

STAFF REPORT

Garibaldi Grade School Playground Shelter (CU 2020-02)

REVIEWER: Blake Lettenmaier, Planner Pro Tem

REVIEW BODY: Planning Commission

DATE & TIME: April 6, 2020 at 6:30 p.m.

PLACE: City Community Hall, City Hall, 107 Sixth Street, Garibaldi

APPLICANT: Neah-Kah-Nie School District #56
Paul Erlebach, Superintendent

REPRESENTATIVE: Brittell Architecture, Inc.
James Fanjoy, Project Architect
35820 7th Street
Nehalem, Oregon 97131

SITE LOCATION: 604 Cypress Avenue
T. 1N, R. 10W, S. 21AB, Tax Lots 08300 and 08700

CASE FILE/SUBJECT: **CU 2020-02: Conditional Use to build a structure in the R-1 Zone.**
The purpose of the proposed structure is to shelter the existing playground on the westerly end of the School.

I. APPLICANT'S REQUEST

A request for a Conditional Use permit to construct a playground shelter structure over a portion of the existing playground in the R-1 zone. The purpose of the proposed new structure will be to provide a 4,800 square foot open-sided structure that will cover the playground so that the students can play outdoors during the rainy season. It will also serve a secondary role as a place for community members to assemble out of the rain during a natural disaster.

II. BACKGROUND

Garibaldi's first school (Hobson School) was built in 1896. In 1907 the school was moved close to where it now stands between Cypress and Driftwood under the big "G". In 1926, the new high school opened so Garibaldi students no longer had to attend secondary school in Bay City. On January 30, 1946 the City of Garibaldi was incorporated. In 1954, north Tillamook County high schools were consolidated as Neah-Kah-Nie High School north of Rockaway Beach. Garibaldi High School then became a grade school.

III. APPLICABLE REGULATIONS

The substantive criteria under review for this request are specified in Garibaldi Municipal Code Chapter 18.15; Medium Density Residential Zone, Chapter 18.185; Conditional Uses and the Garibaldi Comprehensive Plan.

IV. STAFF RECOMMENDATION

Staff prepared the following report based on the proposed shelter structure and applicable regulations, as detailed below.

Staff finds there is sufficient evidence in the record upon which an approval can be based provided the two lots are treated as one with regard to criterion 5 below and other criteria are addressed as listed in the recommended Conditions of Approval; therefore, staff is recommending approval of application CU 2020-02 with conditions as found on page 15 of this staff report.

V. SECTION 18.15 APPROVAL CRITERIA, STATEMENT OF FACT/FINDINGS AND CONCLUSIONS

The following is a list of the approval criteria applicable to the request. According to Chapter 18.15.030 of the City of Garibaldi Municipal Code (GMC) a Government Structure (GMC 18.15.030 G.) proposed in the R-1 zone must be evaluated against the applicable approval criteria (GMC 18.185 and GMC 18.15.040). Each criterion is followed by findings or justification statements.

APPROVAL CRITERION 1.

18.15.030: Conditional uses permitted. In an R-1 zone, the following uses are permitted subject to the provisions of Chapter 18.185 GMC and GMC 18.15.040:

G. Government structure.

STATEMENTS OF FACT AND FINDINGS:

Government Structure is assumed to be the most analogist term in the GMC for the proposed structure. The property will continue to be used as a grade school. The proposed new structure will be a 4,800 square foot open-sided structure that will cover the playground so that the students can play outdoors during the rainy season. It will also serve a secondary role as a place for community members to assemble out of the rain during a natural disaster.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 2.

18.15.040 Standards and criteria.

In an R-1 zone, the following standards and criteria shall apply to all uses:

A. The minimum lot size for single-family dwellings, modular housing and manufactured dwellings shall be 5,000 square feet.

B. The minimum lot size for duplexes shall be 7,500 square feet.

C. The minimum lot size for a triplex shall be 10,000 square feet. The minimum lot size for multifamily dwellings, structures containing four or more dwelling units shall be 10,000 square feet for the first three dwelling units and 1,500 square feet for each dwelling unit thereafter.

STATEMENTS OF FACT AND FINDINGS:

None of provisions A through C apply.

CONCLUSION: As proposed, these criteria are not applicable.

APPROVAL CRITERION 3.

D. The minimum lot width shall be 30 feet.

E. The minimum front yard shall be 10 feet.

F. The minimum rear yard shall be five feet.

G. The minimum side yard shall be five feet, except on a street side it shall be 10 feet.

STATEMENTS OF FACT AND FINDINGS:

The proposed structure complies with the lot sizes and setbacks as shown on the site plan.

CONCLUSION: As proposed, these criteria are adequately satisfied.

APPROVAL CRITERION 4.

H. The maximum building height shall be 24 feet.

STATEMENTS OF FACT AND FINDINGS:

The building height is 21'-9", approximately 2-plus-feet lower than allowed.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 5.

I. The total amount of the lot on which structures and other impervious surfaces may be constructed shall not exceed 50 percent.

STATEMENTS OF FACT AND FINDINGS:

The lot size for tax lot 21AB 08300 is 68,946 sf. The existing impervious area for tax lot 21 AB 08300 is 48,357 sf. The proposal increases the impervious area along Cypress Avenue by approximately 225 sf.

The lot size for tax lot 21AB 08700 is 97,840 sf. The existing impervious area for tax lot 21 AB 08700 is 2,804 sf. The proposal increases the impervious area in the northwest corner area of the proposed structure by approximately 205 sf.

CONCLUSION: The existing impervious area of lot 21AB 08300 is 70.1 % (non-conforming use). The proposal increases the impervious area to approximately 70.5 %. As proposed, this criterion is not satisfied.

The existing impervious area of lot 21AB 08700 is 2.9 % (conforming use). The proposal increases the impervious area to approximately 3.1 %. As proposed, this criterion is satisfied.

If the School District legally combined lots 21AB 08300 and 21AB 08700 into one lot, the resulting lot size would be 166,786 sf. The existing impervious area of the resulting lot would be 51,161 sf. The proposal would increase the impervious area to approximately 51,591 sf and the proposed impervious area would be 30.9 %. **As proposed, this criterion would be satisfied if the lots were legally combined.**

APPROVAL CRITERION 6.

J. Manufactured dwellings shall meet the requirements of GMC 18.155.010.

STATEMENTS OF FACT AND FINDINGS:

This provision does not apply.

CONCLUSION: As proposed, this criterion is not applicable.

APPROVAL CRITERION 7.

K. Parking requirements of Chapter 18. 125 GMC shall be adhered to.

STATEMENTS OF FACT AND FINDINGS:

This criterion is addressed below in APPROVAL CRITERION 10.

APPROVAL CRITERION 8.

L. A clear vision area on corner lots shall be provided and maintained pursuant to GMC 18.95.010.

STATEMENTS OF FACT AND FINDINGS:

The proposed structure is not within the clear vision area.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 9.

M. Accessory uses and structures shall comply with GMC 18. 135.010. [Ord. 304 Art. 111(2), 2008; Ord. 290 § 3(3.010(3)), 2006.]

STATEMENTS OF FACT AND FINDINGS:

The proposed structure will not be used for human habitation and is not classified as an accessory structure per 18.135.10

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 10.

*Article II. Automobile Parking Standards
18.125.030 Vehicle parking - Minimum standards by use.*

STATEMENTS OF FACT AND FINDINGS:

Per GMC Table 18.125.030 a grade school requires 1 space per classroom, or per CU review. The school has 8 classrooms which requires 8 spaces. Seventeen parking spaces are currently provided and the site is compliant without any additional spaces. Seven new on-street spaces will be created.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 10.

*18.125.040 Vehicle parking - Minimum accessible parking.
A. Accessible parking shall be provided for all uses in accordance with the standards in Table 18.125.030; parking spaces used to meet the standards in Table 18.125.040, Minimum Number of Accessible Parking Spaces, shall be counted toward meeting off-street parking requirements in Table 18. 125.030;*

STATEMENTS OF FACT AND FINDINGS:

One accessible space is required for 25 or less parking spaces. There is one accessible space currently, which will continue to serve the new total of 24 spaces.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 11.

B. Such parking shall be located in close proximity to building entrances and shall be designed to permit occupants of vehicles to reach the entrance on an unobstructed path or walkway;

STATEMENTS OF FACT AND FINDINGS:

The accessible space is located immediately adjacent to the north entrance.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 12.

C. Accessible spaces shall be grouped in pairs where possible;

D. Where covered parking is provided, covered accessible spaces shall be provided in the same ratio as covered nonaccessible spaces;

STATEMENTS OF FACT AND FINDINGS:

Provisions C and D are not applicable.

CONCLUSION: As proposed, these criteria are not applicable.

APPROVAL CRITERION 13.

E. Required accessible parking spaces shall be identified with signs and pavement markings identifying them as reserved for persons with disabilities; signs shall be posted directly in front of the parking space at a height of no less than 42 inches and no more than 72 inches above pavement level. Van spaces shall be specifically identified as such.

STATEMENTS OF FACT AND FINDINGS:

The existing accessible parking space is identified as required.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 13.

18. 125.050 On-street parking.

On-street parking shall conform to the following standards:

A. Dimensions. The following constitutes one on-street parking space:

1. Parallel parking, each 22 feet of uninterrupted curb;
2. Forty-five or 60 degree diagonal, each with 10 to 12 feet of curb;
3. Ninety degree (perpendicular) parking, each with 12 feet of curb.

STATEMENTS OF FACT AND FINDINGS:

There are 72 feet available for 90° (perpendicular) on-street parking at the area immediately south of the proposed playground cover, on the north side of Cypress Avenue. At the 12' curb length stated in GMC 18.125.050 above, that would yield 6 spaces.

CONCLUSION: As proposed, this criterion is adequately satisfied. It is recommended that each space be designated "Compact Only" with appropriate signage.

APPROVAL CRITERION 14.

8. Location. Parking may be counted toward the minimum standards in Table 18. 125.030 when it is on the block face abutting the subject land use. An on-street parking space must not obstruct a required clear vision area and it must not violate any law or street standard.

STATEMENTS OF FACT AND FINDINGS:

The additional parking spaces created along Cypress Avenue are not necessary to meet the parking requirements of this code. They will not obstruct traffic or clear vision areas and will not violate any law or street standard.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 15.

C. 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. [Ord. 304 Art. IV(3), 2008; Ord. 290 § 3(4.060(3)(C)), 2006.]

STATEMENTS OF FACT AND FINDINGS:

The new parking spaces along Cypress Ave will be available for general use and not restricted to school employees.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 16.

18.125.060 Shared parking.

18.125.070 Off-site parking.

STATEMENTS OF FACT AND FINDINGS:

This project features neither shared nor off-site parking.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 17.

18.125.080 General parking standards.

A. Location. Parking is allowed only on streets, within garages, carports, and other structures, or on driveways or parking lots that have been developed in conformance with this code. Street parking spaces shall not include space in a vehicle travel lane (including emergency or fire access lanes), public right-of-way, pedestrian accessway, landscape, or other undesignated area.

STATEMENTS OF FACT AND FINDINGS:

Parking will only be in parking lots or on-street. No parking will encroach on a vehicle travel lane.

CONCLUSION: As proposed, this criterion is adequately satisfied. Again, it is recommended that each space be designated "Compact Only" with appropriate signage.

APPROVAL CRITERION 18.

B. Mixed Uses. If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (i.e., the uses operate on different days or at different times of the day). The city may reduce the total parking required accordingly through land use review.

STATEMENTS OF FACT AND FINDINGS:

Not applicable, this is a single-use project.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 19.

C. Availability of Facilities. Owners of off-street parking facilities may post a sign indicating that all parking on the site is available only for residents, customers, and/or employees. Signs shall conform to the standards of Chapter 18.120 GMC.

STATEMENTS OF FACT AND FINDINGS:

The proposal does not change the availability of off-street parking.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 20.

D. Lighting. Parking areas shall have lighting to provide at least two foot-candles of illumination over parking spaces and walkways. Light standards shall be directed downward only and shielded to prevent lighting spillover into any adjacent residential district or use.

STATEMENTS OF FACT AND FINDINGS:

There will be no change to the existing parking lot lighting.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 21.

E. Screening of Parking Areas. Parking spaces shall be located or screened so that headlights do not shine onto adjacent residential uses. [Ord. 290 § 3(4.060(3)(F)), 2006.]

STATEMENTS OF FACT AND FINDINGS:

Headlights from cars parking at the new parking area will shine towards the new retaining wall, blocking glare.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 22.

18. 125.090 Parking stall design and minimum dimensions.

All off-street parking spaces shall be improved to conform to city standards for surfacing, storm water management, and striping. Standard parking spaces shall conform to the following standards and the dimensions in Figure 18. 125.090(1), Parking Area Layout, and Figure 18. 125.090(2), Disabled Person Parking Requirements, and Table 18.125. 120, Minimum Required Bicycle Parking Spaces:

A. Motor vehicle parking spaces shall measure eight feet, six inches wide by 18 feet long or by 16 feet long, with not more than a two-foot overhang when allowed;

B. All parallel motor vehicle parking spaces shall measure eight feet, six inches by 22 feet;

C. Parking area layout shall conform to the dimensions in Figures 18.125.090(1) and (2), and Table 18.125.090, Parking Area Layout, below;

STATEMENTS OF FACT AND FINDINGS:

The new parking spaces created along Cypress Street meet these dimensional requirements.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 22.

D. Parking areas shall conform to Americans With Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.). Parking structure vertical clearance, van accessible parking spaces, should refer to federal ADA guidelines; and

STATEMENTS OF FACT AND FINDINGS:

No new accessible spaces will be created.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 23.

E. Bicycle parking shall be on a two-foot by six-foot minimum concrete pad per bike, or within a garage or patio of residential use.

STATEMENTS OF FACT AND FINDINGS:

Per GMC 18.15.030 Conditional uses permitted, item G. Government structure and GMC 18.15.040 Standards and criteria, item K. Parking requirements of Chapter 18.125 GMC shall be adhered to.

The Applicant's Narrative states, "There is currently no bicycle parking provided at the school. The project may change the use of the property or increase the number of occupants beyond the current conditions, so we propose to not increase the amount of bicycle spaces provided."

CONCLUSION: As proposed, this criterion is not adequately satisfied as relates to bicycle parking. Staff recommends one per classroom short-term and one per classroom long-term bicycle parking spaces as per GMC Table 18.125.120.

APPROVAL CRITERION 24.

Article III. Bicycle Parking Requirements
18.125.110 Background.

This article implements part of the Transportation Planning Rule, which requires bicycle parking. (OAR 660-012-0045)

All uses that are subject to site design review shall provide bicycle parking, in conformance with the standards in Table 18.125.120, and GMC 18.125.120 through 18.125.190. [Ord. 290 § 3(4.060(4)), 2006.]

18.125.120 Minimum required bicycle parking spaces: Uses shall provide long- and short-term bicycle parking spaces, as designated in Table 18.125.120. Where two options are provided (e.g., two spaces, or one per eight bedrooms), the option resulting in more bicycle parking is used.

Schools, grades 2-5: 1 per classroom

STATEMENTS OF FACT AND FINDINGS:

Per GMC 18.15.030 Conditional uses permitted, item G. Government structure and GMC 18.15.040 Standards and criteria, item K. Parking requirements of Chapter 18.125 GMC shall be adhered to.

The Applicant's Narrative states, "There is currently no bicycle parking provided at the school. The project may change the use of the property or increase the number of occupants beyond the current conditions, so we propose to not increase the amount of bicycle spaces provided."

CONCLUSION: As proposed, this criterion is not adequately satisfied as relates to bicycle parking. Staff recommends one per classroom short-term and one per classroom long-term bicycle parking spaces as per GMC Table 18.125.120.

APPROVAL CRITERION 25.

Article IV. Loading Areas

18.125.220 Applicability.

This article applies to residential projects with 50 or more dwelling units, and nonresidential and mixed-use buildings with 20,000 square feet or more total floor area. [Ord. 290 § 3(4.060(5)(B)), 2006.]

18.125.230 Number of loading spaces.

A. Residential Buildings. Buildings where all of the floor area is in residential use shall meet the following standards:

1. Fewer than 50 dwelling units on a site that abuts a local street: No loading spaces are required.

2. All other buildings: One space.

8. Nonresidential and Mixed-Use Buildings. Buildings where any floor area is in nonresidential use shall meet the following standards:

1. Less than 20,000 square feet total floor area: No loading spaces required.

2. Twenty thousand to 50,000 square feet of total floor area: One loading space.

3. More than 50,000 square feet of total floor area: Two loading spaces. [Ord. 290 § 3(4.060(5)(C)), 2006.]

STATEMENTS OF FACT AND FINDINGS:

This is a nonresidential building with 43,304sf so one loading space is required. A loading space already exists on the east end of the school, near the cafeteria.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 26.

18. 125.240 Size of spaces.

Required loading spaces shall be at least 35 feet long and 10 feet wide, and shall have a height clearance of at least 13 feet. [Ord. 290 § 3(4.060(5)(0)), 2006.]

STATEMENTS OF FACT AND FINDINGS:

The exiting space meets these requirements.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 27.

18.125.250 Placement, setbacks, and landscaping.

Loading areas shall conform to the setback and perimeter landscaping standards in Divisions II and III of this title. Where parking areas are prohibited between a building and the street, loading areas are also prohibited. The decision body may approve a loading area adjacent to or within the street right-of-way through site design review or conditional use permit review, as applicable, where it finds that loading and unloading operations are short in duration (i.e., less than one hour), do not obstruct traffic during peak traffic hours, or interfere with emergency response service. [Ord. 290 § 3(4.060(5)(E)), 2006.]

STATEMENTS OF FACT AND FINDINGS:

The existing loading area conforms.

CONCLUSION: As proposed, this criterion is adequately satisfied.

APPROVAL CRITERION 28.

18. 185.020 Conditional use review criteria.

Before a conditional use is approved, findings will be made that the use will comply with the following standards:

A. The proposed use is consistent with the policies of the comprehensive plan.

CITIZEN INVOLVEMENT: The conditional use process notifies property owners within 200 feet of the project property and publishes a public notice in the local newspaper, both advising of a public hearing and citizen involvement.

COMMUNITY DEVELOPMENT PATTERN: The proposed project is a non-residential land use located in a residential area. However, the use has existed near there since 1907. **The proposed shelter may impact adjacent residential areas as relates to scenic views.**

AIR AND WATER QUALITY POLICIES: The proposed project does not adversely impact air and water quality.

RECREATION & OPEN SPACE RESOURCES: The Garibaldi Elementary School, owned by the Neah-Kah-Nie School District, has playground equipment and a playfield area. Recreational facilities on the site include a soccer field, an informal ball field backstop and children's playground equipment. Providing shelter over the playground is consistent with recreation goals.

HOUSING: The proposed project does not impact housing.

HAZARDS: The proposed project does have retaining walls with railings on top. **All walls should have railings on top as per Oregon State Building Code.**

ENERGY: The proposed project does not significantly impact energy policies.

URBAN GROWTH BOUNDARY: Not applicable

PUBLIC FACILITIES: Stormwater calculations provided by the Applicant's engineer indicate there is adequate downstream capacity.

TRANSPORTATION: The proposed project land use does not negatively impact existing or planned transportation facilities.

COASTAL SHORELANDS: Not applicable

ECONOMY: The proposed project will supply construction work.

B. The location, size, design and operating characteristics of the proposed use are such that the development will have a minimum impact on surrounding properties.

There will be no additional automobile or pedestrian traffic generated as a result of this proposal. Noises generated will be limited to children playing, which is an existing situation. No additional dust, smells, or vibrations will be generated. Due to the slope of the hill above, the new structure will not shade adjacent properties.

C. The use will not generate excessive traffic when compared to the traffic generated by uses permitted outright and adjacent streets have the capacity to accommodate the traffic generated.

The new playground shelter will generate no additional traffic, as it will be used by students that are already attending the school for classes.

D. Public facilities and services are adequate to accommodate the proposed use.

There are already facilities and services in place to serve the students of the school, and no additional occupants will be generated by the addition of this playground shelter.

E. The site's physical characteristics in terms of topography, soils and other pertinent considerations are appropriate for the intended use.

The site is already benched for the current playground. Engineered retaining walls will be provided to further stabilize the adjacent slopes. The loads imposed on the soils by the structure will be relatively light, with the limits described in the Oregon Structural Specialty Code.

F. The site has adequate area to accommodate the proposed use. The site layout has been designed to provide appropriate access points, on-site drives, parking areas, loading areas, storage facilities, setbacks, buffers, utilities or other facilities which are required by city ordinances or desired by the applicant. [Ord. 290 § 3(6.020), 2006.]

The site will maintain many of the pedestrian circulation routes already used for the playground, including access to the existing school and upper playground. The project area will be compliant with the Americans with Disabilities Act. There will be a separate access route and gate for lawn maintenance equipment. The applicant has coordinated with TPUD to remove two redundant light poles.

VI. STAFF SUMMARY AND CONCLUSION

The Planning Commission should carefully consider the request including the application materials, written testimony on record, and testimony presented at the public hearing. After considering the application materials and testimony as it relates to the applicable criteria, the Planning Commission will need to make a decision on the request.

If the Planning Commission determines that the proposal meets the applicable standards of the Garibaldi Municipal Code pertaining to conditional uses, Medium Density Residential Zone standards and criteria, parking standards, and other applicable criteria, it can move to approve the request. A motion to approve the request can rely on those responses/proposed findings offered in the application materials to support the decision.

If necessary, the Planning Commission can continue the public hearing in order to obtain additional information to facilitate a decision on the matter. If the hearing is continued, the public hearing should be given a date, time and place certain to avoid the need for additional public hearing notice.

A decision to approve or deny the request will be subject to a 10-day appeal period that will

begin after written findings and a Final Order to support the decision have been signed by the Acting Planning Commission Chair.

VII. STAFF RECOMMENDATION

Staff has reviewed the application materials and believes that the application demonstrates that the proposal is in conformance with the substantive criteria pertinent to the request should the proposed conditions of approval be executed. The Planning Commission can make a motion that application be approved, with reliance on the applicant's submitted materials, written narrative responses to the criteria, staff's findings and the proposed conditions of approval to support a determination that the applicable criteria have been met.

A motion to deny the request should set forth the general facts and rationale for the decision and direct staff to prepare the final order for the decision.

Staff recommends that a Planning Commission member MOVE to approve the application by Neah-Kan-Nie School District #56, for Case File #CU-2020-02, to authorize a conditional use permit to construct a playground shelter residential use, based on the information in the application, as presented within the staff report, subject to recommended conditions of approval in the Case File Staff Report, and direct staff to prepare a final order for this approval to be signed by the Acting Planning Commission Chair.

VIII. CONDITIONS OF APPROVAL

In the event of an approval, staff recommends the following conditions be incorporated into the decision. Additional or amended conditions of approval may be necessary to ensure that the use will be consistent with the City's land-use ordinances, and to ensure compatibility with adjacent or nearby uses.

1. Approval is based upon the submitted plan. Any substantial change in the approved plan shall be submitted to the City of Garibaldi as a new application for a conditional use.
2. Neah-Kan-Nie School District # 56 shall combine lots 21AB 08300 and 21AB 08700 into one lot.
3. The proposed parking spaces to be constructed shall each be marked with Manual on Uniform Traffic Control Devices (MUTCD) specified "Compact Cars Only" signs.
4. Neah-Kan-Nie School District # 56 shall provide one per classroom short-term and one per classroom long-term bicycle parking spaces as per GMC Table 18.125.120. 18. Bicycle parking shall not impede or create a hazard to pedestrians. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only. Any signs shall be in conformance with applicable standards of GMC Chapter 18.120.
5. The maximum building height shall be limited to 21'-9" above the existing playground asphalt elevation.
6. All work in the public right-of-way shall conform to GMC Chapter 13.30 Public Engineering Standards.
7. All retaining walls shall have railings on top as per Oregon State Building Code.
8. All outdoor lighting shall be full cut-off fixtures (dark sky friendly).

Submitted by:
Blake Lettenmaier
Garibaldi City Engineer/Public Works Director/Project Manager/Planner Pro Tem

DRAFT