



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of July 13, 2022

Title/Subject

Conditional Use - Hermiston School District Rocky Heights Elementary 650 W Standard Ave
4N2810 TL 100

Summary and Background

Cameron McCarthy Landscape Architecture & Planning has submitted a conditional use permit application on behalf of the Hermiston School District. The permit is for the Rocky Heights Elementary School property located at 650 W Standard Ave. The property is described as 4N 28 10, Tax Lot 100 and is zoned R-2, Medium Density Residential.

The planning commission approved a conditional use permit to rebuild Rocky Heights Elementary School on this site in November of 2020. This conditional use permit granted approval for the construction of a new 67,800 square foot elementary school, demolition of the existing school, removal of three modular classrooms, and retention of three modular buildings in the southeast corner of the property. The permit request before the planning commission is a modification of the permit to retain two of the modulares planned for removal and relocation of these modulares to the southeast corner and adjacent to the three remaining modulares. After relocation, the two relocated modular units will supplement the childcare and preschool program operating in the modular buildings. Two additional outbuildings, a shed and a trash enclosure, are also proposed.

Schools are defined as conditional uses in all of the city's residential zones. The R-2 zone lists a school as a conditional use in 157.026(B)(1). Since the 2020 conditional use permit approved the construction of a new elementary school and retention of three modular buildings, adding two of the existing modular buildings to the overall plan is considered a modification of the conditional use permit. Modifications of existing permits are governed under 157.205(B).

It is not necessary to consider the overall requirements for the rebuilt Rocky Heights Elementary as part of this modification. The planning commission determined the school itself met or exceeded all zoning requirements in 2020 and no modifications to the school are proposed under this permit. The accessory preschool use is the only portion proposed for expansion.

The proposal adds two new portable classrooms to the existing three classrooms, adding four classrooms to the preschool area. Addition of four new preschool classrooms necessitates that 7.5 parking spaces are required. There are 47 spaces provided after restriping the existing parking lot. The proposed modular classrooms are placed exceeding all setback requirements.

The total site area is 21.12 acres and total lot coverage, including the new school, will be slightly over 7% of the lot area, well below the maximum lot coverage of 45%.

The proposed shed and trash enclosure are accessory uses and do not have specific zoning standards to meet. No other amendments to the site are proposed.

All conditions of approval from the 2020 conditional use permit remain in effect.

The site is serviced by municipal services. There are existing water lines in NW 7th Street and W Standard Ave. No additional water improvements are required. There are existing sewer lines in NW 7th Street and W Standard Ave. No additional sewer improvements are required.

Multiple exhibits are attached to the staff report. The applicant has prepared an extensive set of findings to accompany the application. The applicant's findings are attached as Exhibit A. The application and site plan package is attached as Exhibit B. Photos of the existing modular buildings on-site are attached as Exhibit C. The recommended conditions of approval are attached as Exhibit D. Also included are a property map and aerial photo of the development site.

Tie-In to Council Goals

N/A

Fiscal Information

Schools are exempt from property taxes. There is no financial impact from this development.

Alternatives and Recommendation

Alternatives

The planning commission may choose to:

- Approve the conditional use permit and conditions of approval as submitted
- Request additional information from the applicant and continue the hearing
- Approve the conditional use permit and modify the conditions of approval
- Reject the conditional use permit

Recommended Action/Motion

- Motion to make the project file a part of the record
- Motion to adopt the findings of fact as prepared by the applicant
- Motion to adopt conditions of approval
- Motion to approve the conditional use permit subject to the conditions of approval

Submitted By:

Clinton Spencer