed for each section location along the <u>member</u> taking into account any <u>member</u> <u>offsets</u>. The <u>units</u> for the stresses are shown at the top of each column. As for the sign convention, the signs of these results correspond to the signs of the forces. These line up as positive or negative according to the member local axis directions.

The axial stress is the ratio P/A, where P is the section axial force. A positive stress is compressive, since the sign of the stress follows the sign of the force.

The shear stress is calculated as V/S.A., where S.A. is the effective shear area. For members not defined with a section set a value of 1.2 is used for the shear area coefficient S.A.

The bending stresses are calculated using the familiar equation M * c / I, where "M" is the bending moment, "c" is the distance from the neutral axis to the extreme fiber and "I" is the moment of inertia. The stress for the section's extreme edge is listed with respect to the positive and negative directions of the local y and z exes. A positive stress is compressive and a negative stress is tensile.

Some shapes are not symmetrical about both local axes. For example Tee and Channel shapes. Thus the stress at the positive and negative edges may not be the same. The locations for the calculated stresses are illustrated in this diagram;

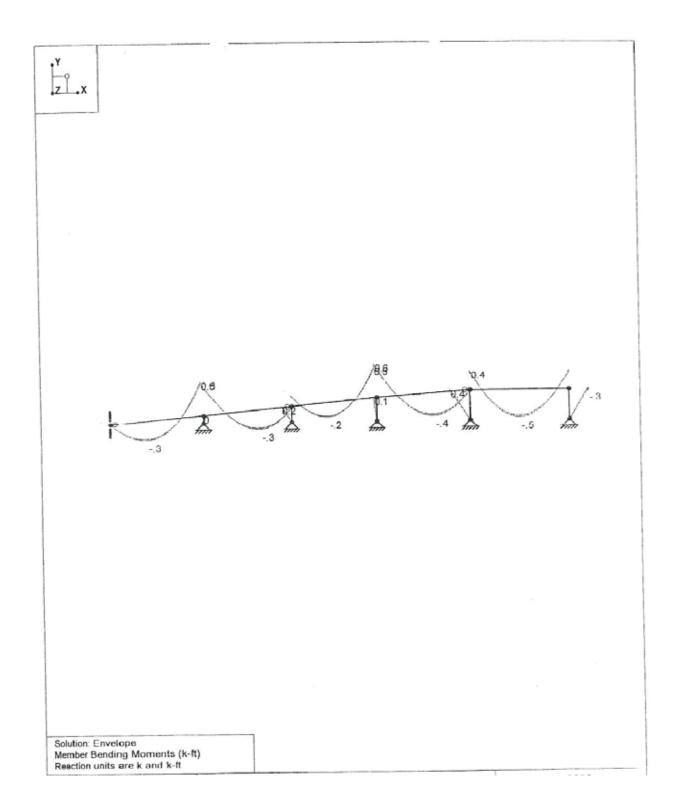


So, the y-top location is the extreme fiber of the shape in the positive local y direction, y-bot is the extreme fiber in the negative local y direction, etc. The y-top,bot stresses are calculated using Mz.

For enveloped results the maximum and minimum value at each location is listed. The load combination producing the maximum or minimum is also listed, in the "lc" column. To include a particular Load Combination in the envelope analysis, open the Load Combinations spreadsheet and check the box in the "Env" column.

Note

- A special case is bending stress calculations for single angles. The <u>bending stresses for single angles</u> are reported for bending about the principal axes.
- To view the results for a particular member, use the <u>Find</u> option. To view the maximums and minimums, use the <u>Sort</u> option.



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Values Are Given in Units of ksi (1,000 lb/in²)	2

	ALLOY AND	TEMPER	111H-9805		40	101	3154-1138	HIH. 1515					137		6005-75	-T651	-76	76,	13	
		PRODUCTS	Extrusions Extrusions	Pate 8	Plate	Sheet and plate Drawn tube.	Sheet	Extrasions	Extrasions Sheet and plate	Sheet and plate	Extrusions	Sheet and plate	Plane	Sheet	Extrusions	Sheet and plate	Extrusions	Rolled rod and bar	Drawn lube	2
THICKNESS	pande"	× 25.4 for mm	0.501 and over	0.500-1.000	2001-2000	≧≧	0.006-0.128	up to 0.500	up to 5,000	0.020-1.000	up to 0.500 0.501 and over	0.188-1.250	1.251-1.500	0.051-0.249	up to 0.500	0.010-4,000	up to 3.000	up to 8.000	0.025-0.500	Over 0.999
NOISMET	EC.		222	223	¥5	84	45	# 1:2	<u></u>	90	44	82	2 2	à.	38	ń	38	ħ	â	56 i
7	90		:22	-5.5	77	12	35	55	ž.	31	22	25	3 =	8	35	35	35	35	25	Car o
SION	G,		156 55	155	55	32	33	. 5.	211	27	nn	77	22	321	35	35	23.0	735	15	30
SHEAR	¥	× 6.	122	111	22	22	24	120	19	23	22	77	tu	221	24	27	24	27	111	14:
AR	E	6.89 for MPs	555	• • 5	00 DE	35	20	==		71	55	19	100	12:	20	20	20	20	33	88
DEA	ij		881	182	28	% 2	36	22	32	74	82	87 22	000	21	80	90	80	88	0 0K	800
BEARNO	E.		22	122	22	LA de 1	56	22	2	40	££	82	2	6.5	56	58	36	56	36	15.00
MODULUS OF	i.		10,400	10,400	10,400	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	10,700	10,400	0,400	10,400	10,400	10,400	10,400	10,400	10,100	10,100	10,100	10,100	10,100	0,00

						1	2		36	10101
6063.13	Extrusions		22	16	16		2	10	0,0	100
ಕಡ	-75 Extrasions -76 Extrasions Pipe	All All	82	u u	ŭ.	55	7.0	81	83	10,100
6351-75	Extrasions	00.1 or qu	38	35	35	24	20	80	36	10,100

Fig. and Fig. are minimum specified values (except for Alchad 3004-H14, -H16 and Fig. for Alchad 3003-H18). Other strength proporties are correspond values.

For deflection calculations an average modulus of elasticity is used; numerically this is 100 bet (689 MPa) lower than the values in this columns. For deflection calculations an average modulus of elasticity is used; numerically this is 100 bet (689 MPa) lower than the values in this columns.

×B.s. learmin All All All All All All All All All Al		PHODUCT AND THICKNESS	NORBELL PAR	- 8	E .		ACCEPTANCES (SELECTION)	NOIS CENTRALINOS	CONTRACTOR SHEAT
All All Sheet 0.013-0.050	ALLOY AND TEMPER	× 25.4 for mm		1		-	-		
All	1100-H12, -H14	IIV	111		4.5	5 4.5			4.5 8
All All Sheet 0.013-0.030	9003-H12, -H14, -H16, -H18	AII A	14		7	7 7	7 7 10	7 7 10 4	7 7 10 4 30
All Sheet 0.013-0.050 All	Alchd 3003-3112, -1114, -1116, -1118	IIV	ä			D.	6 10	6 6 10 1.5	6 6 10 1.5 30
All All	3001-102, 1114, 1136	IIV	22		П	11 11	11 11 14	11 14 6.5	
Sheet 0.013-0.050	Aklid 305402, 404, 404, 306	À	11	7	=		пппп	п п п 3	п п п 63 м
	3005 H25	Sheet 0.013-0.050	17		9	9	9 9 12		12
	5005 H12, H14, -H32, -H34	IIV	14		7	7 7	7 7 9	7 9 4	7 7 9 4 28

F_{bw} = bearing yield strength within 1.0 inch (25.4 mm) of a weld, ksi (MPa)

Fc = allowable compressive stress, ksi (MPa).

For = compressive yield strength, ksi (MPa).

 F_{Cov} = compressive yield strength across a butt weld (0.2 percent offset in 10-inch (254 mm) gage length), ksi (MPa).

 $F_{ex} = \pi^2 E/[n_u(l/r)^2]$, where l/r is slenderness ratio for member considered as a column tending to fail in the plane of the applied bending moments, ksi (MPa).

 F_n = allowable stress for cross section 1.0 inch (25.4 mm) or more from weld, ksi (MPa).

F_{per} = allowable stress on cross section, part of whose area lies within 1.0 (25.4 mm) inch of a weld, ksi (MPa).

 F_x = allowable shear stress for members subjected only to torsion or shear, ksi (MPa).

Fix = shear ultimate strength, ksi (MPa).

Fraw = shear ultimate strength within 1.0 inch (25.4 mm) of a weld, ksi (MPa).

 F_{xy} = shear yield strength, ksi (MPa).

 F_{IVW} = shear yield strength within 1.0 inch (25.4 mm) of a weld, ksi (MPa).

 \dot{F}_{tu} = tensile ultimate strength, ksi (MPa).

Fraw = tensile ultimate strength across a butt weld, ksi (MPa).

 F_{CV} = tensile yield strength, ksi (MPa).

F_{DW} = tensile yield strength across a butt weld [0.2 percent offset in 10-inch (254 mm) gage length], ksi (MPa).

 F_y = either F_{ty} or F_{ty} , whichever is smaller, ksi (MPa).

f = calculated stress, ksi (MPa).

 f_a = average compressive stress on cross section of member produced by axial compressive load, ksi (MPa).

 $f_b = \text{maximum bending stress (compressive) caused by transverse loads or end moments, ksi$

 f_z = shear stress caused by torsion or transverse shear, ksi (MPa).

G = modulus of elasticity in shear, ksi (MPa).

g = spacing of rivet or bolt holes perpendicular to direction of load, inches (mm).

h = clear height of shear web, inches (mm).

moment of inertia, inches⁴ (mm⁴).

 $I_k = \text{moment of inertia of horizontal stiffener, inches}^4 \text{ (mm}^4\text{)}.$

= moment of inertia of transverse stiffener to resist shear buckling, inches (mm4).

 $I_x = \text{moment of inertia of a beam about axis perpendicular to web, inches <math>(\text{mm}^4)$.

I_y = moment of inertia of a beam about axis parallel to web, inches⁴ (mm⁴).

 $l_{\rm w}=$ moment of inertia of compression element about axis parallel to vertical web, inches⁴

J = torsion constant, inches⁴ (mm⁴).

 k_1 = coefficient for determining slenderness limit S_2 for sections for which the allowable compressive stress is based on crippling strength.

k₂ = coefficient for determining allowable compressive stress in sections with slenderness ratio above S2 for which the allowable compressive stress is based on crippling strength.

 $k_c = \text{coefficient for compression members.}$

 $k_t = \text{coefficient for tension members.}$

2-272

= length of compression member between points of lateral support, or twice the length of a cantilever column (except where analysis shows that a shorter length can be used), inches Lb = length of beam between points at which the compression flange is sup al movement, or length of cantilever beam from free end to point at sion flange is supported against lateral movement, inches (mm).

L_{ti} = total length of portion of column lying within 1.0 inch (25.4 mm) o welds at ends of columns that are supported at both ends), inches (n

Lw = increased length to be substituted in column formula to determine welded column, inches (mm).

l/r = slenderness ratio for columns.

M = bending moment, inch-kips (kN·m).

Me = bending moment at center of span resulting from applied bendin

 M_m = maximum bending moment in span resulting from applied bending

 M_1, M_2

bending moments at two ends of a beam, inch-kips (kN·m).

N = length of bearing at reaction or concentrated load, inches (mm).

 n_a = factor of safety on appearance of buckling.

 n_{H} = factor of safety on ultimate strength.

 n_{ν} = factor of safety on yield strength.

P = local load concentration on bearing stiffener, kips (kN).

 P_c = allowable reaction or concentrated load per web, kips (kN).

P₁ = allowable tensile load per fastener, sheet to purlin or girt, kips (kN).

R = outside radius of round tube or maximum outside radius for an eval t

 $R_b = \text{radius of curvature of tubular members, inches (mm)}.$

= transition radius, the radius of an attachment of the weld detail.

r = least radius of gyration of a column, inches (mm).

1/2 = radius of gyration of lip or bulb about face of flange from which lip proje

r_y = radius of gyration of a beam (about axis parallel to web), inches (mm). (1 unsymmetrical about the horizontal axis, r_v should be calculated as the were the same as the compression flange.)

S_c = section modulus of a beam, compression side, inches³ (mm³),

SR = stress ratio, the ratio of minimum stress to maximum stress.

section modulus of a beam, tension side, inches³ (mm³).

 $S_1, S_2 =$ slenderness limits.

s = spacing of transverse stiffeners (clear distance between stiffeners for stir of a pair of members, one on each side of the web, center-to-center distar eners consisting of a member on one side of the web only), inches (mm. or bol: holes parallel to direction of load, inches (mm).

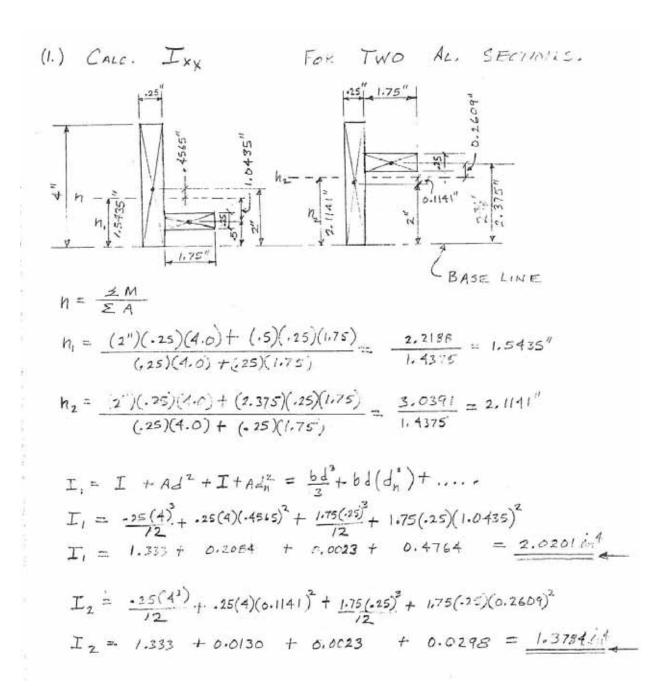
t = thickness of flange, plate, web or tube, inches (mm). (For tapered flange thickness.)

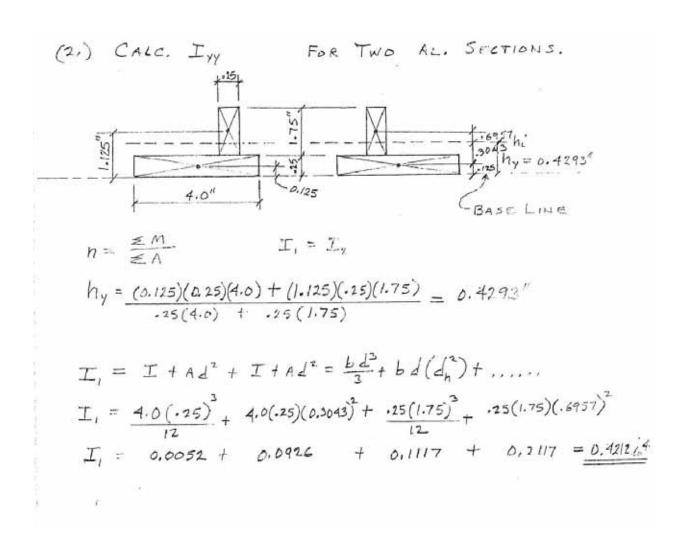
V = shear force on web at stiffener location, kips (kN).

α = a factor equal to unity for a stiffener consisting of equal members on both and equal to 3.5 for a stiffener consisting of a member on one side only

 θ = angle between plane of web and plane of bearing surface ($\theta \le 90$), deg

2001.4 Identification. Aluminum for structural elements shall at all times be seg wise handled in the fabricator's plant so that the separate alloys and tempers are p





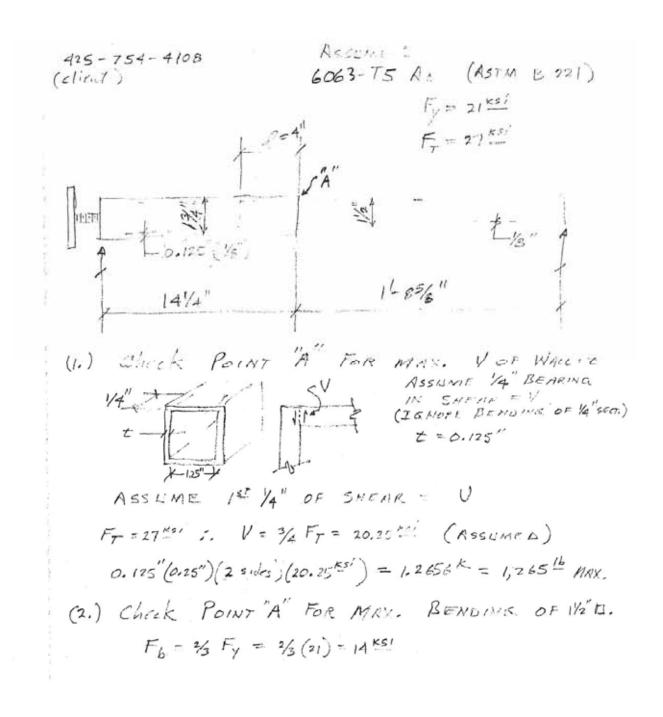
(3.) CALC. RAMP:
$$A_{12} \cdot 25(4) + 1.75(16) = 1.4375 a^{-1}$$

(USING RISA-2L) $I_{1} = 2.0201 \text{ sm}^{-1}$
 $I_{2} = 1.3784 \text{ sm}^{-1}$
 $I_{3} = RAMP$
 $I_{4} = RAMP$
 $I_{5} = I_{5} = I_$

WELCOME RAMP, INC.

STRUCTURAL ANALYSIS

Adjustable Leg Design





$$h \int_{1/2}^{1/2} \left[\int_{1/2}^{1/2} L = .125 \right] \int_{0}^{1/2} \frac{b^{1/3}}{6h} = \frac{1.5(1.5)^{3}}{6h} = \frac{1.25(1.75)^{3}}{6(1.5)}$$

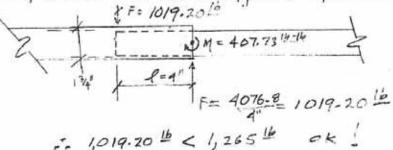
$$f = 0.2912 in^{3}$$

$$f = \frac{M_{\text{max}}}{I_{\text{b}}}$$

M = (1912 11) (14/212) (1000) = 4076.80 14.16

THE MAX, BENDING OF THE 11/2" X 11/2" : 4076.80" " BUT THE ABILITY OF THE 13/4" X 13/4" at POINT "A"
TO ACCEPT SHEAR IS 1,265 16.

(3.) NEXT, CACC. MAX. FORCE APPLIED BY 1/2" x 1/2" & COMPNIK.



THEREFOR, THE POST WILL FAIL IN BENDING PRIOR TO

FAILING IN SHEAR AT POINT "A." &= 4 IS THE MINIMUM

ALLOWABLE LEG OVERLAP FOR ANY LEG OF THE PREVIOUS DESIGNS

THE PREVIOUS DESIGNS

WELCOME RAMP, INC.

STRUCTURAL ANALYSIS

Alternate 7-foot Landing Design

- · INCLUDED IS THE NEW DESIGN FOR A 7' SECTION PLATFORM.
- 1) FOR ASINGLE POST AND DOUBLE AVELE BEAM.
- 2) FOR A DOUBLE POST AND DOUBLE 82" DEAT CONFIGURATION.

THE 7'-O" PLATFORM ASSUMES TREADS ARE ENORTH

Summary

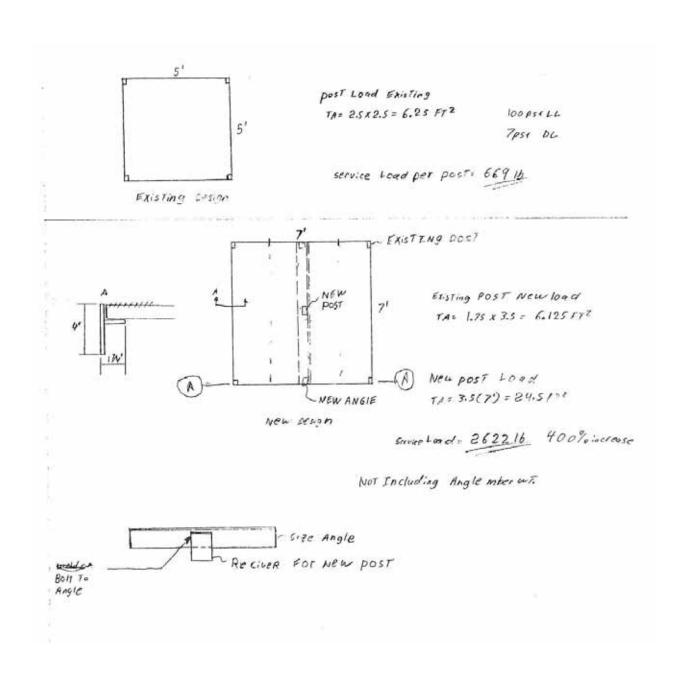
use current post IN center.

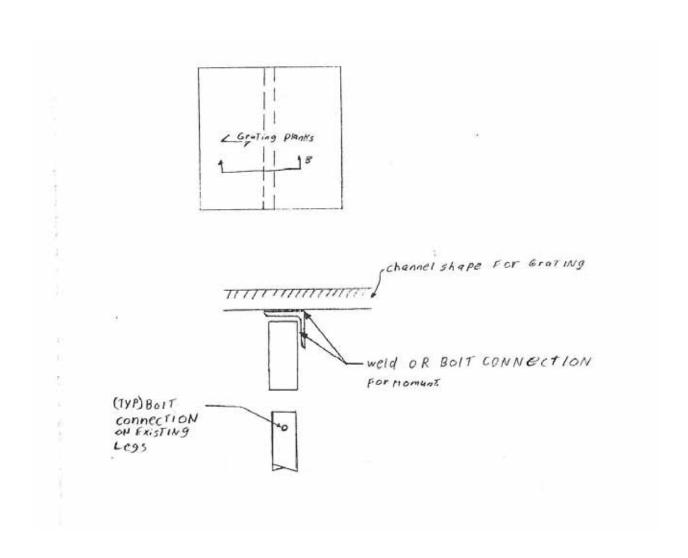
Post will be placed and 16'x 16' FOOTING.

New Double Angle For Beam Section is a 4x2 x 316

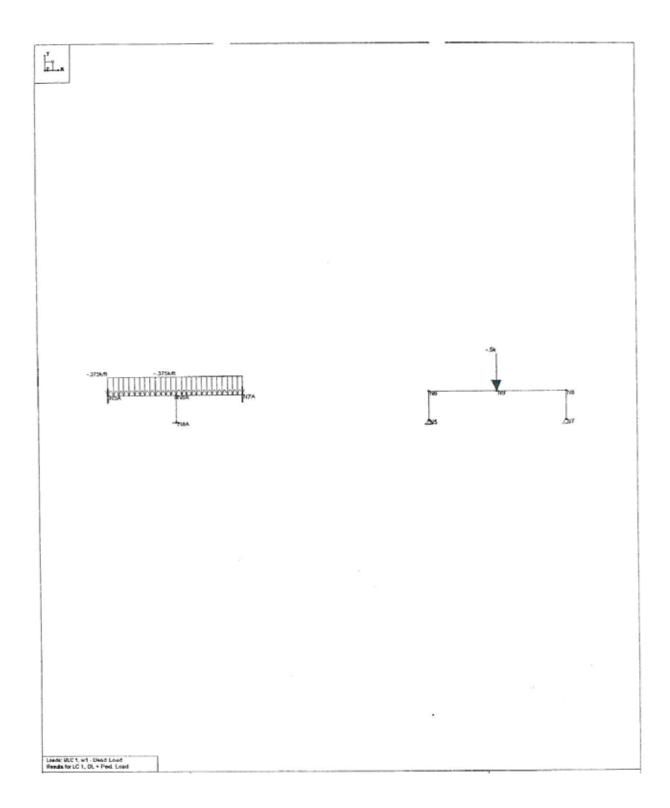
angle placed Back To Back.

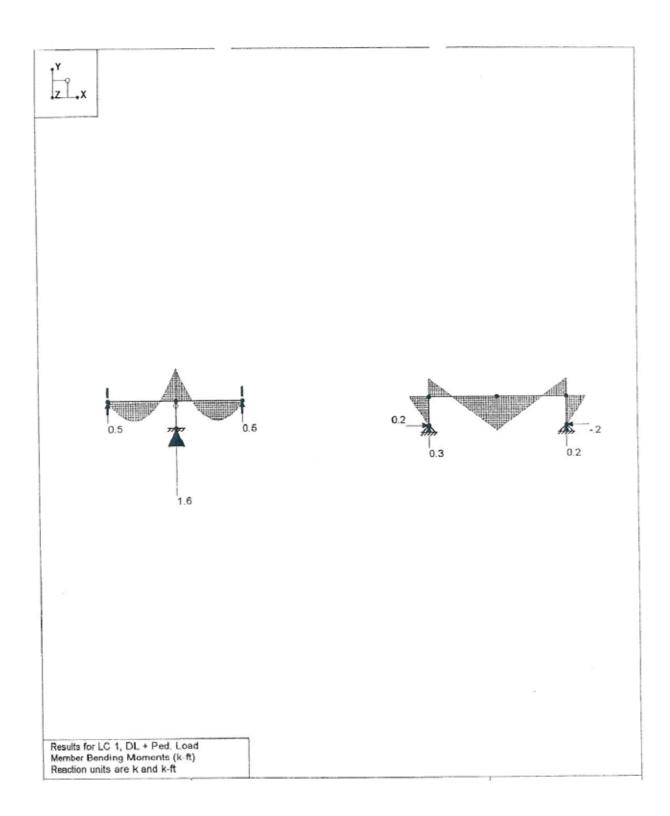
DESIGN OF 7'SECTION USING SINGLE DOST IN CIAILE OF VIIV DOUBLE AVELE BLAM.





Typical Post calculations. TABLE 20-11-A Pg 2-296 PIPING = 6061 - TO EXTRUSIONS Tension Fe4 = 38 ks: Fey = 35 ks: compresion For 35 ks Shear = Fau = 24 ks: Fay= 20 ks; Bearing . Fbu= 80 Fix Fby= 5645 E= 10,100 HSI square structural tubing politi sectionit WI puff: 2.252 Sept Leg marerial = 1 1/2" 58 X.12" AL. Tubing ITEM I. BUCKLING LOAD FCT Buckling assuming 48" with NO Eccatilistic r= 1/A = 1 - 16624 = .5655 h= 1 For= 12 E (14/1)2 = 72 (10, 100 ksi) = 13.84 Kips < 262216 ITEM 2. AXIAL LOAD P/As = service Load = 2622 = 3958 ps; AXIAL BEARING ITEM 3 . BEARING. Allow comp = 35 Hs: Boll Bearing - Alluminan Will Fail Befor Boll Bearing Tube Thickness : 12 in Boll size 3/6 1.375 Fbu= 8015. Fb = (.375(.12))2 x 80 ts . 7.2 Kips < 2.6 H





Member Label	l Joint	J Joint	Rotate	Shape / Section	Material Set	Phys	b	I-End	eleases J-End	End O I-End	J-End	Code	Length
		6-15-10150C	(degrees)	Set			TOM	AVM	AVM	(in)	(in)		(ft)
M1	N6	N9	T	SEC2	AL	Y							3.5
M2	N7	N8		SEG3	AL	Y	之祖	PERMIT	AND THE PARTY OF	ETA BISHES	43	11.37	1.599
M3	N5	N6		SEC3	AL	Y		37.35.02				1	1.599
M4	N5A	N6A	建筑设置统	SEC4	AL	Y	5/2	WESSEL	BOX 30	KE TIME	国色兴	39	3.5
M5	N6A	N7A		SEC4	AL	Y							3.5
M6	NBA	N6A	S English S	SEC3	AL	Y	25	2017/05	PIN			2124	1.5
M7	N9	N8		SEC2	AL	Y					C Allen		3.5

Sections								
Section	Database Shape	Material Label	Area (in)^2	SA (0,180)	SA (90,270)	I (90,270) (in^4)	1 (0,180) (in^4)	T/O
SEC1	Welcome Ramp	AL	1.438	1.2	1.2	.421	2.02	
SEC2	Welcome Deck	AL	1.438	1.2	1.2	421	1.378	MPG
SEC3	TU2X2X2	AL	.897	1.2	1.2	.513	.513	
SEC4	WT4X10.5	, AL	2.08	1.2	1.2	4.89	3.9	1

Member Deflections, By Combination y-Translation (n) L/y Ratio Member Label Section x-Translation LC (in) 0 (in) NC 0 M1 1 3035.648 2 -.086 0 -.174 1377.517 0 -.214 4 0 NC NC 1 M2 0 0 1458.898 0 -.013 2 1167.118 3 0 -.016 NC 0 4 0 NC МЗ 0 0 1458.898 1167.118 NC 013 0 3 0 016 4 0 0 NC 0 7 0 M4 3103.087 2 0 - 015 4257.729 -.012 3 0 - 003 NO 4 0 . NC M5 0 -.003 1 1 4257,729 3103.087 -012 2 0 -0 -.015 NC 0 4 0: 0 NC M6 1 1 0 NC : 2 -.001 0 1100 NC -.002 3 0 -.003 NC 1 0 4 -.214 NC 0 M7 0 - 174 1377.517 3 4 3035.648 0 -.086 0 NC 0

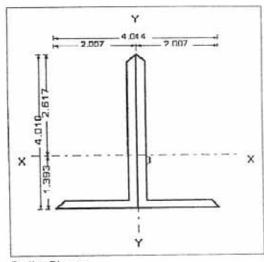
Member Stresses, By Combination

LC	Member Label	Section	Axial (ksi)	Shear (ksi)	Bending top (ksi)	Banding bot (ksi)
1	M1	1	.135	.21	-5.078	5.693
CE C	THE PARTY OF	2	135	.21	271	.304
	ET 275-1367-13-17-17-1	3	.135	.21	4.536	-5.085
378	Charles and a second	4	.135	21	9.343	-10.474
1	M2	1	.279	.464	0	0
रमंड	STATE OF SAME	2	279	.464	2.412	-2.412
25.00		3	.279	.464	4.824	-4.824
950	発出ができるが正となる	4	279	.464	7.236	-7.236
1	M3	1	.279	464	0	0
5112	CEAL TO BE SEEN	2	279	- 464	-2.412	2.412
CHARLE	CASAL TO PARTY AND A	3	.279	464	-4.824	4.824
335	24.27.00	1 1 A V	279	- 464	-7.236	7.236
1	M4	1	0	.579	0	0
1323	THE RESERVE	2	0	.072	838	-3.338
0950	C. Charles de la Constantina	3	0	435	.371	-1.479
X2/5	WEST WEST EAST.	540	0	- 942	-1.401	5,577
1	M5	1	0	.942	-1.401	5.577
3877	AVSEAD DEED VALUE	2	0	435	.371	-1.479
-	CALL STREET	3	0	072	.838	-3.338
20750	Programme and the second	2.104	- 0	579	0	0
1	M6	1	1.812	0	0	0
वस्त	CHRIST - 120 CO. 11	2	1.812	0	0	0
V/4474	Description of the second	3	1.812	0	0	0
THE STATE OF	AND SAN SERVICE	4.4	1.812	0	0	0
1	M7	1 1	.135	21	9.343	-10.474
23,622		2	135	21	4.536	-5.085
SEAGU	DATE OF THE PERSON OF THE PERS	3	.135	21	271	.304
100	NAMES OF STREET	4	.135	21	-5.078	5.693

Section: RShape1

Section Properties:

Number of Shapes	= 2	
Total Width	= 4.014	in
Total Height	= 4.01	in
Center, Xo	= 14.995	in
Center, Yo	= -1.605	in
X-bar (Right)	=2.007in	
X-bar (Left)	=2.007in	
Y-bar (Top)	=2.617in	
Y-bar (Bot)	=1.393in	
Equivalent Properties		
Area, Ax	= 2.24	in^2
Inertia, lxx	= 3.607	in^4
Inertia, lyy	= 0.9487	in^4
Inertia, 1xy	= 0.000	in^4
Torsional, J	= 0.0304	in^4
Modulus, Sx(Top)	= 1.378	in^3
Modulus, Sx(Bot)	= 2.589	in^3
Modulus, Sy(Left)	= 0.473	in^3
Modulus, Sy(Right)	= 0.473	in^3
Plastic Modulus, Zx	= 2.492	in^3
Plastic Modulus, Zy	= 16.794	in^3
Radius, rx	= 1.269	in
Radius, ry	- 0.651	in



Section Diagram

Basic Properties of Shapes in Section:

Sh. No.	Shape	Factor	Width	Height in	Xo in	Yo in	Ax in^2	in^4	lyy in^4
1 2	Unequal L Unequal L	1	2.00 2.00	4.00 4.00	14.60 15.39	-1.60 -1.61	1.12	1.804	0.30

Additional Properties of Shapes in Section:

Sh. No.	Shape	J in^4	Sx in^3	Sy in*3	Zx in^3	Zy in^3	in.	ry In
1 2	Unequal L	0.0152	0.6905	0.1859	1.246	0.533	1,269	0.517
	Unequal L	0.0152	0.6905	0.1859	1.246	0.533	1,269	0.517

Summary of Properties

Sh No	Section	Width	Height	Xo	Yo	Ax	lxx	tyy
arii i i i	0000011	in	in	in	In	in^2	in^4	in^4
15	RShape1	4.014	4.01	14.995	-1.605	2.24	3,607	0.949

Calculation Procedure

Closed Shapes:

The geometric properties for closed shapes are computed by using the Polygon method. All closed shapes are represented by closed polygons. Curvilinear and circular shapes or edges are represented by several straight line segments. The properties the overall shape are computed by geometric summation of the properties of a tropezoid defined by projection of two consecutive points of the cross-section on to the x and y axis.

Open Shapes:

The geometric properties for open (thin walled) shapes are computed by using the Polyline method. All open shapes are represented by polylines. Curvilinear and circular shapes or edges are represented by several straight line segments. The properties the overall shape are computed by geometric summation of the properties of a line defined by projection of two consecutive points of the cross-section on to the x and y axis For details refer to the User's Manual

FOOTING SIZING CALCULATIONS

LOADING 1)

Dead Load=	7 psf
Live Load =	100 psf
Total Load, RAMP_TL =	107 psf

FOOTING ON SOIL

Soil Allowable Bearing Pressure =	1500 psf
7' Platform Center Column, Area =	12.25 psf
Max Load =	1311 #
Min. Footing Area =	0.87 sf
Footing Pad w/ minimum Size =	11.22 inch

USE: 12-INCH, MIN. SQUARE PAD UNDER COLUMN ON SOIL

3) FOOTING ON PAVEMENT (Based on 8-inch Depth Pavement+Base)

Allowable Bearing Pressure =	8831 psf
7' Platform Center Column, Area =	12.25 psf
Max Load =	1311 #
Min. Footing Area =	0.15 sf
Footing Pad w/ minimum Size =	4.62 inch

USE: 5-INCH, MIN. SQUARE PAD UNDER COLUMN ON PAVEMENT

D. EFFIFCTION CHECK FOR ALLUMINUM TUBES

ALLOWAGE &= \$\frac{1}{2}40 = .175"

Load=107(3.5)= 374.5 PLT

\$=\frac{5}{384 \cdot 1} = \frac{5(374.5/\text{R})(3.5'\text{R})^4}{384 \left(10.100 \text{R})00\text{R}\left(2.074 \text{R})^4\right)}

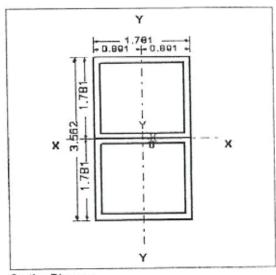
= .064" \left< .175 \quad 04 \rightarrow

USE 2-1.781" TUBES STACKED.

Section:Section1

Section Properties:

Number of Shapes Total Width Total Height Center, Xo Center, Yo	= 2 = 1.781 = 3.562 = 0.00 = 0.00	in in in in
X-har (Right)	= 0.891	in
X-bar (Left)	= 0.891	in
Y-bar (Top)	= 1.781	in
Y-bar (Bot)	= 1.781	in
Equivalent Properties: Area, Ax Inertia, Ixx Inertia, Iyy Inertia, Ixy Torsional, J	= 1.656 = 2.074 = 0.7612 = 0.000 = 1.2688	in^2 in^4 in^4 in^4 in^4
Modulus, Sx(Top)	= 1.164	in^3
Modulus, Sx(Bot)	= 1.164	in^3
Modulus, Sy(Left)	= 0.855	in^3
Modulus, Sy(Right)	= 0.855	in^3
Plastic Modulus, Zx	= 1.568	in^3
Plastic Modulus, Zy	= 1.029	in^3
Radius, rx	= 1.119	in
Radius, ry	= 0.678	in



Section Diagram

Basic Properties of Shapes in Section: (Local Axis, for n=1)

Sh. No.	Shape	Modular Ratio(n)	Width	Height	Xo in	Yo In	Ax in^2	in^4	lyy in^4
1	Tube	1.00	1.781	1.781	0.00	-0.891 0.89	0.828 0.828	0.3806	0.3806 0.3806

Additional Properties of Shapes in Section: (Local Axis, for n=1)

Sh. No.	Shape	J in^4	Sx-Top in^3	Sy-Right in^3	Zx in^3	Zy In^3	rx in	ry in
1 2	Tube	0.6344	0.4274	0.4274	0.5144	0.5144	0.678	0.678
	Tube	0.6344	0.4274	0.4274	0.5144	0.5144	0.678	0.678

Summary of Section Properties

Sh. No.	Section	Width	Height in	Xo in	Yo	Ax in^2	lxx in^4	lyy in^4
1	Section1	1.781	3,562	0.00	0.00	1.656	2.074	0.7612

Calculation Procedure

- Closed Shapes:
 - The geometric properties for closed shapes are computed by using the Polygon method. All closed shapes are represented by closed polygons. Curvilinear and circular shapes or edges are represented by several straight line segments. The properties of the overall shape are computed by geometric summation of the properties of a trapezoid defined by projection of two consecutive points of the cross-section on to the x and y axis.
- Open Shapes: The geometric properties for open (thin walled) shapes are computed by using the Polyline method. All open shapes are represented by polylines. Curvilinear and circular shapes or edges are represented by several straight line segments. The properties of the overall shape are computed by geometric summation of the properties of a line defined by projection of two consecutive points of the cross-section on to the x and y axis. For details refer to the User's Manual

WELCOME RAMP, INC.

STRUCTURAL ANALYSIS

Manufacturer Information - Planks

TRACTION TREAD LOAD TABLES

PLANKING

Plank Description

Plank:

Traction Tread

Width:

12" 13 GA Guage:

2" Channel Height

1 1/2" Channel Height

Se: Mmax:

In^3 0.27 5335 Ib-in . Se: Mmax: 0.174 3438 in^3 Ib-in

2" Channel Height

AN OLDER TAN	2'-0	3'-0	4'-0	5'-0	6'-0	7'-0	8'-0	9'-0	10'-0
U	- 889	395	222	142	99	73	56	44	36
D	0.057	0.129	0.229	0.357	0.514	0.7	0.915	1.158	1.429
C	889	593	445	356	296	254	222	198	178
D	0.045	0.103	0.183	0.286	0.412	0.56	0.732	0.926	1.143

1 1/2" Channel Height

	2'-0	3'-0	4-0	5'-0	6'-0	7'-0	8'-0	9'-0	10'-0
U	573	255	143	92	64	47	36	28	23
D	0.07	0.157	0.279	0.436	0.627	0.854	1,115	1.411	1.742
C	573	382	287	229	191	164	143	127	115
D	0.056	0.125	0.223	0.348	0.502	0.683	0.892	1.129	1.394

Notes:

- U = Uniform Load, psf
- C = Concentrated Load, psf
- D = Deflection, in.
- 1.) Allowable loads are based on the latest edition of AISI, 1986 Edition w/ 12/11/89 Addendum.
- 2.) This table is a theoretical calculation of the allowable loads and deflections for the specified spans. There are no test results to verify the actural load carrying capabilities. This table should be used as a reference only.
- 3.) Loads and deflections are based on side channel deflection only, and does not account for strut loading of the grating surface.

TRACTION TREAD LOAD TABLES

STAIRS

in^3

lb-in

Plank Description

Plank: Traction Tread

Width: 12" Guage: 11 GA

2" Channel Height

1 1/2" Channel Height

Se: 0.541 in³ Se: 0.331 Mmax: 10690 lb-in Mmax: 6541

2" Channel Height

	2'-0	3'-0	4:-0	5'-0	6'-0	7'-0	8"-0	9'-0	10'-0
U	1782	792	445	285	198	145	111	88	71
D	0.028	0.064	0.113	0.177	0.254	0.346	0.452	0.572	0.706
C	1782	1188	891	713	594	509	445	396	356
D	0.023	0.051	0.09	0.141	0.203	0.277	0.362	0.458	0.565

1 1/2" Channel Height

	2'-0	3'-0	4'-0	5'-0	6'-0	7'-0	8*-0	9"-0	10'-0
U	1090	484	273	174	121	89	68	54	44
D	0.035	0.079	0.14	0.219	0.315	0.429	0.561	0.71	0.876
C	1090	727	545	436	363	311	273	242	218
D	0.028	0.063	0.112	0.175	0.252	0.343	0.449	0.568	0.701

Notes:

U = Uniform Load, psf

C = Concentrated Load, psf

D = Deflection, in.

- 1.) Allowable loads are based on the latest edition of AISI, 1986 Edition w/ 12/11/89 Addendum.
- 2.) This table is a theoretical calculation of the allowable loads and deflections for the specified spans. There are no test results to verify the actural load carrying capabilities. This table should be used as a reference only.
- 3.) Loads and deflections are based on side channel deflection only, and does not account for strut loading of the grating surface.

201604.07.12.1-Calcs.xlsx

PRE-FABRICATED MODULAR BUILDING - FOUNDATION CALCULATIONS - STANDARD SHEARWALL IBC 2012

North Clackamas Christian Client: Williams Scotsman **Occupant:** Bldg Type: 28x64-Library

School (NCCS)

- 19575 Sebastian Way, Oregon KCDA Standard Shearwall Fdn.Type: Date: 22-Oct-16 Location

w/Concrete Pads City OR 97045

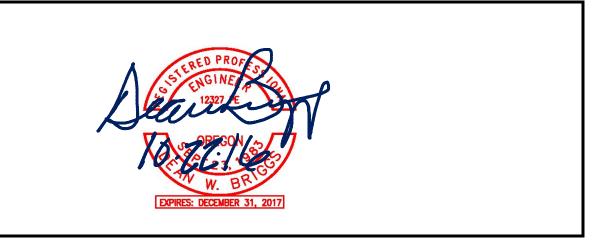
E2016229 97405 201604 Task # 12.1-1 State(s): WA Project #:

Table of Contents

MULTI-UNIT MODULAR BUILDINGS

(2) 14x64 UNITS - CLASSROOM BUILDING, North Clackamas KCDA' Style Foundation 28x64-Library Christian School (NCCS), - 19575 Sebastian Way, Oregon City

OR 97045



1 of 4 PRINTED-10/22/2016

PRE-FABRICATED MODULAR BUILDING - FOUNDATION CALCULATIONS - STANDARD SHEARWALL IBC 2012									
Client:	Williams Scotsman	Occupant:	North Clackamas Christian	Building:	28x64-Librar	у			
Date:	October 22, 2016	Location	- 19575 Sebastian Way, Oregon City OR 97045	FDN Criteria	25,100,110B	,D,0.683,1500			
Project #:	201604	Task#	12.1-1	State(s):	WA	97405			
I DESIGN CRITERIA									

Project #:	201604	lask#	12.1-1	State(s):	WA		97405
I. DESIGN CRIT	ERIA:						
Building Risk Ca		ı			ASCE 7-10 Table 1-1		e 1-1 & IBC
Dead Load:	Poof PDI -		12	psf		2012	
Dead Load.	Roof, RDL = Floor, FDL =			•			
	Wall, WDL =			psf			
Roof Live Load:		SEAW_"SNOW LOAD	ANALYSIS FOR WASHING	psf ETON"	Elov	SL Coef	GSL
Rooi Live Load.		SLAW- SNOW LOAD	ANALIGIO I OR WASHING	JION	392	0.025	20.00
	Snow Load, RLL =		25	psf		Ground Sno	
	Load Duration Factor, Cd =		1.15			psf	ov Load
Floor Load:	Zead Baratien Factor, Ga	Library	100			7-10 Table 4	4-1
	Concentrated Live Load, p =	,	2000	-		7-10 Table 4	
	Partition, PDL =			psf		7-10 Section	
Wind Load:	Basic Wind Speed, V =			mph		7-10, Figure	
	"a" Edge Pressure Distance =		3.60			7-10, Figure	
	Roof Slope = 2 :12 =	=		Degrees		. 0	
	Edge Wind Pressure, Wep =		21.6	•	ASCE	7-10, Figure	28.6-1
	Interior Wind Pressure, Wip =		14.4	•	ASCE	7-10, Figure	28.6-1
	Average Wind Pressure, Wp =		16.27	-	ASCE	7-10, Figure	28.6-1
	Exposure Category = B	Exposure Factor, λ	1.00	•	ASCE	7-10, Figure	28.6-1
	Wind Topographic Factor, Kz	Seattle Wind	1.00		ASCE	7-10, Figure	26.8-1
	Design Wind Pressure, Pw = \	Study	16.3	nef	ASCE	7-10 Equation	on 28 6-1
Seismic:	- 19575 Sebastian Way, Ore	•	10.3	psi		7-10 Equalit 5.322311 E	011 20.0-1
Seisifiic.	Total Weight, Wtot =	gon City OR 97045	33.42	nef		2.579465 W	
	Snow Load % Used in Seismic	Docian -	0%	psi		7-10 Section	
	Seismic Site Class =	Design –	D	1		7-10 Section 7-10 Section	
	Mapped Spectral Accelerations	s short periods Ss =	0.897	0.390	_	7-10 Section 7-10, Figure	
	Site Coefficient, Fa =	s, short periods, os –	1.141			7-10, Tiguro 7-10 Table 1	
	Max. Spectral Response, SMS	= Fa*Ss =	1.02	0.63		7-10 Equation	
	Design Spectral Response, Sp		0.683	-		7-10 Equation	
	Response Modification Coeffic		6.5			7-10 Section	
	Seismic Design Category =	,	P			7-10 Table 1	
	Redundancy Factor, ps =		1.00			7-10, 12.3.4	
	Seismic Improtance Factor, le			1	_	7-10, Table	
	Total Shear, pst = F*Sps*Wtot	/Rw =	3.51			7-10 EQ 12.	
	<u>-</u>			•			

2 of 4 PRINTED-10/22/2016

PRE-FABRICA	TED MODULAR BUILDING - FOUNDA	TION CALCUI	LATIONS - STANDARI	SHE	ARWALL		IBC 2012	
Client:	Williams Scotsman	Occupant:	North Clackamas Chr	istian	Building:	28x64-	Library	
Date:	October 22, 2016	Location	- 19575 Sebastian W		FDN	25 100	,110B,D,0.68	3 1500
Date.	October 22, 2010	Location	Oregon City OR 9704	5	Criteria	20,100	, 1100,0,0.00	0,1000
Project #:	201604	Task #	12.1-1		State(s):	WA		97405
Dimensions:	Unit Length, L =			Γ	64	ft.		
	Module Width, MW =			ŀ	13.85	4		
	Width, W = # Units = 2		7	L	27.70			
	Wall Height, Wht =		•		9.00			
	Roof Height, Rht = 2 :12 S	Slope		<u>.</u>	2.31			
	Floor Height above NG, Fht =		inches		2.42	ft		
	Building Ht Coeff, Htc = Rht+Wht+Fht-		4		1.00			
	# of Floor Spans per Module				2.00			
	Clear Distance between supports, L2a	n =				feet		
II. FOUNDATIO								
A. Foundation	Components							
	Individual Bearing Pads - Precast Con	crete Bearing	Pads OR P.T. Wood P	ads				
	Depth of Structural Base or Paved Sur	rface		4	inches			
	Width, wbp =			16	inches		11.25	
	Length, lbp =			16	inches		24.00	
	Minimum Bearing Area, BA =			576	Sq. Inches	3	616	
IBC-T.18.4.2	Allowable Soil Bearing Pressure, [Class	ss 4] Q =		1500	psf.	By Oth	ners	
	Allowable Load, Pbp = (BA)/144*Q =			6000	pounds		6416.7 #	
	Anchors - Auger Anchors OR (2) Cr	oss-Drive W/S	Stabil'X' Plate					
	Allowable Anchor Capacity, Anchc =			4725_	lbs. (Ultim	ate)		
	Sheathing Attachment, End Walls -	7d Nails Shea	thing to Rim Joist,		4	in. o.c	312 plf	
	Sheathing Attachment, Side Walls -	7d Nails She	athing to Rim Joist,		6	in. o.c	254 plf	
	Spacing						254 pii	
	Maximum Spacing Pads on Exterior	r/Interior Pads	5		6	ft.	8 ft.	
B. Exterior Pag	ds - Library (Floor and Roof Loads, Ar	ound Perime	ter)	_	8	-		
	Exterior Uniform Floor Load, ufll =	(FLLu+FDL+I	PDL)L2a/2+(RLL+RDL)	*MW/	718	lb/ft.		
	Max. Pad Spacing, Mps = Pfla/ufll =				6.00	ft.	6.00 ft.	
Use	: (11) 16-inch x 16-inch pad @ 6-ft o.c	c. supporting	exterior frames on 4-i	nches	of Struct	ural Ba	se of Pavem	ent.
C. Interior Pad	s -Library (Floor Loads Only)							
	Interior Uniform Floor Load, ifII =	(FLL+FDL)*M	W/2 =		762	lb/ft.		
	Max. Pad Spacing, Mps = Pfla/ifll =				7.88	ft.	8.00 ft.	
Use	: (8) 16-inch x 16-inch pad @ 7.87-ft o	o.c. supportin	g interior frames on 4	-inche	es of Struc	tural B	ase of Paven	nent.
D. Column Pac	ds (Roof Loads Only)							
	Mateline Roof Beams Uniform Roof Lo	oad, mbrl = (Rl	LL+RDL)*MW =		512	lb/ft.		
	Effective Mateline Beam Span, Mps =		•		11.71	ft.	12.52 ft.	
Use	: (1) 16-inch x 16-inch pads for every	11.7-ft effecti	ve Mateline Beam Spa	an.				
Haa	: Exterior Column Support	16	ft		2	Pads		
USE	- Exterior Column Cupport	10	וו		_	i aus		

3 of 4 PRINTED-10/22/2016 PRE-FABRICATED MODULAR BUILDING - FOUNDATION CALCULATIONS - STANDARD SHEARWALL IBC 2012

Client: Williams Scotsman Occupant: North Clackamas Christian Building: 28x64-Library

E. Lateral Design

1. Longitudinal Walls Anchors (Front & Back, Long Module Walls Loaded, End Shearwalls)

Unit Wind Load, UWL = (Wht+Rht+Fht/2)*Pw*L= 13035 lbs Governs

Unit Seismic Load,USL = W*pst = 6225 lbs

Effective Soil Anchor Resistance, ESAR @ Asa° = 4725 lbs.

Building Weight = 59244 lbs

Building Weight Factor = 0.00

Foundation Friction Factor = 0.40

Gravity Resistance, GR = Building WT * Friction Factor = 0.40

Gravity Resistance, GR = Building WT * Friction Factor = 0 lbs.

OTM = Lateral Load*wht/2 + Uplift 458174 Ft-lbs

RM = 0.9*Building Wt*W/2 738470 Ft-lbs

Factor of Safety = RM/OTM 1.61 - No Uplift Anchors Required

Use: (3) Anchors, Min., Sheathing w/ 0.092x1-7/8 Siding Nail @ 4 in o.c.

2. Lateral Walls Anchors (End, Short Walls Loaded, Longitudinal Shearwalls)

Unit Wind Load, UWL = (Wht+Rht/2+Fht/2)*Pw*W = 5121 lbs.

Unit Seismic Lateral Load, USLL = L*pst = 6225 lbs. Governs

Effect. End Soil Anchor Resist.., ELSAR @ Asa° = 4725 lbs.

Building Weight Factor = 0.00

Gravity Resistance, GR = Building WT * Friction Factor = 0 lbs.

OTM = Lateral Load*wht/2+Uplift 951089 Ft-lbs

RM = 0.9*Building Wt*W/2 1706213 Ft-lbs
Factor of Safety = RM/OTM 1.79 - No Uplift Anchors Required

Use: (2) Anchors, Min., Sheathing w 0.092x1-7/8 Siding Nail @ 6 in o.c.

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TYPE II –SITE PLAN AND DESIGN REVIEW Applicant's Submittal February 13, 2017

APPLICANT: Roseann Johnson, Bluestone Homes

16081 S. Moore Rd Oregon City, OR 97045

OWNER: North Clackamas Christian School Society

Douglas Van Zanten, Business Officer

19575 Sebastian Way, Oregon City, OR 97045

REQUEST: Add 28' X 64' modular building west of existing school site, for library and

media center.

LOCATION: 19575 Sebastian Way, Oregon City, OR 97045

3-2E-08DA-06400

I. BACKGROUND:

- 1. Existing Conditions: North Clackamas Christian School (NCCS) is 5.44 acres and located at 19575 Sebastian Way in Oregon City. It is zoned R-10 with a previous conditional use (27-73) for a school in a residential zone. The school has a current enrollment of 262: 26 in Pre-School; 125 in elementary (K-6); and 110 in secondary (7-12). There are 27 daily staff. The school requires a dedicated media center and enlarged library space and is therefore proposing a modular building to accommodate such needs.
 - 2. Project Description: The applicant requests conditional use permit approval for placement of a 28' X 64' modular building on the North Clackamas Christian School campus. The modular building will be used for a media center and library. No additional classroom space is being generated and therefore there is no anticipated increase in student enrollment or staff. The applicant also requests site plan and design review and variance approvals for the project.

II. RESPONSES TO THE OREGON CITY MUNICIPAL CODE:

CHAPTER 17.62 SITE PLAN AND DESIGN REVIEW

17.62.015 - Modifications that will better meet design review requirements.

The review body may consider modification of site-related development standards. These modifications are done as part of design review and are not required to go through the Variance process pursuant to section 17.60.020. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the Variance process pursuant to section 17.60.020. Modifications

that are denied through design review may be requested as Variance through the Variance process pursuant to section 17.60.020. The review body may approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

A. The modification will result in a development that better meets design guidelines; and

B. The modification meets the intent of the standard. On balance, the proposal will be consistent ith the purpose of the standard for which a modification is requested. Applicant's Response: The applicant requests variances per 17.62.055.

17.62.020 - Preapplication conference.

Prior to filing for site plan and design review approval, the applicant shall confer with the community development director pursuant to Section 17.50.030. The community development director shall identify and explain the relevant review procedures and standards.

Applicant's Response: NCCS submitted a pre-application and took part in the pre-application conference March 23, 2016.

17.62.030 - When required.

Site plan and design review shall be required for all development of real property in all zones except the R-10, R-8, R-6, R-5 and R-3.5 zoning districts, unless otherwise provided for by this title or as a condition of approval of a permit. Site plan and design review shall also apply to all conditional uses, cottage housing development, multi-family and non-residential uses in all zones. No building permit or other permit authorization for development shall be issued prior to site plan and design review approval. Parking lots and parking areas accessory to uses regulated by this chapter also shall require site plan and design review approval. Site plan and design review shall not alter the type and category of uses permitted in zoning districts.

Applicant's Response: Site plan and design review applies given the elements of the application's conditional use.

17.62.040 - Plans required.

A complete application for site plan and design review shall be submitted. Except as otherwise in subsection I of this section, the application shall include the following plans and information: A. A site plan or plans, to scale, containing the following:

- 1. Vicinity information showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations;
- 2. The site size, dimensions, and zoning, including dimensions and gross area of each lot or parcel and tax lot and assessor map designations for the proposed site and immediately adjoining properties;
- 3. Contour lines at two-foot contour intervals for grades zero to ten percent, and five-foot intervals for grades over ten percent;
- 4. The location of natural hazard areas on and within one hundred feet of the boundaries of the site, including:
- a. Areas indicated on floodplain maps as being within the one hundred-year floodplain,
- b. Unstable slopes, as defined in Section 17.44.020,
- c. Areas identified on the seismic conditions map in the comprehensive plan as subject to earthquake and seismic conditions;

- 5. The location of natural resource areas on and within one hundred feet of the boundaries of the site, including fish and wildlife habitat, existing trees (six inches or greater in caliper measured four feet above ground level), wetlands, streams, natural areas, wooded areas, areas of significant trees or vegetation, and areas designated as being within the natural resources overlay district;
- 6. The location of inventoried historic or cultural resources on and within one hundred feet of the boundaries of the site;
- 7. The location, dimensions, and setback distances of all existing permanent structures, improvements and utilities on or within twenty-five feet of the site, and the current or proposed uses of the structures;
- 8. The location, dimensions, square footage, building orientation and setback distances of proposed structures, improvements and utilities, and the proposed uses of the structures by square footage;
- 9. The location, dimension and names, as appropriate, of all existing and platted streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit street and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;
- 10. The location, dimension and names, as appropriate, of all proposed streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit streets and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;
- 11. All parking, circulation, loading and servicing areas, including the locations of all carpool, vanpool and bicycle parking spaces as required in Chapter 52 of this title;
- 12. Site access points for automobiles, pedestrians, bicycles and transit;
- 13. On-site pedestrian and bicycle circulation;
- 14. Outdoor common areas proposed as open space;
- 15. Total impervious surface created (including buildings and hard ground surfaces).
- 16. The proposed location, dimensions and materials of fences and walls.
- B. A landscaping plan, drawn to scale, showing the location and types of existing trees (six inches or greater in caliper measured four feet above ground level) and vegetation proposed to be removed and to be retained on the site, the location and design of landscaped areas, the varieties, sizes and spacings of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain plant materials.

 C. Architectural drawings or sketches, drawn to scale and showing floor plans, elevations
- accurately reflected to grade, and exterior materials of all proposed structures and other improvements as they will appear on completion of construction.
- D. A materials board, no larger size than eleven inches by seventeen inches clearly depicting all building materials with specifications as to type, color and texture of exterior materials of proposed structures. An electronic version may be accepted as an alternative if approved by the community development director.
- E. An erosion/sedimentation control plan, in accordance with the requirements of Chapter 17.47 and the Public Works Erosion and Sediment Control Standards, and a drainage plan developed in accordance with city drainage master plan requirements, Chapter 13.12 and the Public Works Stormwater and Grading Design Standards. The drainage plan shall identify the location of

drainage patterns and drainage courses on and within one hundred feet of the boundaries of the site. Where development is proposed within an identified hazard area, these plans shall reflect concerns identified in the hydrological/geological/geotechnical development impact statement.

- F. The legal description of the site.
- G. An exterior lighting plan, drawn to scale, showing type, height, and area of illumination.
- H. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide:
- 1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and
- 2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.
- If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.
- I. Such special studies or reports as the community development director may require to obtain information to ensure that the proposed development does not adversely affect the surrounding community or identified natural resource areas or create hazardous conditions for persons or improvements on the site. The community development director shall require an applicant to submit one or more development impact statements, as described in Section 16.12.050, upon determination that (1) there is a reasonable likelihood that traffic safety or capacity improvements may be required; (2) the proposal could have significant adverse impacts on identified natural resource areas, including areas designated as being within the natural resources overlay district; or (3) the proposal would be located on or could have significant adverse impacts on natural hazard areas, including the geologic hazard and flood plain overlay districts. The community development director shall determine which types of development impact statements are necessary and provide written reasons for requiring the statement(s). The development impact statements shall include the information described in Sections 16.12.070, 16.12.080, and 16.12.120 [and this Section] 17.62.040.
- J. The community development director may waive the submission of information for specific requirements of this section or may require information in addition to that required by a specific provision of this section, as follows:
- 1. The community development director may waive the submission of information for a specific requirement upon determination either that specific information is not necessary to evaluate the application properly, or that a specific approval standard is not applicable to the

application. If submission of information is waived, the community development director shall, in the decision, identify the waived requirements, explain the reasons for the waiver, and state that the waiver may be challenged on appeal and may be denied by a subsequent review authority. If the matter is forwarded to the planning commission for initial review, the information required by this paragraph shall be included in the staff report;

2. The community development director may require information in addition to that required by a specific provision of this section upon determination that the information is needed to evaluate the application properly and that the need can be justified on the basis of a special or unforeseen circumstance. If additional information is required, the community development director shall, in the decision, explain the reasons for requiring the additional information.

K. If the applicant has not already done so as some other part of the land use review process, the applicant shall submit an erosion control plan that complies with the applicable requirements of Chapter 17.74 of this code.

Applicant's Response: All applicable plans are submitted with this application.

17.62.050 - Standards.

A. All development shall comply with the following standards:

1. Landscaping, A minimum of fifteen percent of the lot shall be landscaped. Existing native vegetation shall be retained to the maximum extent practicable. All plants listed on the Oregon City Nuisance Plant List shall be removed from the site prior to issuance of a final occupancy permit for the building.

Applicant's Response: Approximately 60% of the site is currently landscaped. With the addition of a modular, approximately 59% of the site will be landscaped. Existing native vegetation will be retained aside from the grass that will be removed during clearing and grading.

a. Except as allowed elsewhere in the zoning and land division chapters of this Code, all areas to be credited towards landscaping must be installed with growing plant materials. A reduction of up to twenty-five percent of the overall required landscaping may be approved by the community development director if the same or greater amount of pervious material is incorporated in the non-parking lot portion of the site plan (pervious material within parking lots are regulated in OCMC 17.52.070).

Applicant's Response: The applicant proposes growing plant material along with some rock in the rain garden.

b. Pursuant to Chapter 17.49, landscaping requirements within the Natural Resource Overlay District, other than landscaping required for parking lots, may be met by preserving, restoring and permanently protecting native vegetation and habitat on development sites.

Applicant's Response: N/A

c. The landscaping plan shall be prepared by a registered landscape architect and include a mix of vertical (trees and shrubs) and horizontal elements (grass, groundcover, etc.) that within three years will cover one hundred percent of the Landscape area. No mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy

of shrubs and within two feet of the base of trees. The community development department shall maintain a list of trees, shrubs and vegetation acceptable for landscaping.

Applicant's Response: The landscape plan is prepared by Bruce Bieri, licensed landscape architect. The plan includes a mix of horizontal and vertical elements.

d. For properties within the Downtown Design District, or for major remodeling in all zones subject to this chapter, landscaping shall be required to the extent practicable up to the ten percent requirement.

Applicant's Response: N/A

e. Landscaping shall be visible from public thoroughfares to the extent practicable.

Applicant's Response: Landscaping is visible from pedestrian walkways that circumnavigate the buildings in the back of school, including music room, middle school, and high school.

f. Interior parking lot landscaping shall not be counted toward the fifteen percent minimum, unless otherwise permitted by the dimensional standards of the underlying zone district.

Applicant's Response: The site achieves the 15% minimum exclusive of the interior parking lot landscaping.

- 2. Vehicular Access and Connectivity.
- a. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.

Applicant's Response: On this site, the parking areas are located in front of the buildings.

b. Ingress and egress locations on thoroughfares shall be located in the interest of public safety. Access for emergency services (fire and police) shall be provided.

Applicant's Response: Ingress and egress is situated for public safety. Access for emergency services is provided.

c. Alleys or vehicular access easements shall be provided in the following Districts: R-2, MUC-1, MUC-2, MUD and NC zones unless other permanent provisions for access to off-street parking and loading facilities are approved by the decision-maker. The corners of alley intersections shall have a radius of not less than ten feet.

Applicant's Response: N/A

d. Sites abutting an alley shall be required to gain vehicular access from the alley unless deemed impracticable by the community development director.

Applicant's Response: N/A

e. Where no alley access is available, the development shall be configured to allow only one driveway per frontage. On corner lots, the driveway(s) shall be located off of the side street (unless the side street is an arterial) and away from the street intersection. Shared driveways shall be required as needed to accomplish the requirements of this section. The location and design of pedestrian access from the sidewalk shall be emphasized so as to be clearly visible and

distinguishable from the vehicular access to the site. Special landscaping, paving, lighting, and architectural treatments may be required to accomplish this requirement.

Applicant's Response: NCCS has two wide driveways for site access and exit on the east portions of the site. The northeast driveway has a circular one-way flow which allows for a smooth traffic circulation particularly during school drop-off and pick up times.

f. Driveways that are at least twenty-four feet wide shall align with existing or planned streets on adjacent sites.

Applicant's Response: N/A per pre-application conference notes.

g. Development shall be required to provide existing or future connections to adjacent sites through the use of vehicular and pedestrian access easements where applicable. Such easements shall be required in addition to applicable street dedications as required in Chapter

Applicant's Response: N/A per pre-application conference notes.

h. Vehicle and pedestrian access easements may serve in lieu of streets when approved by the decision maker only where dedication of a street is deemed impracticable by the city.

Applicant's Response: N/A per pre-application conference notes.

i. Vehicular and pedestrian easements shall allow for public access and shall comply with all applicable pedestrian access requirements.

Applicant's Response: N/A

j. In the case of dead-end stub streets that will connect to streets on adjacent sites in the future, notification that the street is planned for future extension shall be posted on the stub street until the street is extended and shall inform the public that the dead-end street may be extended in the future.

Applicant's Response: N/A

k. Parcels larger than three acres shall provide streets as required in Chapter 12.04. The streets shall connect with existing or planned streets adjacent to the site.

Applicant's Response: N/A per pre-application conference notes.

I. Parking garage entries shall not dominate the streetscape. They shall be designed and situated to be ancillary to the use and architecture of the ground floor. This standard applies to both public garages and any individual private garages, whether they front on a street or private interior access road.

Applicant's Response: N/A

m. Buildings containing above-grade structured parking shall screen such parking areas with landscaping or landscaped berms, or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area. Upper level parking garages shall use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.

Applicant's Response: N/A

- 3. Building structures shall be complimentary to the surrounding area. All exterior surfaces shall present a finished appearance. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades or decking shall be prohibited.
- a. Alterations, additions and new construction located within the McLoughlin Conservation District, Canemah National Register District, and the Downtown Design District and when abutting a designated Historic Landmark shall utilize materials and a design that incorporates the architecture of the subject building as well as the surrounding district or abutting Historic Landmark. Historic materials such as doors, windows and siding shall be retained or replaced with in kind materials unless the community development director determines that the materials cannot be retained and the new design and materials are compatible with the subject building, and District or Landmark. The community development director may utilize the Historic Review Board's Guidelines for New Constriction (2006) to develop findings to show compliance with this section.
- b. In historic areas and where development could have a significant visual impact, the review authority may request the advisory opinions of appropriate experts designated by the community development director from the design fields of architecture, landscaping and urban planning. The applicant shall pay the costs associated with obtaining such independent professional advice; provided, however, that the review authority shall seek to minimize those costs to the extent practicable.

Applicant's Response: N/A

4. Grading shall be in accordance with the requirements of Chapter 15.48 and the public works stormwater and grading design standards.

Applicant's Response: Minor grading for a temporary foundation (no excavated footings) will be addressed during building permit review phase.

5. Development subject to the requirements of the Geologic Hazard overlay district shall comply with the requirements of that district.

Applicant's Response: N/A

6.Drainage shall be provided in accordance with city's drainage master plan, Chapter 13.12, and the public works stormwater and grading design standards.

Applicant's Response: The applicant proposes to mitigate stormwater from the modular building via downspouts to splash guards. The splash guards will feed into a rain garden off the southwest corner of the modular.

7. Parking, including carpool, vanpool and bicycle parking, shall comply with city off-street parking standards, Chapter 17.52.

Applicant's Response: NCCS vehicular parking complies with city off-street parking standards, see 17.52 applicant response. The applicant requests an exception to the bicycle parking standard; no students or staff currently bike to school. Note: while bicycle parking areas

could be explored, the school does not currently have a demand for this as it is not practicable for the students and staff to bike to and from this rural location.

8. Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and street design standards. Upon application, the community development director may waive this requirement in whole or in part in those locations where there is no probable need, or comparable alternative location provisions for pedestrians are made.

Applicant's Response: N/A per pre-application conference notes.

- 9. A well-marked, continuous and protected on-site pedestrian circulation system meeting the following standards shall be provided:
- a. Pathways between all building entrances and the street are required. Pathways between the street and buildings fronting on the street shall be direct. Exceptions may be allowed by the director where steep slopes or protected natural resources prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.

Applicant's Response: The pedestrian circulation system is well-marked, continuous and protected.

b. The pedestrian circulation system shall connect all main entrances on the site. For buildings fronting on the street, the sidewalk may be used to meet this standard. Pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required.

Applicant's Response: The pedestrian circulation system connects all main entrances on the site and to a recreational area via sidewalks; it connects to parking areas via a marked pedestrian walkway.

c. Elevated external stairways or walkways, that provide pedestrian access to multiple dwelling units located above

the ground floor of any building are prohibited. The community development director may allow exceptions for external stairways or walkways located in, or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.

Applicant's Response: N/A

d. The pedestrian circulation system shall connect the main entrances of adjacent buildings on the same site.

Applicant's Response: The pedestrian circulation system currently connects to and will continue to connect the main entrances of all adjacent buildings on the NCCS site.

e. The pedestrian circulation system shall connect the principal building entrance to those of buildings on adjacent commercial and residential sites where practicable. Walkway linkages to adjacent developments shall not be required within industrial developments or to industrial developments or to vacant industrially-zoned land.

Applicant's Response: There is a pathway that connects to the adjacent commercial development to the south.

f. On-site pedestrian walkways shall be hard surfaced, well drained and at least five feet wide. Surface material shall contrast visually to adjoining surfaces. When bordering parking spaces other than spaces for parallel parking, pedestrian walkways shall be a minimum of seven feet in width unless curb stops are provided. When the pedestrian circulation system is parallel and adjacent to an auto travel lane, the walkway shall be raised or separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps for each direction of travel. Pedestrian walkways that cross drive isles or other vehicular circulation areas shall utilize a change in textual material or height to alert the driver of the pedestrian crossing area. Applicant's Response: The pedestrian walkway in front of the main entrances borders nonparallel parking spaces and is a raised sidewalk with curb stops. The sidewalk is 3'9" wide with an additional 4' of landscape width between the sidewalk and the building. The pedestrian walkway that connect to the commercial development to the south is approximately 6' wide and separated from bus parking by a raised grassy on the southern end of said walkway. Moving north, it is also adjacent to a marked no-parking area that extends east from the basketball/recreation area approximately 50'. This no-parking area is kept clear at all times and was previously used for buses to drive to their storage area on said basketball/recreation area. The pedestrian pathways that cross the vehicular circulation area are clearly marked with a change in textual material (white outline and diagonal white striping). The school implements a systematic dismissal routine such that students wait at the no parking area east of the basketball/recreation area and are dismissed via the textually marked pedestrian pathway to an authorized individual for pickup.

10. There shall be provided adequate means to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreational facilities, landscaping, fill and excavation areas, screening and fencing, groundcover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency.

Applicant's Response: NCCS has adequate means to ensure continued and necessary maintenance of the grounds and associated private infrastructure.

- 11. Site planning shall conform to the requirements of OCMC Chapter 17.41 Tree Protection. Applicant's Response: No trees are proposed for removal. Existing trees are far enough away from the modular placement area, which is proposed for minimal clearing and grading and no excavated footings for the modular foundation.
- 12. Development shall be planned, designed, constructed and maintained to protect water resources and habitat conservation areas in accordance with the requirements of the city's Natural Resources Overlay District, Chapter 17.49, as applicable.

Applicant's Response: N/A

13. All development shall maintain continuous compliance with applicable federal, state, and city standards pertaining to air and water quality, odor, heat, glare, noise and vibrations, outdoor storage, radioactive materials, toxic or noxious matter, and electromagnetic interference. Prior to issuance of a building permit, the community development director or $_{\rm Page}\,10\,{\rm of}\,35$

building official may require submission of evidence demonstrating compliance with such standards and receipt of necessary permits. The review authority may regulate the hours of construction or operation to minimize adverse impacts on adjoining residences, businesses or neighborhoods. The emission of odorous gases or other matter in such quantity as to be readily detectable at any point beyond the property line of the use creating the odors or matter is prohibited.

Applicant's Response: The modular addition will maintain compliance with applicable federal, state and city standards per above.

14. Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided. The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development. Service providers shall be presumed correct in the evidence, which they submit. All facilities shall be designated to city standards as set out in the city's facility master plans and public works design standards. A development may be required to modify or replace existing offsite systems if necessary to provide adequate public facilities. The city may require over sizing of facilities where necessary to meet standards in the city's facility master plan or to allow for the orderly and efficient provision of public facilities and services. Where over sizing is required, the developer may request reimbursement from the city for over sizing based on the city's reimbursement policy and fund availability, or provide for recovery of costs from intervening properties as they develop.

Applicant's Response: No additional sewer or water facilities are needed or proposed for the modular addition.

15. Adequate right-of-way and improvements to streets, pedestrian ways, bike routes and bikeways, and transit facilities shall be provided and be consistent with the city's transportation master plan and design standards and this title. Consideration shall be given to the need for street widening and other improvements in the area of the proposed development impacted by traffic generated by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, street drainage facilities and other facilities needed because of anticipated vehicular and pedestrian traffic generation. Compliance with [Chapter] 12.04, Streets, Sidewalks and Public Places shall be sufficient to achieve right-of-way and improvement adequacy.

Applicant's Response: No increased traffic is anticipated to be generated by the proposed modular addition. No associated right-of-way, transportation, or pedestrian circulation improvements are proposed per the pre-application conference notes.

16. If a transit agency, upon review of an application for an industrial, institutional, retail or office development, recommends that a bus stop, bus turnout lane, bus shelter, accessible bus landing pad, lighting, or transit stop connection be constructed, or that an easement or dedication be provided for one of these uses, consistent with an agency adopted or approved plan at the time of development, the review authority shall require such improvement, using designs supportive of transit use. Improvements at a major transit stop may include intersection

or mid-block traffic management improvements to allow for crossings at major transit stops, as identified in the transportation system plan.

Applicant's Response: No improvements related to transit are proposed, per the preapplication conference notes.

17. All utility lines shall be placed underground.

Applicant's Response: The modular building will be connected to on-site electric meter via private underground electrical connection.

18. Access and facilities for physically handicapped people shall be incorporated into the site and building design consistent with applicable federal and state requirements, with particular attention to providing continuous, uninterrupted access routes.

Applicant's Response: The proposed modular has an ADA ramp.

19. For a residential development, site layout shall achieve at least eighty percent of the maximum density of the base zone for the net developable area. Net developable area excludes all areas for required right-of-way dedication, land protected from development through Natural Resource or Geologic Hazards protection, and required open space or park dedication. Applicant's Response: N/A. There is a previously granted (1973) conditional use to operate as a school (institution) and the current application includes conditional use expansion.

20. Screening of Mechanical Equipment:

a. Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of one of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of one of the primary materials used on the primary facade of the building so as to achieve complete screening.

Applicant's Response: No rooftop mechanical equipment is proposed.

b. Wall-mounted mechanical equipment shall not be placed on the front facade of a building or on a facade that faces a right-of-way. Wall-mounted mechanical equipment, including air conditioning or HVAC equipment and groups of multiple utility meters, that extends six inches or more from the outer building wall shall be screened from view from streets; from residential, public, and institutional properties; and from public areas of the site or adjacent sites through the use of (a) sight-obscuring enclosures constructed of one of the primary materials used on the primary facade of the structure, (b) sight-obscuring fences, or (c) trees or shrubs that block at least eighty percent of the equipment from view or (d) painting the units to match the building. Wall-mounted mechanical equipment that extends six inches or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building.

Applicant's Response: Wall-mounted mechanical equipment is located on the north and south ends of the proposed modular building and extends more than 6" from the outer building walls. This mechanical equipment will be screened by painting the units to match the building as well as by trees on the NW and SW corners of the building, per the landscape plan.

- c. Ground-mounted above-grade mechanical equipment shall be screened by ornamental fences, screening enclosures, trees, or shrubs that block at least eighty percent of the view. Placement and type of screening shall be determined by the community development director. Applicant's Response: No ground-mounted above-grade mechanical equipment is proposed.
- d. All mechanical equipment shall comply with the standards in this section. If mechanical equipment is installed outside of the site plan and design review process, planning staff shall review the plans to determine if additional screening is required. If the proposed screening meets this section, no additional planning review is required.

Applicant's Response: No mechanical equipment will be installed outside the site plan and design review process.

e. This section shall not apply to the installation of solar energy panels, photovoltaic equipment or wind power generating equipment.

Applicant's Response: No solar, photovoltaic or wind power equipment is proposed.

- 21. Building Materials.
- a. Preferred building materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the city's desired traditional character are as follows:
- i. Brick.
- *Ii. Basalt stone or basalt veneer.*
- iii. Narrow horizontal wood or composite siding (generally five inches wide or less); wider siding will be considered where there is a historic precedent.
- iv. Board and baton siding.
- v. Other materials subject to approval by the community development director.
- vi. Plywood with battens or fiber/composite panels with concealed fasteners and contagious aluminum sections at each joint that are either horizontally or vertically aligned.
- vii. Stucco shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

Applicant's Response: The modular building materials include narrow horizontal composite sizing per the manufacturer's specifications.

- b. Prohibited materials. The following materials shall be prohibited in visible locations unless an exception is granted by the community development director based on the integration of the material into the overall design of the structure.
- i. Vinyl or plywood siding (including T-111 or similar plywood).
- *Ii.* Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building facade.

- iii. Corrugated fiberglass.
- iv. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).
- [v.] Crushed colored rock/crushed tumbled glass.
- [vi.] Non-corrugated and highly reflective sheet metal.

Applicant's Response: The applicant proposes to keep the chain link fencing that surrounds the site, in its current condition.

- c. Special material standards: The following materials are allowed if they comply with the requirements found below:
- 1. Concrete block. When used for the front facade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall.
- 2. Metal siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level).
- 3. Exterior Insulation and Finish System (EIFS) and similar toweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.
- 4. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.

Applicant's Response: 1-3: N/A. 4: Building and painted surfaces will be maintained for cleanliness and to prevent paint deterioration.

22. Conditions of Approval. The review authority may impose such conditions as it deems necessary to ensure compliance with these standards and other applicable review criteria, including standards set out in city overlay districts, the city's master plans, and city public works design standards. Such conditions shall apply as described in Sections 17.50.310, 17.50.320 and 17.50.330. The review authority may require a property owner to sign a waiver of remonstrance against the formation of and participation in a local improvement district where it deems such a waiver necessary to provide needed improvements reasonably related to the impacts created by the proposed development. To ensure compliance with this chapter, the review authority may require an applicant to sign or accept a legal and enforceable covenant, contract, dedication, easement, performance guarantee, or other document, which shall be approved in form by the city attorney.

Applicant's Response: The applicant understands there may arise such conditions of approval. Per the pre-application notes, it appears that no other improvements are necessary.

17.62.055 - Institutional and commercial building standards.

A. Purpose. The primary objective of the regulations contained in this section is to provide a range of design choices that promote creative, functional, and cohesive development that is compatible with surrounding areas. Buildings approved through this process are intended to serve multiple tenants over the life of the building, and are not intended for a one-time occupant. The standards encourage people to spend time in the area, which also provides safety Page 14 of 35

through informal surveillance. Finally, this section is intended to promote the design of an urban environment that is built to human scale by creating buildings and streets that are attractive to pedestrians, create a sense of enclosure, provide activity and interest at the intersection of the public and private spaces, while also accommodating vehicular movement.

Applicant's Response: The addition of a modular building to the existing NCCS site is intended to serve the school's students and staff year over year. The modular is proposed to be situated in an area adjacent and accessible the rest of the site. Pedestrian access is as close to existing buildings as possible and via a walkway off of the existing concrete path. Proposed landscaping softens the new building facades and connects it to existing buildings. Moreover, the reasons for adding the modular-- namely to house an expanded library and media center-signal progress and institutional advancement. Location, landscaping, and purpose of the building all serve to create an inviting space and destination.

B. Applicability. In addition to Section 17.62.050 requirements, institutional and commercial buildings shall comply with design standards contained in this section.

Applicant's Response: The applicant seeks a variance in a few instances, namely Relationship between zoning district design standards and requirements of this section; Relationship of Buildings to Streets and Parking; Variation in Massing; Minimum Wall Articulation; and Facade Transparency. The modular will otherwise comply with design standards for institutional buildings.

- C. Relationship between zoning district design standards and requirements of this section.
- 1. Building design shall contribute to the uniqueness of the underlying zoning district by applying appropriate materials, elements, features, color range and activity areas tailored specifically to the site and its context.

Applicant's Response: The modular's exterior can be painted a variety of color patterns; standard submitted specs indicate gray. Likewise, windows and doors on the east entrance allow for maximum usable library and media space inside the building, on the north, south and west walls.

2. A standardized prototype or franchise design shall be modified if necessary to meet the provisions of this section.

Applicant's Response: N/A. The modular is not a standardized prototype or franchise design.

3. In the case of a multiple building development, each individual building shall include predominant characteristics, architectural vocabulary and massing shared by all buildings in the development so that the development forms a cohesive place within the underlying zoning district or community.

Applicant's Response: N/A. It is not practical to incorporate the same architectural elements of the larger existing school facility in the proposed modular. Said modular is proposed for placement to the east of (behind) the majority of the existing school buildings and as such has minimal impact on the overall appearance of the school as viewed from public entrances. The single-story design, scale and proposed location of the building serve to form a cohesive site.

- 4. With the exception of standards for building orientation and building front setbacks, in the event of a conflict between a design standard in this section and a standard or requirement contained in the underlying zoning district, the standard in the zoning district shall prevail.

 Applicant's Response: N/A. The applicant requests a variance for 17.62.055. C, D, G, H and I. Besides these, there are no conflicts between the underlying zone district requirements and those of this section.
- 5. On sites with one hundred feet or more of frontage at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line, unless a greater setback is accepted under the provisions of Section 17.62.055D. For sites with less than one hundred feet of street frontage, at least fifty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line unless a greater setback is accepted under the provisions of Section 17.62.055D.

Applicant's Response: The applicant seeks a variance to 17.62.055.C; the current setback is over 100' to the school's front buildings. Existing parking and landscaping are mutually incorporated within this setback.

- D. Relationship of Buildings to Streets and Parking.
- 1. Buildings shall be placed no farther than five feet from the front property line. A larger front yard setback may be approved through site plan and design review if the setback area incorporates at least one element from the following list for every five feet of increased setback requested:
- a. Tables, benches or other approved seating area.
- b. Cobbled, patterned or paved stone or enhanced concrete.
- c. Pedestrian scale lighting.
- d. Sculpture/public art.
- e. Fountains/Water feature.
- f. At least twenty square feet of landscaping or planter boxes for each tenant facade fronting on the activity area.
- g. Outdoor café.
- h. Enhanced landscaping or additional landscaping.
- i. Other elements, as approved by the community development director, that can meet the intent of this section.

Applicant's Response: The applicant requests a variance to this subsection D. The current setback is over 200' to the school's front buildings. Parking and landscaping, including large established trees, are mutually incorporated within this setback. Several years ago, enhanced landscaping was designed and implemented in the front triangle portion of the site. It is not practical to place the modular within five feet of the front property line as that would separate it significantly from the existing school facility.

2. The front most architecturally significant facade shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

Applicant's Response: The modular building facade is not visible from the street making the first part of this standard not applicable. The primary building entrance is clearly defined and the applicant requests a variance to the framing requirement. There are sheltering eaves north of the middle school and south of the high school which offer sheltering from the summer sun and winter weather.

- 3. Entryways. The primary entranceway for each commercial or retail establishment shall face the major street. The entrance may be recessed behind the property line a maximum of five feet unless a larger setback is approved pursuant to Section 17.62.055.D.1 and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined, highly visible and recessed or framed by a sheltering element including at least four of the following elements, listed below.
- a. Canopies or porticos;
- b. Overhangs;
- c. Recesses/projections;
- d. Arcades;
- e. Raised corniced parapets over the door;
- f. Peaked roof forms;
- g. Arches;
- h. Outdoor patios;
- i. Display windows;
- j. Architectural details such as tile work and moldings which are integrated into the building structure and design;
- k. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- I. Planter boxes and street furniture placed in the right-of-way shall be approved for use according to materials, scale and type.

Applicant's Response: N/A. The school site is neither commercial nor retail.

4. Where additional stores will be located in the large retail establishment, each such store shall have at least one exterior customer entrance, which shall conform to the same requirements. (Ord. 01-1002 §2, 2001)

Applicant's Response: N/A. The school site is neither commercial nor retail.

5. Trellises, canopies and fabric awnings may project up to five feet into front setbacks and public rights-of-way, provided that the base is not less than eight feet at the lowest point and no higher than ten feet above the sidewalk. Awnings shall be no longer than a single storefront.

Applicant's Response: N/A. N/A. The school site is neither commercial nor retail.

E. Corner Lots.

For buildings located at the corner of intersections, the primary entrance of the building shall be located at the corner of the building or within twenty-five feet of the corner of the building. Additionally, one of the following treatments shall be required:

1. Incorporate prominent architectural elements, such as increased building height or massing, cupola, turrets, or pitched roof, at the corner of the building or within twenty-five feet of the corner of the building.

2. Chamfer the corner of the building (i.e. cut the corner at a forty-five-degree angle and a minimum of ten feet from the corner) and incorporate extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the chamfered area.

Applicant's Response: N/A. The site is not on a corner.

F. Commercial First Floor Frontage.

In order to ensure that the ground floor of structures have adequate height to function efficiently for retail uses, the first floor height to finished ceiling of new infill buildings in the mixed use and neighborhood commercial districts shall be no lower than fourteen feet floor to floor. Where appropriate, the exterior facade at the ceiling level of new structures shall include banding, a change of materials or relief which responds to the cornice lines and window location of existing buildings that abut new structures.

Applicant's Response: N/A. The site is not commercial.

- G. Variation in Massing.
- 1. A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings. Applicant's Response: The applicant requests a variance. It is not practical to create a variation in massing due to the modular nature of the building.
- 2. Horizontal masses shall not exceed a height: width ratio of one-to-three without substantial variation in massing that includes a change in height and projecting or recessed elements.

 Applicant's Response: The applicant requests a variance. It is not practical to create this ratio or the substantial variation in massing due to building's modular components and hence requirement to be transported to the site.
- 3. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

Applicant's Response: The applicant requests a variance. It is not practical to create entrance, integral structure and/or interior space changes in massing due to the building's modular components and hence requirement to be transported to the site.

- H. Minimum Wall Articulation.
- 1. Facades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty feet without including, but not be limited to, at least two of the following:
- i. Change in plane,
- ii Change in texture or masonry pattern or color,
- iii. Windows, treillage with landscaping appropriate for establishment on a trellis.
- iv. An equivalent element that subdivides the wall into human scale proportions.

Applicant's Response: No modular walls face a street. The east modular wall, which is 64' and faces connecting walkways, includes windows (iii.) and landscaping (iv.) that creates a more dynamic, human scale facade.

2. Facades greater than one hundred feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least twenty percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred horizontal feet.

Applicant's Response: N/A. Facades are proposed to not exceed 64' in length.

- 3. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty percent of their horizontal length. Applicant's Response: N/A. The proposed modular does not face a public street.
- 4. Building facades must include a repeating pattern that includes any one or more of the following elements:
- a. Color change;
- b. Texture change;
- c. Material module change.

Applicant's Response: The applicant requests a variance for three of the four building facades. The east facade contains patterns of texture and material module changes as a result of the two doors and four proposed windows. The north, south and west facades are not proposed to have any repeating patterns but will be softened by landscaping. The additional costs of creating repeating patterns contributes to a financial hardship that if beared would serve only aesthetic purposes; the building will be screened largely from view of the north, south and west properties and thus will not diminish their access to light, air or safety. The doors and windows on the east facade will function as a repeating pattern and serve to unify the modular with the rest of the buildings on the campus.

- 5. Facades shall have an expression of architectural or structural bays through a change in plane no less than twelve inches in width, such as an offset, reveal or projecting rib.

 Applicant's Response: The applicant requests a variance. It is not possible to have plane changes in the modular composition, but the landscaping serves to break up the building facades.
- 6. Facades shall have at least one of elements subsections H.4. or H.5. of this section repeat horizontally. All elements shall repeat at intervals of no more than thirty feet, either horizontally or vertically.

Applicant's Response: The applicant requests a variance. There are no horizontally repeating patterns but facades will be softened by landscaping.

- I. Facade Transparency.
- 1. Transparent windows or doors facing the street are required. The main front elevation shall provide at least sixty percent windows or transparency at the pedestrian level. Facades on corner lots shall provide at least sixty percent windows or transparency on all corner-side facades. All other side elevations shall provide at least thirty percent transparency. The transparency is measured in lineal fashion. For example, a one hundred-foot long building elevation shall have at least sixty feet (sixty percent of one hundred feet) of transparency in length. Reflective, glazed, mirrored or tinted glass is limited to ten percent of the lineal footage

of windows on the street facing facade. Highly reflective or glare-producing glass with a reflective factor of one-quarter or greater is prohibited on all building facades. Any glazing materials shall have a maximum fifteen percent outside visual light reflectivity value. No exception shall be made for reflective glass styles that appear transparent when internally illuminated.

Applicant's Response: The applicant requests a variance. The proposed modular has four proposed windows on the main front elevation, at the pedestrian level, each measuring 46" X 48". This amounts to 16' of window length transparency, or 25% of the main front elevation. The doors are not currently proposed to have transparency. These are the manufacturer's standard specs for windows and doors which the applicant proposes to keep so as to prevent additional costs associated with adding windows. No other side elevations are proposed to have transparency so as to maintain as much interior wall space for library book shelves and computer stations. Additionally, having windows on the south and/or west sides of the modular would increase energy transfer on those sides, thereby increasing cooling and heating costs. This is especially true as minimal landscaping is proposed on the west side due to the soccer field proximity.

2. Side or rear walls that face walkways may include false windows and door openings only when actual doors and windows are not feasible because of the nature of the use of the interior use of the building. False windows located within twenty feet of a right-of-way shall be utilized as display windows with a minimum display depth of thirty-six inches.

Applicant's Response: The applicant does not propose any false windows or doors as these are not part of the standard specifications for the proposed modular building, and would add costs to the project if they were to be ordered.

- J. Roof Treatments.
- 1. All facades shall have a recognizable "top" consisting of, but not limited to:
- a. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials; or
- b. Sloping roof with overhangs and brackets; or
- c. Stepped parapets;
- d. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three feet into street rights-of-way, provided that they are not less than nine feet above the sidewalk.

Applicant's Response: The proposed modular has a sloping architectural style roof with overhangs on sides of the modular that have non-fire rated facades. According to the building code and discussions with the manufacturer, either parapets or fire-rated roof modules without overhangs would be present on distances 15' and less from the assumed property line between buildings.

2. Mixed use buildings: For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall). The maximum length of any continuous roofline shall be seventy-five feet.

Applicant's Response: N/A. The building is not mixed use.

3. Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than forty feet in width (measured horizontally).

Applicant's Response: N/A

K. Drive-through facilities shall:

1. Be located at the side or rear of the building.

2. Be designed to maximize queue storage on site.

Applicant's Response: N/A

17.62.056 - Additional standards for large retail establishments.

Applicant's Response: N/A

17.62.057 - Multi-family standards.

Applicant's Response: N/A

17.62.059 - Cottage Housing. Applicant's Response: N/A

17.62.065 - Outdoor lighting.

A. Purpose. The general purpose of this section is to require outdoor lighting that is adequate for safety and convenience; in scale with the activity to be illuminated and its surroundings; directed to the surface or activity to be illuminated; and designed to clearly render people and objects and contribute to a pleasant nighttime environment. Additional specific purposes are to:

- 1. Provide safety and personal security as well as convenience and utility in areas of public use or traverse, for uses where there is outdoor public activity during hours of darkness;
- 2. Control glare and excessive brightness to improve visual performance, allow better visibility with relatively less light, and protect residents from nuisance and discomfort;
- 3. Control trespass light onto neighboring properties to protect inhabitants from the consequences of stray light shining in inhabitants' eyes or onto neighboring properties;
- 4. Result in cost and energy savings to establishments by carefully directing light at the surface area or activity to be illuminated, using only the amount of light necessary; and
- 5. Control light pollution to minimize the negative effects of misdirected light and recapture views to the night sky.

Applicant's Response: The proposed modular currently has one 40 watt fluorescent light with lexan cover with integral photo cell, per sheet A3 of the plans.

- B. Applicability.
- 1. General.
- a. All exterior lighting for any type of commercial, mixed-use, industrial or multi-family development shall comply with the standards of this section, unless excepted in subsection B.3. b. The city engineer/public works director shall have the authority to enforce these regulations on private property if any outdoor illumination is determined to present an immediate threat to the public health, safety and welfare.

Applicant's Response: The exterior lighting is proposed for the east exterior facade of the modular.

2. Lighting Plan Requirement.

All commercial, industrial, mixed-use, cottage housing and multi-family developments shall submit a proposed exterior lighting plan. The plan must be submitted concurrently with the site plan. The exterior lighting plan shall include plans and specifications for streetlights, parking lot lights, and exterior building lights. The specifications shall include details of the pole, fixture height and design, lamp type, wattage, and spacing of lights.

Applicant's Response: The exterior lighting plan is included on page A3 of the proposed modular building plans.

3. Excepted Lighting.

The following types of lighting are excepted from the requirements of this section.

- a. Residential lighting for single-family attached and detached homes, and duplexes.
- b. Public street and right-of-way lighting.
- c. Temporary decorative seasonal lighting provided that individual lamps have a light output of sixty watts or less.
- d. Temporary lighting for emergency or nighttime work and construction.
- e. Temporary lighting for theatrical, television, and performance areas, or for special public events.
- f. Lighting for a special district, street, or building that, according to an adopted municipal plan or ordinance, is determined to require special lighting aesthetics as part of its physical character.
- g. Lighting required and regulated by the Federal Aviation Administration.

Applicant's Response: N/A

C. General Review Standard. If installed, all exterior lighting shall meet the functional security needs of the proposed land use without adversely affecting adjacent properties or the community. For purposes of this section, properties that comply with the design standards of subsection D. below shall be deemed to not adversely affect adjacent properties or the community.

Applicant's Response: The applicant will comply with design standards of subsection D below.

D. Design and Illumination Standards.

General Outdoor Lighting Standard and Glare Prohibition.

1. Outdoor lighting, if provided, shall be provided in a manner that enhances security, is appropriate for the use, avoids adverse impacts on surrounding properties, and the night sky through appropriate shielding as defined in this section. Glare shall not cause illumination on other properties in excess of a measurement of 0.5 footcandles of light as measured at the property line. In no case shall exterior lighting add more than 0.5 footcandle to illumination levels at any point off-site. Exterior lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards:

Applicant's Response: The exterior lighting is only on the east side of the modular, facing the rest of the school site and away from the residential properties to the north and west, and the commercial property to the south.

2. Any light source or lamp that emits more than nine hundred lumens (thirteen watt compact fluorescent or sixty watt incandescent) shall be concealed or shielded with a full cut-off style fixture in order to minimize the potential for glare and unnecessary diffusion on adjacent property. All fixtures shall utilize one of the following bulb types: metal halide, induction lamp, compact fluorescent, incandescent (including tungsten-halogen), or high pressure sodium with a color rendering index above seventy.

Applicant's Response: The proposed light source is a 40 watt fluorescent shielded by a lexan cover with integral photo cell, per sheet A3 of the plans.

3. The maximum height of any lighting pole serving a multi-family residential use shall be twenty feet. The maximum height serving any other type of use shall be twenty-five feet, except in parking lots larger than five acres, the maximum height shall be thirty-five feet if the pole is located at least one hundred feet from any residential use.

Applicant's Response: The exterior light's height is proposed at approximately 7.5' above grade.

4. Lighting levels:

Table 1-17.62.065. Foot-candle Levels

Location		Max	Avg
Pedestrian Walkways	0.5	7:1 max/min ratio	1.5
Pedestrian Walkways in Parking Lots		10:1 max/min ratio	0.5
Pedestrian Accessways	0.5	7:1 max/min ratio	1.5
Building Entrances	3		
Bicycle Parking Areas			
Abutting property	N/A	.05	

Applicant's Response: The modular's exterior light is proposed to illuminate the pedestrian walkway to the east by the minimum, and not to exceed the maximum, number of footcandles of light.

5. Parking lots and other background spaces shall be illuminated as unobtrusively as possible while meeting the functional needs of safe circulation and protection of people and property. Foreground spaces, such as building entrances and outside seating areas, shall utilize pedestrian scale lighting that defines the space without glare.

Applicant's Response: N/A. The proposed modular's light has no impact on the parking lots, or other background or foreground spaces of the NCCS site.

6. Any on-site pedestrian circulation system shall be lighted to enhance pedestrian safety and allow employees, residents, customers or the public to use the walkways at night. Pedestrian walkway lighting through parking lots shall be lighted to light the walkway and enhance pedestrian safety pursuant to Table 1.

Applicant's Response: The current NCCS pedestrian circulation system is adequately lighted for pedestrian safety. There is no additional pedestrian walkway lighting proposed.

7. Pedestrian Accessways. To enhance pedestrian and bicycle safety, pedestrian accessways required pursuant to OCMC 12.28 shall be lighted with pedestrian-scale lighting. Accessway lighting shall be to a minimum level of one-half foot-candles, a one and one-half foot-candle average, and a maximum to minimum ratio of seven-to-one and shall be oriented not to shine upon adjacent properties. Street lighting shall be provided at both entrances. Lamps shall include a high-pressure sodium bulb with an unbreakable lens.

Applicant's Response: Pedestrian accessways are illuminated with pedestrian scale lighting. There is a public street light between the north and south entrance/exit sets.

8. Floodlights shall not be utilized to light all or any portion of a building facade between ten p.m. and six a.m.

Applicant's Response: No floodlights are used between these hours.

9. Lighting on automobile service station, convenience store, and other outdoor canopies shall be fully recessed into the canopy and shall not protrude downward beyond the ceiling of the canopy.

Applicant's Response: N/A

10. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.

Applicant's Response: The light style and fixture proposed is adequate given the modular style and architectural character of the existing buildings.

11. In no case shall exterior lighting add more than one foot-candle to illumination levels at any point off-site.

Applicant's Response: The exterior lighting is only on the east side of the modular, facing the rest of the school site and away from the residential properties to the north and west, and the commercial property to the south. Illumination levels off-site will not be increased by more than one foot-candle.

12. All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours.

Applicant's Response: The exterior light on the east facade of the modular is proposed to remain illuminated for security purposes.

13. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.

Applicant's Response: N/A. No light fixtures of this type are proposed.

14. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roofline.

Applicant's Response: N/A. No lighting is directed upward.

15. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.

Applicant's Response: N/A. No flickering or flashing lights are proposed.

16. Wireless Sites. Unless required by the Federal Aviation Administration or the Oregon Aeronautics Division, artificial lighting of wireless communication towers and antennas shall be prohibited. Strobe lighting of wireless communication facilities is prohibited unless required by the Federal Aviation Administration. Security lighting for equipment shelters or cabinets and other on-the-ground auxiliary equipment on wireless communication facilities shall be initiated by motion detecting lighting.

Applicant's Response: N/A.

- 17. Lighting for outdoor recreational uses such as ball fields, playing fields, tennis courts, and similar uses, provided that such uses comply with the following standards:
- i. Maximum permitted light post height: eighty feet.
- ii. Maximum permitted illumination at the property line: 0.5 foot-candles.

Applicant's Response: N/A. The school does not propose any lighting for outdoor recreational use.

17.62.080 - Special development standards along transit streets.

A. Purpose. This section is intended to provide direct and convenient pedestrian access to retail, office and institutional buildings from public sidewalks and transit facilities and to promote pedestrian and transit travel to commercial and institutional facilities.

Applicant's Response: While most of this section is not applicable given that neither the NCCS site nor proposed modular front on a transit street, the NCCS site does have access to the commercial site to the south via a pathway and secure, gated fence.

B. Applicability. Except as otherwise provide in this section, the requirements of this section shall apply to the construction of new retail, office and institutional buildings which front on a transit street.

Applicant's Response: N/A. The proposed modular does not front on a transit street.

- C. Development Standards.
- 1. All buildings shall have at least one main building entrance oriented towards the transit street. A main building entrance is oriented toward a transit street if it is directly located on the

transit street, or if it is linked to the transit street by an on-site pedestrian walkway that does not cross off-street parking or maneuvering areas.

Applicant's Response: N/A. The NCCS main building entrance is not directly located on a transit street. It is linked to a commercial parking lot by an on-site pedestrian walkway. The commercial parking lot fronts Highway 213.

a. If the site has frontage on more than one transit street, or on a transit street and a street intersecting a transit street, the building shall provide one main building entrance oriented to the transit street or to the corner where the two streets intersect.

Applicant's Response: N/A. The NCCS site does not have frontage on any transit streets or streets intersecting transit streets.

- b. For building facades over three hundred feet in length on a transit street, two or more main building entrances shall be provided as appropriate and oriented towards the transit street. Applicant's Response: N/A. NCCS has no building facades on a transit street, or over 300' in length.
- 2. Main building entrances shall be well lighted and visible from the transit street. The minimum lighting level for building entries shall be three foot-candles. Lighting shall be a pedestrian scale with the source light shielded to reduce glare.

Applicant's Response: The proposed modular building's main entrance has a 40 watt fluorescent bulb shielded by a lexan cover and integral photo cell. The lighting level for the modular building entry will be at least three foot-candles.

3. In the event a requirement of this section conflicts with other requirements in Title 17, the requirements of this section shall control.

Applicant's Response: There are no conflicts between this section and other Title 17 requirements.

- D. Exemptions. The following permitted uses are exempted from meeting the requirements of subsection C. of this section:
- 1. Heavy equipment sales;
- 2. Motor vehicle service stations, including convenience stores associated therewith;
- 3. Solid waste transfer stations; and
- 4. Truck stops, including convenience stores, eating or drinking establishments, overnight accommodations or other similar services associated therewith. A use found by the community development director to be similar to the exempt uses above.

Applicant's Response: N/A. The applicant proposes no exempted uses.

17.62.085 - Refuse and recycling standards for commercial, industrial, and multi-family developments.

Applicant's Response: N/A

17.62.090 - Enforcement.
Applicant's Response: N/A

17.62.095 - Performance guarantees.

A. Purpose. This section states the requirements for performance guarantees when they are required of an applicant by this section or as a condition of a site plan and design review approval.

B. Types of guarantees. Guarantees by the applicant may be in the form of a performance bond payable to the city in cash, by certified check, time certificate of deposit, irrevocable letter of credit, or other form acceptable to the city. Indemnity agreements may be used by other governmental agencies. Guarantees must be accompanied by a contract. The form of the guarantee and contract must be approved by the city attorney. The community development director is authorized to accept and sign the contract for the city, and to accept the guarantee. The guarantee must be filed with the city recorder.

C. Amount of guarantee. The amount of the performance guarantee must be equal to at least one hundred ten percent of the estimated cost of performance. The applicant must provide written estimates by three contractors with their names and addresses. The estimates must include as separate items all materials, labor, and other costs of the required action.

D. Completion. An inspection and approval of the action or improvement covered by the performance guarantee is required before the performance guarantee is returned. The inspection is done by the Planning Division or by other appropriate city departments. If the action or improvement is not completed satisfactorily within the stated time limits, the city may have the necessary action or improvement completed and seek reimbursement for the work from the performance guarantee. Any remaining funds will be returned to the applicant.

Applicant's Response: The applicant acknowledges the possibility of performance guarantees associated with this site plan and design review.

17.62.100 - Fees.

Pursuant to Section 17.50.480, a nonrefundable application fee shall accompany the application for site plan and review.

Applicant's Response: The conditional use site plan and design review application is submitted with the appropriate fees.

CHAPTER 17.52 OFF-STREET PARKING AND LOADING

17.52.010 - Applicability.

The construction of a new structure or parking lot, or alterations to the size or use of an existing structure, parking lot or property use shall require site plan review approval and compliance with this chapter. This chapter does not apply to single- and two-family residential dwellings.

Applicant's Response: The applicant does not propose any new parking or alterations to existing parking.

17.52.020 - Number of automobile spaces required.

A. The number of parking spaces shall comply with the minimum and maximum standards listed in Table 17.52.020. The parking requirements are based on spaces per one thousand square feet net leasable area unless otherwise stated.

Applicant's Response:

Table 17.52.020				
LAND USE	PARKING REQUIREMENTS		NCCS Enrollment	NCCS PARKING MIN/MAX
	MINIMU M	MAXIMUM		
Preschool Nursery/Kindergarten	2.00	3.00	26	2/3
Elementary/Middle School	1 per classroom	1 per classroom + 1 per administrative employee + 0.25 per seat in auditorium/as sembly room/stadium		7/44
High School, College, Commercial School for Adults	0.20 per # staff and students	0.30 per # staff and students	15 staff, 125 students	28/42
Total (Min/Max/Current)				37/89/56

1. Multiple Uses. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.

Applicant's Response:

The sum of the totals of off-street parking requirements is 37 minimum, 89 maximum. NCCS currently has 56 parking spots, well within the minimum and maximum parking requirements for the sum of the three uses. Please see table 17.52.020.

2. Requirements for types of buildings and uses not specifically listed herein shall be determined by the community development director, based upon the requirements of comparable uses listed.

Applicant's Response:

N/A

3. Where calculation in accordance with the above list results in a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.

Applicant's Response: N/A

4. The minimum required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of vehicles used in conducting the business or use.

Applicant's Response: NCCS parking spaces are available for parking of operable passenger automobiles of students, staff, and school visitors.

5. A change in use within an existing habitable building located in the MUD Design District or the Willamette Falls Downtown District is exempt from additional parking requirements. Additions to an existing building and new construction are required to meet the minimum parking requirements for the areas as specified in Table 17.52.020 for the increased square footage.

Applicant's Response: N/A

- B. Parking requirements can be met either onsite, or offsite by meeting the following conditions:
- 3. On-Street Parking. On-street parking may be counted toward the minimum standards when it is on the street face abutting the subject land use. An on-street parking space must not obstruct a required clear vision area and it shall not violate any law or street standard. On-street parking for commercial uses shall conform to the following standards:
- a. Dimensions. The following constitutes one on-street parking space:
- 1. Parallel parking, each [twenty-two] feet of uninterrupted and available curb;
- 2. [Forty-five/sixty] degree diagonal, each with [fifteen] feet of curb;
- 3. Ninety degree (perpendicular) parking, each with [twelve] feet of curb.
- 4. Public Use Required for Credit. On-street parking spaces counted toward meeting the parking requirements of a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on-street spaces are prohibited.

Applicant's Response: There are approximately 8 additional on-street public parking spaces on the street face abutting the subject land use: 6 east of the site along the SE side of Sebastian Way, south of the cul-de-sac on said street; and 2 east of the site NW of the cul-de-sac on Sebastian Way.

2. Reduction in Parking for Tree Preservation. The community development director may grant an adjustment to any standard of this requirement provided that the adjustment preserves a regulated tree or grove so that the reduction in the amount of required pavement can help preserve existing healthy trees in an undisturbed, natural condition. The amount of reduction must take into consideration any unique site conditions and the impact of the reduction on parking needs for the use, and must be approved by the community development director. This reduction is discretionary.

- 3. Transportation Demand Management. The community development director may reduce the required number of parking stalls up to twenty-five percent when a parking-traffic study prepared by a traffic engineer demonstrates:
- a. Alternative modes of transportation, including transit, bicycles, and walking, and/or special characteristics of the customer, client, employee or resident population will reduce expected vehicle use and parking space demand for this development, as compared to standard Institute of Transportation Engineers vehicle trip generation rates and further that the transportation demand management program promotes or achieves parking utilization lower than minimum city parking requirements.
- b. Transportation demand management (TDM) program has been developed for approval by, and is approved by the city engineer. The plan will contain strategies for reducing vehicle use and parking demand generated by the development and will be measured annually. If, at the annual assessment, the city determines the plan is not successful, the plan may be revised. If the city determines that no good-faith effort has been made to implement the plan, the city may take enforcement actions.

Applicant's Response: NCCS does not propose any reductions in the amount of required parking.

Chapter 17.56 Conditional Uses

17.56.010.A.1. The use is listed as a conditional use in the underlying district;

Applicant's Response: Yes, the use (private and/or public educational or training facilities) is listed as conditional in the underlying district. This proposal is to add a modular building to an existing private educational facility.

17.56.010.A.2 The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;

Applicant's Response: The NCCS site is 5.44 acres/236,966 sq ft. It is trapezoidal in shape, has level topography with access off Sebastian Way from Molalla Ave. It is currently developed with a pre-K to 12th grade educational facilities, and students have been attending the school since the 1970's. Conditional Use 27-73 was approved for developing the site as a school. The proposed modular fits behind the existing building on the site, with enough room to maintain required setback distances from existing buildings.

17.56.010.A.3. Development shall demonstrate compliance with Chapter 12.04, Streets, Sidewalks and Public Places;

Applicant's Response: Per the pre-application conference notes, along with email correspondence with Public Works Department personnel regarding the site, Public Works will not require any improvements.

17.56.010.A.4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying district;.

Applicant's Response: The modular is proposed to be located behind existing buildings, in a pocket south of the existing high school, north of the play area and middle school, west of the music room, and east of a large field. The modular is adequately placed away from adjacent properties (commercial to the south, multifamily to the west, and single family residential to the north) and is largely shielded from their view by existing trees and foliage on the site's perimeter. The modular is not visible from the street. The Transportation Analysis Letter (TAL) prepared by Kittelson Engineering indicates the transportation system is capable of supporting the current and proposed traffic patterns given the modular is not anticipated to generate an increase in student population. In its proposed location, the modular will not have a significant impact on the surrounding properties and their use of the area.

17.56.010.A.5. The proposal satisfies the goals and policies of the city comprehensive plan which apply to the proposed use.

Applicant's Response: The following Comprehensive Plan policies are applicable to the proposed development site:

Policy 2.4.2: Strive to establish facilities and land uses in every neighborhood that help give vibrancy, a sense of place, and a feeling of uniqueness; such as activity centers and points of interest.

Response: The NCCS site is positioned between residential, commercial and multi-family properties. Additionally, Clackamas Community College is located across Highway 213, just east of the school. This diversity of uses in the area fosters a dynamic living space, and helps to create a pulsating neighborhood with multiple hubs and offerings that meet the needs of the community.

Policy 2.4.3: Promote connectivity between neighborhoods and neighborhood commercial centers through a variety of transportation modes.

Response: There is a mutually conducive connective pathway between NCCS and the commercial property to the south. OC Pointe to the North is both walkable and driveable, offering goods and services to school students, staff and visitors, as well as to the surrounding neighborhoods. The school itself offers a unique and quality education for those considering the educational options in the vicinity.

Policy 2.4.5: Ensure a process is developed to prevent barriers in the development of neighborhood schools, senior and childcare facilities, parks, and other uses that serve the needs of the immediate area and the residents of Oregon City.

Response: Because of the previously granted conditional use, NCCS was able to establish, grow and thrive in a community that has done likewise. The location of the school between commercial, residential and other educational properties allows for multiple basic needs to be met in the same vicinity.

Policy 6.1.1 Promote land-use patterns that reduce the need for distance travel by single occupancy vehicles and increase opportunities for walking, biking and/or transit to destinations such as places of employment, shopping and education.

Response: There is a mutually conducive connective pathway between NCCS and the commercial property to the south. Additionally, OC Pointe to the North is also walkable. Students, staff and their families access goods and services on a daily basis without driving, and businesses gain necessary patrons. Across the public open berm bordering Sebastian Way to the east, Highway 213 has frequent tri-met bus service that provides transportation for individuals traveling along this corridor, including to Clackamas Community College. NCCS and the College have agreements in place for NCCS to use the college track and field, which students and coaches do each spring, as well as to have gatherings in the College's community meeting room.

Goal 6.3: Nightlighting

Response: Minimal yet adequate light is proposed for the eastern portion of the building, thus having no significant impact on neighboring properties, and preserving the night skies.

Goal 11.8: Health and Education

Work with healthcare and education providers to optimize the siting and use of provider facilities.

Response: The NCCS site is owned by the North Clackamas Christian School Society. The proposed modular addition optimizes the site's use of land while providing a crucial media center and expanded library, meeting both the print and digital needs of students and educators in this age.

17.56.010.B. Permits for conditional uses shall stipulate restrictions or conditions which may include, but are not limited to, a definite time limit to meet such conditions, provisions for a front, side or rear yard greater than the minimum dimensional standards of the zoning ordinance, suitable landscaping, off-street parking, and any other reasonable restriction, condition or safeguard that would uphold the spirit and intent of the zoning ordinance, and mitigate adverse effect upon the neighborhood properties by reason of the use, extension, construction or alteration allowed as set forth in the findings of the planning commission.

Applicant's Response: Applicant acknowledges.

17.56.010.C. Any conditional use shall meet the dimensional standards of the zone in which it is to be located pursuant to subsection B of this section unless otherwise indicated, as well as the minimum conditions listed below.

Applicant's Response: The applicant proposes to meet the dimensional standards of the R10 zone, notwithstanding the variances requested in 17.60/17.62.055.

17.56.010.D. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use, any change of use, expansion of lot area or expansion of structure shall conform with the requirements for conditional use.

Applicant's Response: NCCS was established before the conditional use review requirement for schools in a residential zone. The proposed modular expands the conditional use to the point that it requires review.

17.56.010.E. The planning commission may specifically permit, upon approval of a conditional use, further expansion to a specified maximum designated by the planning commission without the need to return for additional review.

Applicant's Response: The applicant does not request approval of a future conditional use expansion.

17.56.040.A. Building Openings. The city may limit or prohibit building openings within fifty feet of residential property in a residential zone if the openings will cause glare, excessive noise or excessive traffic which would adversely affect adjacent residential property as set forth in the findings of the planning commission.

Applicant's Response: N/A. No portion of the proposed modular is located within 50' of a residential property.

17.56.040.B Additional Street Right-of-Way. The dedication of additional right-of-way may be required where the city plan indicates need for increased width and where the street is inadequate for its use; or where the nature of the proposed development warrants increased street width.

Applicant's Response: N/A. The street serving NCCS (Sebastian Way) is to standard width. Per the pre-application development services/public works notes, street improvements on Sebastian Way will not be required.

17.56.040.C Public Utility or Communication Facility. Such facilities as a utility substation, water storage tank, radio or television transmitter, tower, tank, power transformer, pumping station and similar structures shall be located, designed and installed with suitable regard for aesthetic values. The base of these facilities shall not be located closer to the property line than a distance equal to the height of the structure. Hydroelectric generation facilities shall not exceed ninety megawatts of generation capacity.

Applicant's Response: N/A

17.56.040.D Schools. The site must be located to best serve the intended area, must be in conformance with the city plan, must have adequate access, and must be in accordance with appropriate State standards.

Applicant's Response: The site has been recognized and functioning as a school since the early 1970s. The site acts in part as a buffer between adjacent residential properties that have been developed in the past couple decades to the north, and the commercial development site to the south. The proposed addition allows NCCS to consolidate its library and media space and bring them further toward accepted and expected standards for a small private school. The specific proposed site area for modular placement is not significantly impactful on surrounding properties. The site has adequate access, per the Transportation Analysis Letter. The proposed modular building will meet all applicable State, local and regional standards.

17.56.060 Revocation of conditional use permits.

The Planning Commission or the City Commission may initiate administrative action under Chapter 17.50 to revoke any conditional use permit previously issued by the city or, with regard

to lands annexed by the city, those such permits issued by the county. The Planning Commission or, on review, the City Commission, may revoke such permit upon determining:

- A. One or more conditions attached to the grant of the conditional use permit have not been fulfilled; and
- B. The unfulfilled condition is substantially related to the issuance of the conditional use permit. Applicant's Response: N/A. The applicant does not seek any revocation of conditional use permit(s).

CHAPTER 13.12 - STORMWATER CONVEYANCE, QUANTITY AND QUALITY

Applicant's Response: N/A. Stormwater conveyance is not required.

CHAPTER 12.04 - STREETS SIDEWALKS AND PUBLIC PLACES

Applicant Response: Per Development Services/Public Works pre-application meeting notes, and emails with Wendy Marshall, Public Works will not require anything. Per the pre-application conference notes, under 'Engineering - Utilities', under 'Streets', point 2, street improvements on Sebastian Way will not be required.

Chapter 12.08 - PUBLIC AND STREET TREES^[2]

Applicant's Response: Per Development Services/Public Works pre-application meeting notes, and emails with Wendy Marshall, Public Works will not require anything. No new street trees are proposed. The site's frontage currently has numerous established trees.

CHAPTER 15.48 - GRADING, FILLING AND EXCAVATING

15.48.030 Applicability—Grading permit required.

- A. A city-issued grading permit shall be required before the commencement of any of the following filling or grading activities:
- 1. Grading activities in excess of ten cubic yards of earth;
- 2. Grading activities which may result in the diversion of existing drainage courses, both natural and man-made, from their natural point of entry or exit from the grading site;
- 3. Grading and paving activities resulting in the creation of impervious surfaces greater than two thousand square feet or more in area;
- 4. Any excavation beyond the limits of a basement or footing excavation, having an unsupported soil height greater than five feet after the completion of such a structure; or 5. Grading activities involving the clearing or disturbance of one-half acres (twenty-one
- thousand seven hundred eighty square feet) or more of land.

Applicant's Response: The addition of a modular to this site does not involve any grading or excavation activities listed in these applicable standards.

CHAPTER 17.47 - EROSION AND SEDIMENT CONTROL

17.47.070 Erosion and sediment control plans.

A. An application for an erosion and sediment control permit shall include an erosion and sediment control plan, which contains methods and interim measures to be used during and following construction to prevent or control erosion prepared in compliance with City of Oregon City public works standards for erosion and sediment control. These standards are incorporated herein and made a part of this title and are on file in the office of the city recorder.

Applicant's Response: The applicant does not propose to excavate footings for the modular; it will be on a temporary pier pad foundation. For this reason, the applicant does not anticipate applying for an erosion and sediment control permit/plan.

CHAPTER 17.41 - TREE PROTECTION STANDARDS

Applicant's Response: No trees are proposed for removal. No trees are close enough to the development area to necessitate tree protection.

CHAPTER 17.50 - ADMINISTRATION AND PROCEDURES

17.50.050 Preapplication Conference

Applicant's Response: The pre-application conference for PA 16-09 was held March 23, 2017. On September 15, 2016, the development director granted a 6-month extension, making the site plan and design review application's new due date one year from the pre-application conference date.

17.50.055 Neighborhood Association Meeting

Applicant's Response: The neighborhood association meeting was held April 28, 2016. Mr. Tim Tutty, NCCS Principal, attended and provided information on the proposal to add a modular building to the NCCS site. Approved minutes are listed on the city's website under Gaffney Lane Neighborhood Association, as well as part of this application proposal.

CHAPTER 17.54.100 – FENCES, HEDGES AND WALLS

Applicant's Response: N/A

CHAPTER 17.58 LAWFUL NONCONFORMING USES, STRUCTURES AND LOTS

Applicant's Response: N/A

Variance Review 17-01 Applicant Response to Criteria applicable to 17.62.055, C, D, G, H, I. March 16, 2017

17.60.030 - Variance—Grounds.

A variance may be granted only in the event that all of the following conditions exist:

- A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;
- *B.* That the request is the minimum variance that would alleviate the hardship;
- *C.* Granting the variance will equal or exceed the purpose of the regulation to be modified.
- *D. Any impacts resulting from the adjustment are mitigated;*
- E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and
- *F.* The variance conforms to the comprehensive plan and the intent of the ordinance being varied.

1. Variance from OCMC 17.62.055.C - Variance of maximum allowed 5' setback from the street for an institutional building.

Section 17.62.055C.5 requires that, on sites with one hundred feet or more of frontage, at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line; and on sites with less than one hundred feet or more of frontage, at least fifty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line, unless a greater setback is accepted under the provisions of Section 17.62.055D.

- A. The requested variance will not impact adjacent properties by reducing light, air, safe access or other desirable or necessary qualities. The front of North Clackamas Christian School (NCCS) is set back over 200 feet from the site's frontage on Sebastian Way (a deadend street), and the setback from the proposed modular to the front property line is approximately 386 feet. The school and modular location are necessary in order to allow for the parking lot, and for both efficient and safe vehicular site circulation considering the nature of K-12 drop-off and pick-up on site. The proposed modular is situated in a protected area with existing school structures to the north and east, and over 160 feet and 300 feet of open space to the south and east, respectively. Therefore, the proposed modular location and setback from the does not impact light, air or other desirable qualities on abutting properties.
- B. The variance requested is the minimum variance feasible. Placing the building at the specified 5' setback distance would cause the modular to be removed and out of sync with the rest of the K-12 campus, all grades of which the modular is designed to serve. Students and staff would be required to cross a parking lot and 5 foot setback placement would require multiple large trees to be removed. The proposed location west and south of

existing school buildings is the only feasible spot on the property that will allow for the new modular classroom to be tied into the functions of the existing school building. Short walkways to existing building access points will allow students to move to and from the library/media center in the modular building to other campus locations for other school activities. Placing the building closer to Sebastian Way would not allow for the school to function in a unified manner that effectively serves the students.

- C. The purpose of the five foot maximum setback for institutional buildings is, presumably, to ensure that building placement supports convenient pedestrian access from public streets. In the case of NCCS, students are typically dropped off by parents or, in the case of some high school age students, drive themselves. Buses are also on campus to transport students to specific extra-curricular activities including field trips, sporting events, etc. The availability of these forms of access ensures that the purpose of the standard will be met by alternative means.
- D. The availability of bussing, parent drop-off areas and parking for self-driving students and staff all serve to mitigate for the building being set back farther from the public street than the standard for institutional buildings.
- E. The proposed location is by far the most conducive area on the school property that has open space for a new building. The identified location preserves trees, maintains safe distances for fire code, maintains the school's capacity to conduct soccer practice and host soccer games with a safe industry-standard buffer, and ties into the existing campus via short connecting walkways.
- F. There are no comprehensive plan policies that require a 5-foot maximum setback. The intent of the ordinance, while not specifically stated, is presumably to ensure convenient pedestrian access to institutional buildings. The school's established pedestrian and vehicular circulation, along with buses, provide for safe and convenient student drop-off/pick-up as well as student and staff parking. These measures achieve the same purpose as the ordinance standard.

2. Variance from OCMC 17.62.055.D.1 - Variance of maximum allowed 5' setback from the street for an institutional building, unless elements from 17.62.055.D.1.a-i are incorporated.

17.62.055.D Relationship of Buildings to Streets and Parking.

- 1. Buildings shall be placed no farther than five feet from the front property line. A larger front yard setback may be approved through site plan and design review if the setback area incorporates at least one element from the following list for every five feet of increased setback requested:
- a. Tables, benches or other approved seating area.
- b. Cobbled, patterned or paved stone or enhanced concrete.
- c. Pedestrian scale lighting.
- d. Sculpture/public art.
- e. Fountains/Water feature.
- f. At least twenty square feet of landscaping or planter boxes for each tenant facade fronting on the activity area.

- g. Outdoor café.
- h. Enhanced landscaping or additional landscaping.
- i. Other elements, as approved by the community development director, that can meet the intent of this section.

Applicant's Response to Variance Criteria (A-F):

The applicant's response to the variance criteria for 17.62.055.D.1 is the same as for 17.62.055.C, above. The applicant would request to use 17.62.055.D.1.i 'other elements, as approved by the community development director, than can meet the intent of this section.' Parking, vehicular/pedestrian circulation, and landscaping, including large established trees, are mutually incorporated within this setback. Several years ago, enhanced landscaping was designed and implemented in a triangular portion in front of the site. It is not practical to place the modular within five feet of the front property line as that would separate it significantly from the existing school facility. The applicant does not propose to fully meet exceptions listed in 17.62.055.D.1.a-h for the setback distance of over 300 feet to the front of the existing school buildings.

3. Variance from OCMC 17.62.055.D.2, sentence two (sheltering element) - Variance to required sheltering element

17.62.055.D.2: The front most architecturally significant façade shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

- A. The requested variance will not reduce light, air or safe access on the site. There are sheltering eaves north of the middle school and south of the high school which offer sheltering from the summer sun and winter weather.
- B. The applicant will meet all other stair, ramp and accessway building codes providing safe pedestrian access to the modular building. Providing a sheltering element on the modular is an optional addition to the project that increases costs, and is seen as unnecessary when there are two other large sections of sheltering eaves within a short walk from the modular. Adding a sheltering element adds permit fees and time for review, as well as construction costs and on-site time separate from that incurred by the modular distributor, all of which does not provide significant value-added for the school population especially given existing sheltering very nearby and in two directions.
- C. The purpose of a sheltering element is to protect individuals from summer sun and winter weather. There are two large existing sheltering eaves, one north of the middle

- school and one south of the high school which offer sheltering from the summer sun and winter weather. The availability of these shelters ensures that the purpose of the standard will be met by alternative means.
- D. The availability of two large sheltering eave structures, one north and one south of the proposed modular, serves to mitigate any negative impacts resulting from the requested variance.
- E. Utilizing the already existing sheltering elements, nearby and both north and south from the proposed modular entrances, is the most practical provision to meet this purpose. It allows for students going either direction on campus to have shelter en route to other areas of campus.
- F. There are no comprehensive plan policies that require a sheltering element on a modular addition. The intent of the ordinance is to protect individuals from the effects of harsh summer sun and/or cold/wet winter elements. The large existing nearby sheltering structures to the north and south of the proposed modular serve to meet the intent of the ordinance.

4. Variance from OCMC 17.62.055.G. - Variance of requirement for variation in building massing.

17.62.055.G.

- 1. A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings.
- 2. Horizontal masses shall not exceed a height: width ratio of one-to-three without substantial variation in massing that includes a change in height and projecting or recessed elements.
- 3. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

- A. The requirement for variation in massing affects only the appearance of the building. Granting a variance from this standard will not impact adjacent properties by reducing light, air, safe access or other desirable or necessary qualities.
- B. Modular buildings are limited in their ability to provide variation in massing due to the need to be constructed in units that may be moved from the factory to the site on surface streets. This requires that the design be a single story and that roofing heights not vary significantly. NCCS needs to provide a library/media center for use by all students (K-12) and, given the small private school's current economic status, modular construction is the only means to meet this need within the school's budget. For these reasons, the requested variance to not require variation in massing is the minimum necessary.
- C. The purpose of the requirement for varying massing is to ensure that institutional buildings are visually interesting and are appealing in appearance. The proposed design achieves this

purpose by providing windows on the east side main front elevation as well as the manufacturing option to provide varied paint colors to break up the building façades. Placement of the building to the rear of the existing school buildings, coupled with screening by the existing buildings and proposed landscaping, will ensure that the new building does not detract from the appearance of the school campus.

- D. The proposed placement of the building, variation in materials and paint color, and landscape screening will serve to mitigate for any impacts associated with the variance.
- E. Because of the limits imposed by modular building design constraints, no other alternatives have been identified to meet the school's needs while meeting this standard.
- F. There are no comprehensive plan policies that require variation in massing. The intent of the ordinance, to provide for visually appealing institutional buildings, will be met by other means, including windows, variation in paint color, and landscape screening.

5. Variance from OCMC 16.62.055.H.6 -- Variance of Minimum Wall Articulation

17.62.055.H.5. Façades shall have an expression of architectural or structural bays through a change in plane no less than twelve inches in width, such as an offset, reveal or projecting rib.

- A. As with the requirement for variation in massing, this standard is intended to provide for visually appealing institutional building design. This standard affects only the appearance of the building. Granting a variance from it will not impact adjacent properties by reducing light, air, safe access or other desirable or necessary qualities.
- B. Modular buildings are limited in their ability to provide variation in wall plane due to the need to be constructed in standard-sized units that may be moved from the factory to the site on surface streets. NCCS needs to provide a library/media center for use by all students (K-12) and, given the small private school's current economic status, modular construction is the only means to meet this need within the school's budget. For these reasons, the requested variance to not require variation in wall plane is the minimum necessary.
- C. The purpose of the requirement for varying the wall plane is to ensure that institutional buildings are visually interesting and are appealing in appearance. The proposed design achieves this purpose by providing variation in wall plane materials (siding and windows) and paint colors to break up the façade of the building. Placement of the building to the rear of the existing school, along with screening by the existing buildings and proposed landscaping, will ensure that the new building does not detract from the appearance of the school campus.
- D. The proposed placement of the building, variation in materials (siding and windows) and paint colors, and landscape screening will serve to mitigate any impacts associated with the variance.
- E. Because of the limits imposed by modular building design constraints, no other alternatives have been identified to meet the school's needs while meeting this standard.
- F. There are no comprehensive plan policies that require variation in wall plane. The intent of the ordinance, to provide for visually appealing institutional buildings, will be met by other means,

including variation in materials (siding and windows) and paint colors, and landscape screening.

6. Variance to OCMC 17.62.055.I -- Transparency

17.62.055.I.(1): Transparent windows or doors facing the street are required. The main front elevation shall provide at least sixty percent windows or transparency at the pedestrian level. Façades on corner lots shall provide at least sixty percent windows or transparency on all corner-side façades. All other side elevations shall provide at least thirty percent transparency. The transparency is measured in lineal fashion. For example, a one hundred-foot long building elevation shall have at least sixty feet (sixty percent of one hundred feet) of transparency in length. Reflective, glazed, mirrored or tinted glass is limited to ten percent of the lineal footage of windows on the street facing façade. Highly reflective or glare-producing glass with a reflective factor of one-quarter or greater is prohibited on all building façades. Any glazing materials shall have a maximum fifteen percent outside visual light reflectivity value. No exception shall be made for reflective glass styles that appear transparent when internally illuminated.

Applicant's Response to Variance Criteria (A-F):

- A. These transparency standards are intended to provide for visually appealing institutional building design. These standards affect only the appearance of the building. Granting a variance from them will not impact adjacent properties by reducing light, air, safe access or other desirable or necessary qualities.
 - B. The proposed modular's main front elevation is 64' long with four proposed windows, at the pedestrian level, each measuring 46" X 48". This amounts to 16' of window length transparency, or 25% of the main front elevation. The doors are not currently proposed to have transparency. These are the manufacturer's standard specs for windows and doors which the applicant proposes to keep so as to prevent additional costs associated with adding windows. Less than 60% of window transparency on the front elevation also allows the necessary fire code two exit door system in the front, so as to preserve interior wall space on that elevation as well as the other three façades. Furthermore, no other side elevations are proposed to have transparency, so as to maintain as much interior wall space as possible for library bookshelves and computer/other media stations. Additionally, having windows on the south and/or west sides of the modular would increase energy transfer on those sides, thereby increasing cooling and heating costs. This is especially true as minimal landscaping is proposed on the west side due to the soccer field proximity.

Modular buildings are also somewhat limited in their ability to provide variation in window glazing due to the need to be moved from the factory to the site on surface streets. Excessive window glazing could be susceptible to breakage during transport. NCCS needs to provide a library/media center for use by all students (K-12) and, given the small private school's current economic status, modular construction is the only means to meet this need within the school's

- budget. For these reasons, the requested variance to 60% front elevation window transparency, and 30% window transparency for other elevations, is the minimum necessary.
- C. The purpose of the requirement for higher than normal window glazing on front elevations is to ensure that institutional buildings are visually interesting and are appealing in appearance. The proposed design does provide windows and doors on the main front elevation, breaking up a blank façade; moreover the proposal meets this purpose for the building overall by providing variation in materials (siding and windows, paint colors) to break up the building façades. Placement of the building to the rear of the existing school, coupled with screening by existing buildings and proposed landscaping, will ensure that the new building does not detract from the appearance of the school campus.
- D. The proposed placement of the building, variation in materials (siding and windows, paint colors), and landscape screening will serve to mitigate any impacts associated with the variance.
- E. The most feasible area on the school site is identified to receive the new building. This area comes with its own set of constraints, including distance between existing buildings/building projections, the soccer field, private sewer line, and general practical east side access to the building. Because of these factors, along with limits imposed by modular building design constraints, no other alternatives have been identified to meet the school's needs while meeting this standard.
- F. There are no comprehensive plan policies that require transparency standards on institutional buildings. The intent of the ordinance, to provide for visually appealing institutional buildings, will be met by other means, including variation in materials (siding and windows, paint colors), as well as existing building and landscape screening.

October 25, 2016 Project #: 20723

John Replinger Replinger & Associates LLC 6330 SE 36th Avenue Portland, OR 97202

RE: North Clackamas Christian School Traffic Analysis Letter

Dear John,

The following Traffic Analysis Letter (TAL) has been prepared for the proposed addition of a 66'x28' modular building to the North Clackamas Christian School campus in Oregon City, OR. Based on feedback from City staff, it was determined that at TAL was required to support the land use application. The requirements for a TAL are outlined below, followed by an explanation as to how the requirements are being met.

1. The expected trip generation of the proposed development including the AM peak hour, the PM peak hour, daily traffic, and other germane periods as may be appropriate, together with appropriate documentation and references.

The North Clackamas Christian School is proposing to install one 66'x28' modular trailer that will provide new library and technology media center space. Both of these functions are currently located on the existing campus in spaces that are too small to effectively serve their intended purposes. With the proposed modular facility, the existing library space will be converted into a study area/indoor space for students to eat in during inclement weather.

Based on conversations with the school and design team, we understand that no new teachers or students will be added as a function of the new modular building. Rather, the existing education/faculty and students will simply move into the new space when complete. Based on these parameters, the new modular building is not anticipated to generate an increase in daily, weekday AM, or weekday PM peak hour trips after construction, nor will the overall daily trip profile change.

2. Site plan showing the location of all access driveways or private streets where they intersect with public streets plus driveways of abutting properties and driveways on the opposite side of the street from the proposed development.

Figure 1 illustrates a preliminary site plan showing the existing North Clackamas Christian School campus and the location of the proposed modular building. Figure 2 illustrates the location of the campus in relation to adjacent properties and their access driveways. As shown, the proposed modular building will be located within the existing campus on west side of the facility. Based on this location, no changes are proposed to the school's two existing site access driveways located at the tip of the Sebastian Way cul-de-sac, nor will overall campus circulation change or be modified.

3. Documentation that all site access driveways meet Oregon City Private Access Driveway Width Standards.

Section 12.04.025 of the Oregon City Municipal Code requires that all non-residential driveways be a minimum of 15 feet in width. Both of the existing school driveways along Sebastian Way are approximately 20 feet wide, thereby meeting this requirement. No changes are proposed for these driveways.

4. Documentation that all site access driveways meet Oregon City's Minimum City Street Intersection Spacing Standards.

There are two site access driveways located at the end of the Sebastian Way cul-de-sac. While these driveways are located adjacent to each other, a review of existing operations during peak time periods indicates that there are no existing safety or operational concerns that would require modifications.

5. Documentation that all site accesses and/or private street intersections meet AASHTO intersection sight distance guidelines.

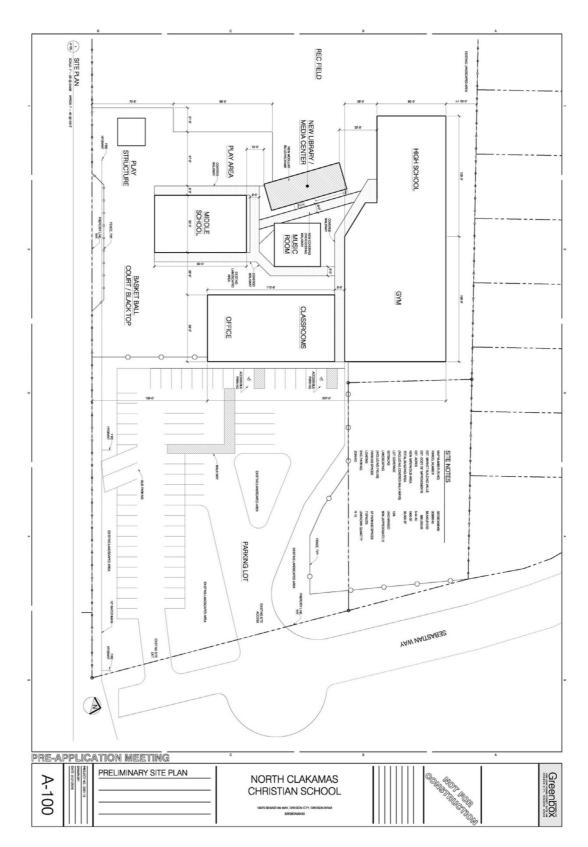
A review of the two existing site access driveways along Sebastian Way indicates that there are no existing or planned physical obstructions that limit sight distance for exiting vehicles. Both driveways are exceeding minimum AASHTO intersection sight distance requirements.

6. Documentation that there are no inherent safety issues associated with the design and location of the site access driveways.

Both existing site access driveways have sufficient intersection sight distance and will remain unaltered with construction of the proposed modular building. We observed existing operations during peak time periods and found no existing safety issues associated with the site driveway location and design.

Kittelson & Associates, Inc. Portland, Oregon

Figure 1 – Site Plan (Provided by North Clackamas Christian School)



Kittelson & Associates, Inc.

Figure 2 – Aerial Image

North Clackamas Christian School TAL October 25, 2016



7. Documentation that the applicant has reviewed the City's TSP and that proposed streets and frontage improvements do or will comply with any applicable standards regarding the functional classification, typical sections, access management, traffic calming and other attributes as appropriate.

There are no proposed streets, site access driveways, or frontage improvements associated with the proposed modular building. A review of the Oregon City TSP indicates that there are no improvements planned within the immediate vicinity of the existing school campus.

We trust this letter adequately addresses the requirements for a TAL. Please let us know if you have any questions.

Sincerely,

KITTELSON & ASSOCIATES, INC.

Associate Planner

Chris Brehmer, P.E.

Principal Engineer

Expires: 12-31-17

Kittelson & Associates, Inc. Portland, Oregon



Gaffney Lane Neighborhood Association

Minutes of the General Meeting April 28, 2016

1. Call to Order – Amy Willhite – 7:01 p.m.

2. In Attendance:

- Amy Willhite Chair
- Angela Wright Secretary/Treasurer
- Lois and Denzil McNiece
- Ed Turpin
- Pamalyn Richardson Meadows Courtyard
- Karen Rohrs
- John Randji

- Tim Tutty N. Clackamas Christian School
- Martin Montalva OC Public Works Dept
- Cynthia Gates OCPD
- John Davis
- Skipper Maine
- Tyler Dickenson CFD St.16
- Mike Bower CFD St.16
- Sean McHavey CFD St.16

3. Old Business

Minutes are now emailed or mailed to all attendees. Copies were circulated to the four new attendees. Ed Turpin proposed that the Minutes of the meeting held on January 28, 2016 be approved and Pamalyn Richardson seconded the motion. Minutes approved unanimously.

4. New Business

Clackamas Fire Station 16 representatives circulated information on the Emergency Radio Replacement Bond that will be decided upon on May 17, 2016. (see attached)

Flier on Water Safety tips circulated (see attached) Window Fall Safety tips. (see attached)

Ambulance now at Station 16 staffed by firefighters – operating Monday -Thursday 8:00 am to 6:00 pm - peak times.

File for Life – important help in emergency situation.

- **5. Tim Tutty North Clackamas Christian School** 268 children Preschool through 12th grade. In the process of submitting an application to OC Planning to place a modular unit to the rear of their premises to house a library and computer center. See attached
- **6. Martin Montalva OC Public Works**. Amy had attended a Transportation Advisory Committee meeting and detailed the four main issues that were brought up at our last meeting.
 - (a) Martin explained that the intersection at Caufield Road, 213 and Glen Oak is a complex one with 213 being owned by the State, Caufield by the County and City is the owner/operator for the Glen Oak side. Residents want a left turn light from Caufield but City does not have the right of way. State and County do not have the money for any improvements to the intersection. The Meyers Road extension project should help with this traffic problem.
 - (b) Meyers Road extension is the City's priority over the next four years. City budget of \$5.5 million. If Federal Government gets involved \$8.5 million.
 - (c) Gaffney Lane and Molalla Avenue. Plan is for a dedicated left turn signal. Split phase. Gaffney Lane is tied to 2 other signals Beavercreek and Clairmont. Consultant will give timing recommendation. \$10,00.00 price tag. Should be able to give an update at next meeting.
 - (d) Molalla and Char Diaz mid block crosswalk. Transportation consultant looked at situation and recommends it be looked at during the full Molalla Avenue corridor project. \$5.5 to \$7 million cost. Hopeful for Federal funding.
 - (e) Fir Street. Speed signs repositioned and a new one at the stop sign coming south from Beavercreek.
 - (f) 9:00 to noon Saturday, April 30. Public Works open house South Center Street. Longest standing municipal facility in the City. City wants to site a new operations center in same location. Responsible for 135 miles of road, several 100 miles of water and sanitary pipelines, potable water we drink.
 - (g) Caufield Road is not on the 5 year plan for repair. Pavement maintenance fee is used analytically as to priority for repairs.
 - (h) Gaffney Lane Elementary straightening road to take stub out and reposition utility pole. Construction to be during school summer break.
 - (i) On Caufield Road water lines replaced but still waiting for sewer to be installed. Amy will follow up.
 - (j) Congestion at Gaffney Lane Elementary with school buses and parents' cars. Hazard for emergency crews. Best to work with Principal/Vice Principal and PTA.

7. Bond Issues

(a) Wesley Lynn Park – developer wants to build 9 houses and needs access. Developer to build road. City to maintain. Will take some park land. Parking is an issue.

- **(b) Marijuana issue** regulations will be on November ballot. Do we want to allow businesses to sell recreational marijuana and medical marijuana within the City and if so where. City web site has a time line of meetings.
- **8.** Berry Hill Apartments. In process of being sold. Contingency of a retaining wall. Ground still shifting. \$800,000 project for 220 feet of wall.
- Library Update End of June, library closed to move everything to new building. Will open in July and then old building (Carnegie) will be reconfigured and grand opening in October.
- **10.** Officer Cynthia Gates circulated the crime report. She defined difference between a robbery (jerk purse off your shoulder), burglary (come into your house and take your purse) and a theft (take purse from car). Security on cars and houses as warm weather approaches.

Shred event and Drug Take Back. Drug Take Back bin in the Police Station lobby.

Cross walk event at Washington Street and 12th. Date to be announced.

National Night out – August 2 at Mount Pleasant Elementary – future site of new Police Department.

Disaster preparedness – citizen involvement. There was some discussion on the role of CERT (Community Emergency Response Teams), Neighborhood Watch, Next Door Neighbor, etc. in an emergency.

11. Meeting was adjourned at 8:40 p.m.



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PRE-APPLICATION CONFERENCE

MEETING NOTES - PA 16-09

Applicant: North Clackamas Christian School

Address: 19575 Sebastian Way, Oregon City, OR 97045

Clackamas APN: 3-2E-08DA-06400

Proposal: 66' X 28' Modular Building w/ Covered Walkway

Conference Date: March 23, 2016

APPLICATIONS ANTICIPATED FEE

Conditional Use \$3,746.00

Site Plan and Design Review <\$500,000 \$2,043.00 +.007 x Project Cost

Transportation Analysis Letter (TAL) \$464.00

Variance \$2,467.00

Natural Resources Overlay District No Charge

Mailing Labels \$15.00

TIMING AND PROCESS:

The development proposal will be processed as a Type III application. This is a Quasi-Judicial land use decision requiring the approval of the Planning Commission. Type III decisions involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not heard by the city commission, except upon appeal. In the event that any decision is not classified, it shall be treated as a Type III decision. The process for these land use decisions is controlled by ORS 197.763. See 17.50.030 - Summary of the city's decision-making processes. - for further explanation.

PRIOR LAND USE APPROVALS

CU-27-73 (Clackamas County) – 1973

Annexation: Boundary Change No. 2044 – October 18, 1984 – (See Metro Annexation Site: BC2044)

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PZ 90-01 (Oregon City) - Archived

V 86-13 (Oregon City) - Archived

Note: Archived files may be retrieved through a Public Records Request.

CODE CRITERIA

Staff has prepared an Applicant report template to assist you with preparing a complete application. Please follow this template in order to assure that your application is not delayed due to inadequate code responses.

Additionally, staff has provided a staff report for a modular building at Gardiner Middle School which required a Conditional Use permit, a Variance and a Site Plan and Design Review application, for your reference. This application was approved in 2013. We anticipate that this application will be very similar. See attached Staff Report for Planning Files CU 12-01 / SP 12-19 / VR 12-05.

Conditional Use

Any expansion to, alteration of, or accessory use to a conditional use shall require planning commission approval of a modification to the original conditional use permit.

The expansion requires an Oregon City Conditional Use permit approval by the Planning Commission. The prior conditional use approval issued by Clackamas County (CU-27-73) was prior to the effective date of the Oregon city Conditional Use code. Also, the expansion exceeds the threshold for a minor modification (Minor Site Plan) since it is over 1000 square feet.

D. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use, any change of use expansion of lot area or expansion of structure shall conform with the requirements for conditional use.

Code link:

• Chapter 17.56 - CONDITIONAL USES

A. The following conditional uses, because of their public convenience and necessity and their effect upon the neighborhood shall be permitted only upon the approval of the planning commission after due notice and public hearing, according to procedure as provided in Chapter 17.50. The planning commission may allow a conditional use, provided that the applicant provides evidence

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substantiating that all the requirements of this title relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:

- 1. The use is listed as a conditional use in the underlying district;
- 2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;
- 3. Development shall demonstrate compliance with Chapter 12.04, Streets, Sidewalks and Public Places;
- 4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying district;
- 5. The proposal satisfies the goals and policies of the city comprehensive plan which apply to the proposed use.

There are specific Oregon City Comprehensive Plan Goals and Policies that pertain to schools. Staff will provide a template to follow for these goals and policies.

- 17.56.040 Criteria and standards for conditional uses.
 - D. Schools. The site must be located to best serve the intended area, must be in conformance with the city plan, must have adequate access, and must be in accordance with appropriate State standards.

Site Plan and Design Review

The proposed modular building requires a Full Site Plan and Design Review application.

Code links:

- Chapter 17.62 SITE PLAN AND DESIGN REVIEW
- 17.62.010 Purpose. Applies. Response required.
- 17.62.015 Modifications that will better meet design review requirements. Applies. Response required.
- 17.62.020 Preapplication conference. Applies. Response required.
- 17.62.030 When required. Applies. Response required.
- 17.62.035 Minor site plan and design review. Not applicable.

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- 17.62.040 Plans required. Applies. Response required.
- 17.62.050 Standards. Applies. Responses to all sections required.
- 17.62.055 Institutional and commercial building standards. Applies. Responses to all sections required. A variance is required see below:
- 17.62.056 Additional standards for large retail establishments. Not applicable.
- 17.62.057 Multi-family standards. Not applicable.
- 17.62.059 Cottage housing. Not applicable.
- 17.62.065 Outdoor lighting. Applies. Response required.
- 17.62.080 Special development standards along transit streets.
- 17.62.085 Refuse and recycling standards for commercial, industrial, and multi-family developments. Not applicable.
- 17.62.090 Enforcement. Not applicable.
- 17.62.095 Performance guarantees. Applies. Response required.
- 17.62.100 Fees.

Variance

Chapter 17.60 - VARIANCES

Due to the existing development pattern of the school, a variance will be required from various site Plan and Design Review requirements since they cannot be met for the new structure. Standards that may require a variance include the following:

- 17.62.055 Institutional and commercial building standards.
 - D. Relationship of Buildings to Streets and Parking.
 - 1. Buildings shall be placed no farther than five feet from the front property line.
 - 2. The front most architecturally significant facade shall be oriented toward the street.
 - G. Variation in Massing.
 - H. Minimum Wall Articulation.
 - I. Facade Transparency.

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For each design standard variance sought under 17.62.055, please explain how the variance criteria listed in 17.60.030 - Variance—Grounds. are met.

See attached Staff Report for Planning Files CU 12-01 / SP 12-19 / VR 12-05.

Natural Resources Overlay District (NROD)

Chapter 17.49 - NATURAL RESOURCE OVERLAY DISTRICT

Staff will makes a finding regarding the presence of the NROD on the property, that the project is exempted from the overlay due to a prior land use decision. A prior Water Resource Application was approved when the Haggen Market development site went through land use review. This resource was altered and site mitigation

APPLICATION ITEMS

- ✓ Neighborhood Association Meeting
 - o Per 17.50.055 Neighborhood association meeting.
 - o Gaffney Lane Neighborhood Association Meeting required prior to submittal.
 - o http://www.orcity.org/community/gaffney-lane-neighborhood-association
- ✓ Provide scaled site plans per 17.62.040 Plans required.
- ✓ Provide a pedestrian circulation plan
- ✓ Provide scaled plans of all façade elevations.
- ✓ Provide colors and materials.
- ✓ Provide a scaled landscaping plan prepared by licensed Landscape Architect.
- ✓ Provide a Traffic Analysis Letter (TAL) See comments on transportation analysis below.
- ✓ Provide a parking analysis based on total number of classrooms existing and proposed.

Chapter 17.08 - R-10 SINGLE-FAMILY DWELLING DISTRICT

17.08.010 - Designated.

17.08.020 - Permitted uses.

17.08.030 - Conditional uses.

17.08.040 - Dimensional standards.

Chapter 17.52 - Off-Street Parking and Loading



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17.52.020 - Number of automobile spaces required.

Use	Min	Max
Elementary/Middle School	1 per classroom	1 per classroom + 1 per administrative employee + 0.25 per seat in auditorium/assembly room/stadium

Please confirm number of spaces, it is anticipated that parking will not be affected.

ENGINEERING / DEVELOPMENT SERVICES DIVISION COMMENTS

Please see attached separate comments by Development Services staff:

Matt Palmer, EIT, Dev. Engineering Associate, (503) 496-1508, Email: mpalmer@orcity.org

Wendy Marshall, PE, Development Project Manager, (503) 496-1548, Email: wmarshall@orcity.org

TRANSPORTATION COMMENTS

Your application was reviewed by the City's Transportation Consultant:

The applicant will need to have a traffic engineer conduct a transportation study in conformance with the City's Guidelines for Transportation Impact Analyses available on the Oregon City website.

Based on the information provided by the applicant, it appears the transportation analysis associated with this development proposal can be satisfied by submittal of a Transportation Analysis Letter (TAL). This option is available when specific criteria are met. These include a determination that the development generates 24 or fewer AM and PM peak hour trips and fewer than 250 daily trips. Details for a TAL can be found in Section 3.1 of the Guidelines. It is the applicant's responsibility to verify the trip generation characteristics of the proposed development.

The applicant's traffic engineer is welcome to contact the city's traffic engineering consultant,

John Replinger, at Replinger-Associates@comcast.net or at 503-719-3383.

John Replinger, PE, Replinger & Associates LLC



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503-719-3383, Email: replinger-associates@comcast.net

BUILDING DIVISION COMMENTS

Contact Mike Roberts, Building Official, (503) 496-1517 Email: mroberts@orcity.org

CFD#1 COMMENTS

Contact Mike Boumann, Deputy Fire Marshall, (503) 742-2673 Email michaelbou@CCFD1.com



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Pre-application conferences are required by Section 17.50.050 of the City Code, as follows:

A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.

B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. This form will be kept by the Community Development Department. A copy will be given to the applicant.

A template for your submittal with the applicable criteria will be emailed by the Planner.



625 Center Street | Oregon City OR 97045 Ph (503) 657-0891 | Fax (503) 657-7829

DEVELOPMENT SERVICES

PRE-APPLICATION MEETING NOTES

Date: 3-23-2016

Planning Project Number: PA 16-09

Address: 19575 Sebastian Way, Oregon City, OR 97045

Map Number(s): 3-2E-08DA

Tax Lot(s): 6400

Project Name: North Clackamas Christian School Modular Building

Meeting Date: March 23, 2016
Reviewer(s): Matthew Palmer

GENERAL COMMENTS

- 1. The Applicant is responsible for this project's compliance with Engineering Policy 00-01. The policy pertains to any land use decision requiring the Applicant to provide any public improvements.
- 2. The Applicant may be required to sign a Non-Remonstrance Agreement for the purpose of making sanitary sewer, storm sewer, water or street improvements in the future that benefit the Property and assessing the cost to benefited properties.
- 3. The Applicant shall provide an Erosion Prevention and Sedimentation Control Plan to the City for approval.
- 4. All applicable System Development Charges (SDC) shall be due and payable upon building permit issuance. Applicant will need to complete a SDC request form, found on the City's website, for an estimate of fees.

ENGINEERING - UTILITIES

Streets

- The proposed development includes frontage on Sebastian Way, which is functionally classified as a Local (Residential). For a residential local, the code requirements include: 54foot-wide ROW, 32-foot-wide pavement width, 0.5-foot-wide public access strips, 5-foot-wide sidewalks, 5-foot-wide planter strips. Additional requirements include curb, gutter, street trees, and street lights.
- 2. It is anticipated that this addition will not generate any additional trips therefore street improvements on Sebastian Way will not be required.

Stormwater



625 Center Street | Oregon City OR 97045 Ph (503) 657-0891 | Fax (503) 657-7829

1. The proposed development shall adhere to the requirements of the current Stormwater and Grading Design Standards. The current Standards can be found online here:

http://www.orcity.org/sites/default/files/final_manual_0.pdf

- 2. The General Threshold(s) for Applicability of the Stormwater and Grading Design Standards:
 - a. Development activities that result in **5,000 square feet of new or replaced impervious surface**, cumulative over a 5-year period, are subject to the requirements of these standards.
- 3. If the above threshold is met, the Applicant will need to submit a preliminary Stormwater Management Plan as required by the Stormwater and Grading Design Standards (Section 1.4.2) as part of the land use application. Submittal of the final Stormwater Management Plan will be required prior to issuance of Public Works permits.

Water

- 1. There is existing 14-inch water main located within Sebastian Way.
- 2. There is an existing 12-inch and 8-inch water main located along the southern portion of the school property. Applicant shall confirm if an existing water easement exists along this water main alignment.
- 3. It is anticipated that the modular building can be served water from the school's existing water service connection.

Sanitary Sewer

- 1. The site currently has a private lateral which runs out of the west side of the school and discharges into a City-owned sanitary sewer manhole located on the Prince of Life Lutheran Church property (13896 Meyers Road).
- 2. There is an existing lateral stubbed out to the site along the Sebastian Way frontage.
- 3. There is no anticipated need for an additional sanitary sewer service.

Other

- 1. The proposed development is not located within the Geologic Hazards Overlay District.
- 2. The proposed development is completely within the High Water Table area.

P:\CommunityDevelopment\2016 Permits-Projects\PA - Pre-Application Conferences\PA 16-09 North Clackamas (PW 3.23.16)\Engineering\20160323 Pre-App Conf Meeting Notes_DevServices_PA 16-09.docx

Portland, OR 97204

Phn - (503)222-3651 (800)929-3651

Fax - (877)242-3513

PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION

Supplemental

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

N Clackamas Christian School District 19575 Sebastian Way Oregon City, OR 97045 Phone: (503)655-5961

Fax:

Date Prepared: February 13, 2017

Effective Date : 8:00 A.M on February 07, 2017

Order No. : 7019-2760180

Reference :

The information contained in this report is furnished by First American Title Insurance Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Clackamas, State of Oregon, and is described as follows:
 - As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
 - As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
 - As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
 - As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

Public Record Report for New Subdivision or Partition Page 1 of 5 (Ver. 20080422)

EXHIBIT "A" (Land Description Map Tax and Account)

A tract of land situated in the Robert Caufield Donation Land Claim No. 53, in the SE 1/4 of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, City of Oregon City, County of Clackamas and State of Oregon, being more particularly described as follows:

BEGINNING at a point on the West line of said Caufield Donation Land Claim, that is North 17° 55' 00" East 974.82 feet from the Southeast corner of the Samuel N. Vance Donation Land Claim No. 51, Township 3 South, Range 2 East of the Willamette Meridian; thence continuing along the West line of said Caufield Donation Land Claim North 17° 55' 00" 434.37 feet; thence North 76° 04' 44" East 1683.13 feet to the center of the County road and the TRUE POINT OF BEGINNING; thence tracing the center of the County road a distance of South 29° 27' 37" East 330.66 feet to the Northeast corner of that certain tract conveyed to Orres O. Carrell by deed recorded January 5, 1911 in Book 118, page 126, deed records; thence along the North line of said Carrell tract, South 74° 38' 05" West 901.50 feet; thence North 02° 35' 03" East 355.96 feet to a point on the North line of a tract of land heretofore conveyed to North Clackamas Christian School by deed dated July 1978, Fee No. 78031734, said point being South 76° 04' 44" West 711.50 feet from the center line of Oregon City Molalla Highway No. 40, also known as State Highway 213, as shown on recorded survey PS 14275 filed a Clackamas County Surveyor's office; thence along said North line North 76° 04' 44" East 711.50 feet to the center line of said highway and the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion lying in the Northeasterly corner heretofore conveyed to North Clackamas Christian School by deed dated July 1978, Fee No. 78031734

ALSO EXCEPTING THEREFROM that portion conveyed to Dannis V. Stuck by deed recorded May 8, 1985 as Fee No. 85015637

TOGETHER WITH that portion conveyed to North Clackamas Christian School by deed recorded May 8, 1985 as Fee No. 85015638

NOTE: This Legal Description was created prior to January 01, 2008.

Map No.: 32E08DA06400 Tax Account No.: 00868145 First American Title Company of Oregon Public Record Report for New Subdivision or Land Partition Order No. 7019-2760180

EXHIBIT "B" (Vesting)

North Clackamas Christian School, an Oregon corporation

EXHIBIT "C" (Liens and Encumbrances)

- 1. Taxes, including the current fiscal year, not assessed because of a Private School Exemption. If the exempt status is terminated an additional tax may be levied. Account No. 00868145.
- 2. City liens, if any, of the City of Oregon City.
- 3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
- 4. Deed of Trust and Assignment of Rents.

Grantor/Trustor: North Clackamas Christian School Society, an Oregon non-profit

corporation, who acquired title as North Clackamas Christian

School, an Oregon corporation

Grantee/Beneficiary: Wells Fargo Bank, National Association
Trustee: Wells Fargo Financial National Bank

Amount: \$200,000.00
Recorded: February 23, 2009
Recording Information: Fee No. 2009 011374

Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

Modification and/or amendment by instrument:

Recording Information: April 08, 2010 as Fee No. 2010 021448

Modification and/or amendment by instrument:

Recording Information: July 18, 2011 as Fee No. 2011 039826

Modification and/or amendment by instrument:

Recording Information: November 07, 2013 as Fee No. 2013 076145

5. Unrecorded leases or periodic tenancies, if any.

Public Record Report for New Subdivision or Partition Page 4 of 5 (Ver. 20080422)

DEFINITIONS, CONDITIONS AND STIPULATIONS

- 1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.

2. Liability of the Company.

- a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
- (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
- (c) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
- (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
- 3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
- 4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



City of Oregon City Permit Receipt RECEIPT NUMBER 00035114

Account Number: 010870

Date: 2/14/2017

Applicant:

BLUESTONE HOMES

Type:

check

4637

Permit Number	Fee Description		Amount
CU-17-0001	4332 Conditional Use Fee		3,791.00
CU-17-0001	4138 Mailing Labels		16.00
SP-17-0016	4332 SP & DR/Detailed M Plan		2,980.84
SP-17-0016	4346 Traffic Impact Study Fee		469.00
VR-17-0001 4332 Variar	4332 Variance/Sign Fee		2,496.00
		Total:	\$9,752.84



Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045 Ph (503) 722-3789 | Fax (503) 722-3880

NOTICE OF PUBLIC HEARING ON LAND USE APPLICATION March 29, 2017

COMMENT	On Monday, May 8, 2017, the City of Oregon City - Planning Commission will conduct a	
DEADLINE:	public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 625 Center Street,	
	Oregon City 97045 on the following Type III Land Use Applications. Any interested party	
	may testify at the public hearing or submit written testimony at or prior to the close of the	
	Planning Commission hearing. <i>Written comments</i> on these Type III Land Use Applications	
	must be received by the Oregon City Planning Division, no later than Friday, April 28,	
	2013 to be included in the Staff Report. Comments received after this date will be provided	
	to the Planning Commission at the hearing. The public record will remain open until the	
	Planning Commission closes the public hearing.	
FILE NUMBER:	CU 17-01: Conditional Use	
	SP 17-16: Site Plan and Design Review	
	VR 17-01: Variances	
APPLICANT:	Roseann Johnson, Bluestone Homes	
	16081 S. Moore Rd, Oregon City, OR 97045	
OWNER:	North Clackamas Christian School Society	
	19575 Sebastian Way, Oregon City, OR 97045	
REQUEST:	Conditional Use, Site Plan and Design Review and Variance Application for new Modular	
	Building At North Clackamas Christian School.	
LOCATION:	19575 Sebastian Way, Oregon City, OR 97045	
(see map on reverse)	Clackamas County Map: 3-2E-08DA-06400	
CONTACT PERSON:	Pete Walter, AICP, Planner (503) 496-1568, <u>pwalter@orcity.org</u>	
NEIGHBORHOOD	Gaffney Lane N.A.	
ASSOCIATION:		
CRITERIA:	Oregon City Municipal Code. The City Code Book is available on-line at <u>www.orcity.org</u>	
	17.08 – R-10 Single Family Dwelling District;	
	17.62 - Site Plan and Design Review;	
	17.56 – Conditional Uses;	
	17.60 – Variances;	
	17.41 - Tree Protection Standards;	
	17.50 – Administration and Procedures;	
	17.52 – Off Street Parking and Loading;	
	13.12 – Stormwater Management;	
	15.48 – Grading, Filling and Excavating	

The applicant and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Oregon City, Oregon 97045, from 7:30 a.m. to 6:00 p.m. Monday thru Thursday and by appointment on Friday. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the Planning Commission hearing, in person or by letter, with sufficient specificity to afford the Planning Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Planning Commission may be appealed to the City Commission by parties with standing within 14 days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

CU 17-01 / SP 17-16 / VR 17-01



Legend
Taxlots
Taxlots (Outside UGB)
Unimproved ROW
City Limits
UGB

Notes

Overview Map

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



200 Feet 1: 2,400

NCCS MODULAR BUILDING

City of Oregon City PO Box 3040 625 Center St Oregon City OR 97045 (503) 657-0891 www.orcity.org





6605 SE Lake Road, Portland, OR 97222 PO Box 22109, Portland, OR 97269-2109 Phone: 503-684-0360 Fax: 503-620-3433 E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, SS I, Charlotte Allsop, being the first duly sworn, depose and say that I am Accounting Manager of Clackamas Review/Oregon City News and Estacada News, a newspaper of general circulation, published at Clackamas, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

City of Oregon City

Notice of Public Hearing on Land Use Application

CU 17-01; SP 17-16; VR 17-01

CLK91230

a copy of which is hereto annexed, was published in the entire issue of said newspaper for 1

week in the following issue: **April 5, 2017**

Charlotte Clesses

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this April 5, 2017.

NOTARY PUBLIC FOR OREGON

PO: PETE WALTER

Acct #500291 Attn: Pete Walter City of Oregon City PO Box 3040

Oregon City, OR 97045-0304

Size: 2 x 7.99"

Amount Due: \$189.41*
*Please remit to address above.



NOTICE OF PUBLIC HEARING ON LAND USE APPLICATION

COMMENT DEADLINE: On Monday, May 8, 2017, the City of Oregon City - Planning Commission will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 on the following Type III Land Use Applications. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the Planning Commission hearing. Written comments on these Type III Land Use Applications must be received by the Oregon City Planning Division, no later than Friday, April 28, 2013 to be included in the Staff Report. Comments received after this date will be provided to the Planning Commission at the hearing. The public record will remain open until the Planning Commission closes the public hearing.

FILE NUMBER: CU 17-01: Conditional Use / SP 17-16: Site Plan and Design Review / VR 17-01: Variances

APPLICANT: Roseann Johnson, Bluestone Homes, 16081 S. Moore Rd, Oregon City, OR 97045

OWNER: North Clackamas Christian School Society, 19575 Sebastian Way, Oregon City, OR 97045

REQUEST: Conditional Use, Site Plan and Design Review and Variance Application for new Modular Building At North Clackamas Christian School.

LOCATION: 19575 Sebastian Way, Oregon City, OR 97045, Clackamas County Map: 3-2E-08DA-06400

CONTACT PERSON: Pete Walter, AICP, Planner Phone: (503) 496-1568, Email: pwalter@orcity.org

NEIGHBORHOOD ASSOCIATION: Gaffney Lane N.A.

CRITERIA: Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org 17.08 - R-10 Single Family Dwelling District;

17.06 - R-10 Single Family Dwelling District 17.62 - Site Plan and Design Review;

17.56 - Conditional Uses;

17.60 - Variances;

17.41 - Tree Protection Standards;

17.50 - Administration and Procedures;

17.52 - Off Street Parking and Loading;

13.12 - Stormwater Management; 15.48 - Grading, Filling and Excavating

The application and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Oregon City, Oregon 97045, from 7:30 a.m. to 6:00 p.m. Monday thru Thursday and by appointment on Friday. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the Planning Commission hearing, in person or by letter, with sufficient specificity to afford the Planning Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Planning Commission may be appealed to the City Commission by parties with standing within 14 days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Publish 04/05/2017. CLK15891230

OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045 Ph (503) 722-3789 | Fax (503) 722-3880

Roseann Johnson, Bluestone Homes 16081 S. Moore Rd Oregon City, OR 97045

North Clackamas Christian School Society 19575 Sebastian Way Oregon City, OR 97045

Project:

CU 17-01: Conditional Use

SP 17-16: Site Plan and Design Review

VR 17-01: Variances

Address and Tax Map/Lot:

19575 Sebastian Way, Oregon City, OR 97045 Clackamas County Map: 3-2E-08DA-06400 **Application Submitted:** 02/14/2017 **Application Incomplete:** 03/14/2017 **Applicant Complete:** 03/29/2017

Planning Commission Hearing: 05/08/2017 **120-Day Decision Deadline**: 07/27/2017

DETERMINATION OF APPLICATION COMPLETENESS

XX The following application: CU 17-01: Conditional Use, SP 17-16: Site Plan and Design Review, and VR 17-01: Variances, are complete

The above referenced application has been deemed complete for processing. Per *OCMC 17.50.070 - Completeness review and one hundred twenty-day rule.*

C. Once the community development director determines the application is complete enough to process, or the applicant refuses to submit any more information, the city shall declare the application complete. Pursuant to ORS 227.178, the city will reach a final decision on an application within one hundred twenty calendar days from the date that the application is determined to be or deemed complete unless the applicant agrees to suspend the one hundred twenty calendar day time line or unless State law provides otherwise. The one hundred twenty-day period, however, does not apply in the following situations:

- 1. Any hearing continuance or other process delay requested by the applicant shall be deemed an extension or waiver, as appropriate, of the one hundred twenty-day period.
- 2. Any delay in the decision-making process necessitated because the applicant provided an incomplete set of mailing labels for the record property owners within three hundred feet of the subject property shall extend the one hundred twenty-day period for the amount of time required to correct the notice defect.
- 3. The one hundred twenty-day period does not apply to any application for a permit that is not wholly within the city's authority and control.
- 4. The one hundred twenty-day period does not apply to any application for an amendment to the city's comprehensive plan or land use regulations nor to any application for a permit, the approval of which depends upon a plan amendment.
- D. The one hundred twenty-day period specified in <u>Section 17.50.070</u>C. may be extended for a specified period of time at the written request of the applicant. The total of all extensions may not exceed two hundred forty-five calendar days.
- E. The approval standards that control the city's review and decision on a complete application are those which were in effect on the date the application was first submitted.

Please see attached land use notice for additional details. For assistance regarding any current planning issues related to your project, please contact me in the Community Development Department at (503) 722-3789. I look forward to working with you on your application.

Sincerely,
Pete Walter, AICP, Associate Planner
Planning Division



221 Molalla Ave. Suite 200 | Oregon City OR 97045 Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION TRANSMITTAL

March 29, 2017

DISTRIBUTION OF APPLICATION

- Building Official
- Development Services
- Public Works Operations
- City Engineer
- Public Works Director
- Parks Manager
- Community Services Director
- Police
- Economic Development Manager
- Traffic Engineer
- Natural Resource Committee
- City Manager's Office
- NOTICE OF THE APPLICATION MAILED TO

Please check the appropriate spaces below.

• All Properties within 300 feet

- Oregon City Neighborhood Associations
- Clackamas County Transportation
- Clackamas County Planning
- Clackamas Fire District #1
- ODOT Division Review
- · Oregon City School District
- Tri-Met
- Metro
- PGE
- South Fork Water Board
- · Hamlet of Beavercreek
- Holcomb Outlook CPO
- Central Point / Leland Road / New Era CPO
- Other See Email List

Staff Report Due: May 1, 2017

HEARING BODY: __Staff Review; _XX_Planning Commission; _HRB; ___CC Hearing Date: May 8, 2017

FILE # & TYPE: CU 17-01 / SP 17-16 / VR 17-01

Website: https://www.orcity.org/planning/project/cu-17-01-sp-17-16-vr-17-01
PLANNER: Pete Walter, AICP, Planner PH: (503) 496-1568 Email: pwalter@orcity.org

APPLICANT: Roseann Johnson, Bluestone Homes
OWNER: North Clackamas Christian School

REQUEST: Conditional Use, Site Plan and Design Review and Variance Application for new Modular

Building At North Clackamas Christian School.

ZONING: "R-10" Single Family Residential Zoning District LOCATION: 19575 Sebastian Way, Oregon City, OR 97045

Clackamas County Map: 3-2E-08DA-06400

This application material is referred to you for your information, study and official comments. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and ensure prompt consideration of your recommendations.

<u>-</u>	The proposal does not conflict with our interests. The proposal conflicts with our interests for the reasons attached. The proposal would not conflict our interests if the changes noted below are included (Attach additional sheets if needed).
	Signed

From: Pete Walter

To: Louise Faxon (Ifaxon@pamplinmedia.com)

Subject: Oregon City Public Notice

Date: Wednesday, March 29, 2017 1:49:00 PM

Attachments: image001.png

CU 17-01 SP 17-16 VR 17-01 Newspaper.docx

Good afternoon,

Please publish the attached public hearing notice in the Clackamas Review / Oregon City News at the next publication.

Thanks,

Pete Walter



Pete Walter, AICP, Planner pwalter@orcity.org **Community Development Department Planning Division**



221 Molalla Avenue, Ste. 200 Oregon City, Oregon 97045 503-496-1568 Direct 503-722-3789 Front Desk 503-722-3880 Fax

Website: www.orcity.org

New Hours(Sept 2): 8:30 AM - 3:30 PM, M-F

Need Zoning and other Tax Lot Information? - Generate a Property Report

Online Mapping is available at OCWebMaps

Please consider the environment before printing

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: <u>lfaxon@pamplinmedia.com</u>

To: <u>Pete Walter</u>

Subject: RE: Oregon City Public Notice

Date: Wednesday, March 29, 2017 3:04:45 PM

Attachments: <u>image001.png</u>

Good Afternoon Pete.

Notice received. I will get this notice in the <u>April 5th editions</u> of the <u>Clackamas Review and</u> <u>Oregon City News</u>. Once published, I will send affidavits of publication to your attention.

Thank you,

Louise Faxon

Legal Advertising

Community Newspapers/Portland Tribune

6605 SE Lake Rd, Portland 97222-2161

PO Box 22109, Portland OR 97269-2109

Please note new phone number: (971) 204-7752

Fax (503) 620-3433

<u>Ifaxon@commnewspapers.com</u> or <u>Ifaxon@pamplinmedia.com</u>

Legals Notices are online at: http://publicnotices.portlandtribune.com

From: Pete Walter [mailto:pwalter@orcity.org] **Sent:** Wednesday, March 29, 2017 1:50 PM **To:** Louise Faxon < lfaxon@pamplinmedia.com>

Subject: Oregon City Public Notice

Good afternoon,

Please publish the attached public hearing notice in the Clackamas Review / Oregon City News at the next publication.

Thanks,

Pete Walter



Pete Walter, AICP, Planner
pwalter@orcity.org
Community Development Department
Planning Division



221 Molalla Avenue, Ste. 200 Oregon City, Oregon 97045 503-496-1568 Direct 503-722-3789 Front Desk 503-722-3880 Fax

Website: www.orcity.org

New Hours(Sept 2): 8:30 AM – 3:30 PM, M-F

Need **Zoning and other Tax Lot Information?** - Generate a Property Report

Online Mapping is available at OCWebMaps

Please consider the environment before printing

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.

CU 17-01 / SP 17-16 / VR 17-01



Legend

Taxlots

Taxlots (Outside UGB)

Unimproved ROW

City Limits

..... UGB

-- 0GB

X = SIGN Location

Notes

Overview Map

City of Oregon City PO Box 3040 625 Center St Oregon City OR 97045 (503) 657-0891 www.orcity.org



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.





North Clackamas Christian School - Modular Building
Proposal



Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045 Ph (503) 722-3789 | Fax (503) 722-3880

AFFIDAVIT OF POSTING OF NOTICE FOR LAND USE APPLICATIONS

APPLICANT: Roseann Johnson, Bluestone Homes

OWNER: North Clackamas Christian School

LOCATION: 19575 Sebastian Way, Oregon City, OR 97045

Clackamas County Map: 3-2E-08DA-06400

FILE NO: CU 17-01: Conditional Use

SP 17-16: Site Plan and Design Review

VR 17-01: Variances

OCMC 17.50.100 - Notice posting requirements.

Where this chapter requires notice of a pending or proposed permit application or hearing to be posted on the subject property, the requirements of this section shall apply.

A. City Guidance and the Applicant's Responsibility. The city shall supply all of the notices which the applicant is required to post on the subject property and shall specify the dates the notices are to be posted and the earliest date on which they may be removed. The city shall also provide a statement to be signed and returned by the applicant certifying that the notice(s) were posted at the correct time and that if there is any delay in the city's land use process caused by the applicant's failure to correctly post the subject property for the required period of time and in the correct location, the applicant agrees to extend the one hundred-twenty-day period in a timely manner.

B. Number and Location. The applicant must place the notices on each frontage of the subject property. If the property's frontage exceeds six hundred feet, the applicant shall post one copy of the notice for each six hundred feet or fraction thereof. Notices do not have to be posted adjacent to alleys or unconstructed right-of-way. Notices shall be posted within ten feet of the street and shall be visible to pedestrians and motorists. Notices shall not be posted within the public right-of-way or on trees. The applicant shall remove all signs within ten days following the event announced in the notice.

A land use action requires the posting of a sign at least 20-day prior to the public hearing that provides a brief description of the application submitted. It is your responsibility to post the sign, which may be obtained at the Oregon City Department of Community Development. The sign shall be posted by April 18TH, 2017 so that it is clearly visible along the most traveled streets fronting the property.

The sign shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of the street so that it is clearly visible. The notice shall not be posted on trees or utility poles. If the weather is wet please cover the sign with clear plastic, or other clear weatherproof material. The sign should remain visible until after the close of the Public Hearing.

Please contact me if you have any questions. Pete Walter, AICP, Planner (503)496-1568

PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date) $\frac{U_{11}U_{11}}{U_{11}U_{12}}$, I posted the required Notices on the subject site. I understand that the failure to post the notices as required will result in the automatic postponement of the hearing date.

Clw Gw 41417
Applicant Date

ALBERT DARRELL & SAU SMITH 13945 POMPEI DR OREGON CITY, OR 97045 EDDIE D PRESTON 13930 POMPEI DR OREGON CITY, OR 97045 N CLACKAMAS CHRIST SCH 19575 SEBASTIAN WAY OREGON CITY, OR 97045

ARIC S BUCK 13922 POMPEI DR OREGON CITY, OR 97045 FLORENCE A PROTOPAPAS 13872 POMPEI DR OREGON CITY, OR 97045 NORTH CLACKAMAS CHRISTIAN SCHO 19575 SEBASTIAN WAY OREGON CITY, OR 97045

BILLY K & N J MOYLES MORRIS 13962 POMPEI DR OREGON CITY, OR 97045 GEORGE W JR & JOHANN WESEMAN 19542 SEBASTIAN WAY OREGON CITY, OR 97045 PRINCE OF LIFE LUTHERAN 13896 MEYERS RD OREGON CITY, OR 97045

BIRGIT MEYER 13958 VENICE CT OREGON CITY, OR 97045 HEATHER M CAVERHILL 19534 SEBASTIAN WAY OREGON CITY, OR 97045

QUANTUM MANAGEMENT 601 E 16TH ST VANCOUVER, WA 98663

CHRISTOPHER PERKINS 13935 POMPEI DR OREGON CITY, OR 97045 JENEANE C SHUELL 19559 SEBASTIAN WAY OREGON CITY, OR 97045

RACHEL L KANUI 13926 VENICE CT OREGON CITY, OR 97045

CLACKAMAS COMMUNITY COLLEGE 19600 MOLALLA AVE OREGON CITY, OR 97045 JOHN T & PEGGY E POWELL 13946 POMPEI DR OREGON CITY, OR 97045 SCOTT CAVERHILL 13952 VENICE CT OREGON CITY, OR 97045

CLAUDE L JR HUSSEY 13944 VENICE CT OREGON CITY, OR 97045 KELLY & ALYSSA ALT 2784 BLUE ASTER BLVD SUN PRAIRIE, WI 53590 STEVEN C & CONNIE M HARSH 14471 S HAWTHORNE CT OREGON CITY, OR 97045

CURTIS LUNSKI 13914 POMPEI DR OREGON CITY, OR 97045 LANDS END HOMEOWNERS ASSN PO BOX 23099 TIGARD, OR 97281 THEODORE J & KATHRYN ROOS 13938 POMPEI DR OREGON CITY, OR 97045

CYNDEE J MADY 13934 VENICE CT OREGON CITY, OR 97045 LISA & ZACHARY FELIX 13978 POMPEI DR OREGON CITY, OR 97045 TIMORI M & VINCENT J GOULD 19551 SEBASTIAN WAY OREGON CITY, OR 97045

DINU D & SIMONA POPA 13951 POMPEI DR OREGON CITY, OR 97045 LOJA TRAILS END LLC 1333 N CALIFORNIA BLVD STE 575 WALNUT CREEK, CA 94596 TIMOTHY L HAMMOCK 13882 POMPEI DR OREGON CITY, OR 97045 TRACY J & S D AVELAR GAILFOIL 13961 POMPEI DR OREGON CITY, OR 97045

TRAVIS & CRICKETT TOOLE 13918 VENICE CT OREGON CITY, OR 97045

Mailing Labels Report



Labels created: 3/29/2017 10:21 AM

Run by: Pete Walter (pwalter@orcity.org)

32

Labels generated using: User-defined Graphic

Underlying taxlot(s) Use graphic or underlying taxlot(s)?

Buffer? Yes

Buffer Distance: 300 Foot Label type: Taxpayers Sort order: By Name

Output format: Pdf # Taxlots used to create labels: 37 # Labels generated:

REPLINGER & ASSOCIATES LLC

TRANSPORTATION ENGINEERING

April 27, 2017

Mr. Pete Walter City of Oregon City PO Box 3040 Oregon City, OR 97045

SUBJECT: REVIEW OF TRANSPORTATION ANALYSIS LETTER – NORTH

CLACKAMAS CHRISTIAN SCHOOL EXPANSION - SP17-16 & CU17-01

Dear Mr. Walter:

In response to your request, I have reviewed the Transportation Analysis Letter (TAL) submitted in support of the proposed expansion of the North Clackamas Christian School located at 19575 Sebastian Way. The site is located at the end of Sebastian Way, a cul-de-sac located west of Molalla Avenue near Highway 213. The TAL, dated October 25, 2016 was prepared under the direction of Chris Brehmer, PE of Kittelson & Associates, Inc.

The proposal would add a modular unit with 1848 square feet adjacent to the existing campus buildings.

Overall

I find the TAL addresses the city's requirements and provides an adequate basis to evaluate impacts of the proposed school expansion.

Comments

- 1. Trip Generation. The TAL explains that the proposed building will be used as a library and technology media center. The existing spaces used for these purposes will be converted to other non-classroom uses. The applicant does not expect to increase the number of students or staff in connection with the expansion. If one were to use the trip generation rates for an elementary school from the Institute of Transportation Engineers' Trip Generation Manual, the 1848 square-foot expansion would be expected to increase the school's trips by 10 AM peak hour trips; 2 PM peak hour trips; and 29 weekday trips. Middle schools and high schools produces slightly lower volumes during the AM peak hour and on a daily basis. In any case, the impact of the expansion is minimal.
- Access Locations. Access to the school is from two driveways intersecting with the turnaround at the end of Sebastian Way. No changes are proposed in the location of the site access or site circulation.
- 3. **Driveway Width.** The TAL indicates the driveways are approximately 20 feet wide and that no changes are proposed.

- **4. Intersection Spacing.** The proposal does not involve any changes relating to intersections or intersection spacing.
- **5. Sight Distance.** The engineer states that there are no existing or planned physical obstructions at the site driveways that would limit sight distance.
- 6. Safety Issues. The engineer reported finding no safety issues associated with site driveways.
- 7. Consistency with the Transportation System Plan (TSP). The TAL indicates there are no frontage improvements or access change associated with the proposal development and no TSP related projects affecting the site.

Conclusion and Recommendations

I find that the TAL meets city requirements and provides an adequate basis upon which impacts of the school expansion can be assessed. The school expansion will result in minimal additional traffic.

There are no transportation-related issues associated with this development proposal requiring mitigation.

If you have any questions or need any further information concerning this review, please contact me at replinger-associates@comcast.net.

Sincerely,

John Replinger, PE Principal

ohn Keplinger

Oregon City\2017\SP17-16

CLA-CKAMAS COUNTY -PLANNING COMMISSION REGULAR MEETING





MAY 29, 1973 COUNTY COURTHOUSE PAGE -2-

MGDP-6-73: FRED W. HARTNELL: CONTINUED:

ACTION #2:

Motion was made by Mr. Rothenfluch and seconded by Mr. Perking to TABLE for decision until a study can be conducted for the area indicating multi-family areas, development, vacancy rates, impact, etc., for a one and one-half (1%) mile diameter within a reasonable period of time. AYES: 5 NAYES: 0

3... ZC-21-73: REQUEST FOR A ZONE CHANGE:

APPLICANT:

PROPOSAL:

HARTNELL, Fred W.

To change the zoning to MR-1, Multi-Family Residential for Lot 3000, ex-

cluding that portion fronting on

Johnson Road.

LOCATION:

On the N. E. corner of Johnson Road and Clackamas Road; Clackamas Area. R-10, Single Family Residential

PRESENT ZONE:

PROPONENTS:

Mr. Paul Schultz, Attorney

OPPONENTS:

Wendell Stanley; Mrs. Riddle; Mr. Stark; Donald Helwig; Doloris Maynary; Richard Perigol; Mrs. Aldens

REBUTTAL:

Proponents:

Opponents;

Mr. Schultz

Mr. Stanley; Donald Helwig; Mrs.

Riddle

ACTION:

Motion was made by Mr. Rothenfluch and seconded by Mr. Perkins to TABLE this request pending a development pattern

decision on the matter. AYES: 5 NAYES:

REQUEST FOR A CONDITIONAL USE PERMIT: CU-27-73:

APPLICANT: PROPOSAL:

N. CLACKAMAS CHRISTIAN SCHOOL To develop the property as a school site to include an elementary school as Phase I and a high school as Phase

II.

LOCATION:

On the west side of Highway 213,

approximately one-half (%) mile north of Glen Oaks Road; Oregon City Area. R-20, Single Family Residential

PRESENT ZONE:

Continued.

CLACKAMAS COUNTY PLANNING COMMISSION REGULAR MEETING



MAY 29, 1973 COUNTY COURTHOUSE PAGE -3-

CU-27-73: N. CLACKAMAS CHRISTIAN SCHOOL:

PROPONENTS:

John Sherman

OPPONENTS:

Rick Cooper; Shirley Betcher

REBUTTAL:

Proponents: Opponents: Mr. Sherman

Mr. Cooper, Mrs. Betcher

ACTION:

Motion was made by Mr. Rothenfluch and seconded by Dr. Baer to APPROVE this request as submitted as the public need and benefit has been demon-strated. This approval is subject to the following conditions: (1) Compliance to all recommendations of the Public Works Department relative to access and drainage. (2) Compliance at all times to the recommendations of the County Sanitarians. (3) Compliance to all local and state regulations as they may be applicable to such a facility. (4) Approval of site layout by the County Design Review Board prior to issuance of a building permit. Such considerations shall include, but not be limited to, landscaping, signing, access, parking, fencing and hard surface of the driveways and parking areas. (5) If construction of this facility does not occur within three (3) years of this conditional use approval, approval granted herein shall become void. (6) The County District Attorney may take whatever action is deemed appropriate for non-compliance to any conditions of approval. (7) All access to the site be limited to Highway 213. AYES: 5 NAYES: 0 ABSTAINED: John Dodd

Mr. Benson

(John Dodd abstained from all discussion and voting on this matter.)

May 30, 1973

North Clackamas Christian School P. O. Box 528 Oregon City, Oregon 97045

Gentlement

RE: Pile No. GU-27-73

This is to advise you that at the regular meeting of the County Planning Commission, Tuesday, May 29, 1973, your application for a Conditional Use Permit to develop the property as a school site to include an elementary school as Phase I and a high school as Phase II, on property described as Tax Lot 300, Section 8D, T3S, W2E, was presented and carefully studied.

The Commission, upon considering all the facts and evidence presented, felt that your request should be granted subject to the following conditions:

- L. Compliance to all recommendations of the Public Works Department relative to access and drainage.
- 2. Compliance at all times to the recommendations of the County Sanitarians
- Compliance to all local and state regulations as they
 may be applicable to such a facility.
- Approval of site layout by the County Design Review
 Board prior to issuance of a building permit. Such
 considerations shall include, but not be limited to,
 landscaping, signing, access, parking, fencing and
 hard surface of the driveways and parking areas.
- 5. If construction of this facility does not occur within three (3) years of this conditional use approval, approval granted herein shall become void.
- 6. The County District Attorney may take whatever action is deemed appropriate for non-compliance to any conditions of approval.

North Clackamas Christian School May 30, 1973 Page -2-

7. All access to the site be limited to Highway 213.

There is a fifteen (15) day waiting period provided by the Zoning Ordinance as an "appeal period" which must be satisfied before any other action can be taken; therefore, after June 13, 1973, you may proceed with your plans, unless an appeal is filed opposing the decision. You will be notified if an appeal is filed.

If you have any questions concerning this matter, please feel free to contact this office.

Sincerely yours,

JAMES E. HALL Planning Director

DOMINIC MANCINI Zoning Administrator

DM:cb cc: Board of County Commissioners