



Conditional Use Application

Applicant: John Day/Canyon City Parks and Recreation District
Phone: (541) 575-0110 Email: JDCCPARKS.REC@GMAIL.COM

Property Owner(s): JDCC Parks and Recreation District

Property Address: 845 1/2 NW Bridge St, John Day, OR 97845

Township, Section, Range, and Tax Lot: 13S31E23CA Tax Lots 3300 & 4200

Zone: Residential General Lot size: 11.89 acres

Existing Use: Institutional and Civic Use – Parks and Open Space Areas, as defined in John Day Development Code Section 5-1.3.460

Proposed Structure: ADA-accessible, six-lane, 25-yard outdoor pool with spectator seating and space available to add a small warm water wading/therapy pool in the future. The aquatics center includes a lobby/office/supporting utility facility with apx. 8,000 sf for Furniture, Furnishings and Equipment (FFE) along with primary parking on Tax Lot 4200 (10.89 acres); with overflow parking on Tax Lot 3300 (1 acre). Decorative concrete walks, trails, plantings and landscaping improvements surround the site, which includes the option for a sports court adjacent to the lobby.

Proposed Use: No change in land use is proposed

Proposed Front Setback: Apx. 350 feet from Bridge Street
Proposed Rear Setback: Apx. 200 feet (to adjacent park tax lot)

Proposed Side Setbacks: Varies from 100 feet to more than 350 feet



Additional Information: The main building structure could be either typical wood framing (roof and walls) or a pre-engineered metal building (PEMB) with metal girts/stud walls. The pool mechanical wing should be CMU walls with metal or wood roof framing. Site plans and building plans are enclosed with the application.

Reason for Exceeding Code Requirements: Alterations of an existing park are subject to current land use requirements and any accessory structures associated with the use would be subject to conditional use review by the John Day Planning Commission following a Type III procedure.

Review Criteria

Planning staff may require the following information if applicable:

- Existing site conditions
- Site plan
- Preliminary grading plan
- Landscape Plan
- Architectural drawings of all structures
- Drawings of all proposed signs
- A copy of all existing and proposed restrictions or covenants
- Other information deemed necessary under section 5-4.4.040

Conditions of Approval

The City shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a conditional use based on findings of fact with respect to each of the standards and criteria in A-C.

A. Use Criteria

1. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations;
2. The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other Code standards, or other reasonable conditions of approval; and



3. All required public facilities have adequate capacity or are to be improved to serve the proposal, consistent with City standards.
 4. A conditional use permit shall not allow a use that is prohibited or not expressly allowed under Article 5-2; nor shall a conditional use permit grant a variance without a variance application being reviewed with the conditional use application.
- B. **Site Design Standards.** The Site Design Review approval criteria (Section 5-4.2.060) shall be met. The Planning Official may waive the application requirements for Site Design Review upon determining that the Conditional Use Permit application provides sufficient information to evaluate the proposal.
- C. **Conditions of Approval.** The City may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized. These conditions include, but are not limited to, the following:
1. Limiting the hours, days, place and/or manner of operation;
 2. Requiring site or architectural design features which minimize environmental impacts such as noise, vibration, exhaust/emissions, light, glare, erosion, odor and/or dust;
 3. Requiring larger setback areas, lot area, and/or lot depth or width;
 4. Limiting the building or structure height, size, lot coverage, and/or location on the site;
 5. Designating the size, number, location and/or design of vehicle access points or parking and loading areas;
 6. Requiring street right-of-way to be dedicated and street(s), sidewalks, curbs, planting strips, pathways, or trails to be improved;
 7. Requiring landscaping, screening, drainage, water quality facilities, and/or improvement of parking and loading areas;
 8. Limiting the number, size, location, height and/or lighting of signs;
 9. Limiting or setting standards for the location, design, and/or intensity of outdoor lighting;
 10. Requiring berms, screening or landscaping and the establishment of standards for their installation and maintenance;
 11. Requiring and designating the size, height, location and/or materials for fences;
 12. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, drainage areas, historic resources, cultural resources, and/or sensitive lands;



13. Requiring the dedication of sufficient land to the public, and/or construction of pedestrian/bicycle pathways in accordance with the adopted plans, or requiring the recording of a local improvement district non-remonstrance agreement for the same. Dedication of land and construction shall conform to the provisions of Chapter 5-3.1, and Section 5-3.1.030 in particular;
14. Establish a time table for periodic review and renewal, or expiration, of the conditional use to ensure compliance with conditions of approval; such review may be subject to approval by the Planning Official or Planning Commission through a Type II Administrative Review or Type III Quasi-Judicial process at the discretion of the decision making body.

Signatures

Note: All owners must sign this application or submit a letter of consent authorizing another individual to submit application. Incomplete or missing information may delay the review process.

Owner/Applicant/Agent: *Lisa Weigum* Date: 10-18-2021

Owner (if different from applicant): _____ Date: _____

John Day Pool – Design Review Application Narrative

Site Design Review Information. In addition to the general submission requirements for a Type III review (Section 5-4.1.040) an applicant for Site Design Review shall provide the following additional information, as deemed applicable by the City Planning Official. The Planning Official may deem applicable any information that he or she needs to review the request and prepare a complete staff report and recommendation to the approval body:

1. Site analysis map. At a minimum the site analysis map shall contain the following:
 - a) The applicant’s entire property and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified;

The property and surrounding properties are shown on a vicinity map on the coversheet. Gross area of property and boundary dimensions near the project area are shown on the Sheet 02.

- b) Topographic contour lines at 2-foot intervals for slopes, except where the Public Works Director determines that larger intervals will be adequate for steeper slopes;

Existing contours are shown at 1’ intervals on Sheet 01, created from lidar information.

- c) Identification of slopes greater than fifteen (15) percent, with slope categories identified in 5 percent increments (e.g., 0%-5%, >5%-10%, >10%-15%, >15%>20%, and so on.);

Slope map showing slope categories are shown on Sheet 04.

- d) The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;

Existing streets, drives, sidewalks, pathways, right-of-way, and easements are shown on Sheet 01.

- e) Potential natural hazard areas, including, as applicable, the base flood elevation identified on FEMA Flood Insurance Rate Maps or as otherwise determined through site specific survey, areas subject to high water table, and areas designated by the City, County, or State as having a potential for geologic hazards;

None of the building site is identified in the flood zone, the existing gravel parking lot is in the flood plain and the initial design of the parking lot accounts for this and the initial grading and gravel placed was done to create “zero rise” once the final improvements (paving, curbs, etc) are completed.

No other geologic hazards have been identified on this site.

- f) Resource areas, including marsh and wetland areas, streams, and wildlife habitat identified by the City or any natural resource regulatory agencies as requiring protection;

There are no known resource areas identified on the site.

- g) Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches;

Existing site features are located on Sheet 01.

- h) Locally or federally designated historic and cultural resources on the site and adjacent parcels or lots;

There are no known designated historic or cultural resources on the site or adjacent parcels.

- i) The location, size and species of trees and other vegetation having a caliper (diameter) of six (6) inches or greater at four feet above grade;

Two existing deciduous trees and an apple tree (>6") east of the "Mfg. Home to be removed" and north of the existing gravel parking area, will be removed for the construction of the parking lot.

- j) North arrow, scale, names and addresses of all persons listed as owners of the subject property on the most recently recorded deed;

JDCC Parks and Recreation, PO Box 792, 841 ½ NW Bridge Street, John Day, Oregon, 97845 is the owners of these properties. The City of John Day is the project owner and information is listed on the cover sheet.

- k) Name and address of project designer, engineer, surveyor, and/or planner, if applicable.

See Cover Sheet for information.

2. Proposed site plan. The site plan shall contain the following information:

- a) The proposed development site, including boundaries, dimensions, and gross area;

The site that is being developed is a portion of Tax Lots 3300 & 4200 of Map 13S31E23CA. The total acreage of these lots is 11.89 Acres, of which approximately 3.5 acres are being re-developed for this project.

- b) Features identified on the existing site analysis maps that are proposed to remain on the site;

Features that are to remain are shown on Sheet 02.

- c) Features identified on the existing site map, if any, which are proposed to be removed or modified by the development;

Features that are to be removed or modified are shown on Sheet 01.

- d) The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;

Sheet 02, provides dimensions of the proposed parking access ways, paths/sidewalks, etc. Not new public streets or right-of-ways are proposed.

- e) The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;

The existing sewer and water connections and proposed new lines are shown on Sheet 02. Sheet03 shows the proposed storm drainage and proposed grading. Sheet 02 shows the proposed new buildings/structures and the dimensions of the closest setback to any property line.

- f) The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;

The proposed location and dimensions of entrances and exits vehicals and bicycles, and proposed sidewalks and trails, are shown on Sheet 02.

- g) The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops);

The proposed location and dimension of all parking, vehicle circulation, ADA spaces, and striping shown on Sheet 02.

- h) Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails;

Pedestrian sidewalks and multi-use trails (AC Pathway) shown on Sheet 02.

- i) Loading and service areas for waste disposal, loading and delivery;

The “Drop off” area shown on SHT 02 to be used for deliveries and for public and private transportation loading/unloading. Waste disposal area to be the dumpster location near the existing P&R Shop shown on SHT 01, relocated in this area as needed for the waste disposal trucks to access and as need for he JDCC P&R needs for the facilities.

- j) Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements;

The site is part of 7th Street Sports Complex. The project is creating more outdoor recreation facilities, pickleball courts, swimming pool, bleachers, and deck area are shown on Sheet 02.

- k) Location, type, and height of outdoor lighting;

LED parking lot light locations are shown on SHT 02, height 24' maximum. Building entrance/exit lighting, walkway lighting, and lighting of outdoor areas around the proposed structures (pool, pool deck, pickleball courts, etc.) to be included as needed per building codes and the needs of JDCC Parks and Recreation.

- l) Location of mail boxes, if known;

Location is unknown, to be located by USPS and Public Works Department.

- m) Name and address of project designer, if applicable;

All designers currently involved in the project are listed on the Cover Sheet.

- n) Locations of bus stops and other public or private transportation facilities;

Public and private drop off location is shown on Sheet 02.

- o) Locations, sizes, and types of signs;

Any signs at Bridge Street to identify the Facility are not proposed at this time and when one is, the Parks Department is to submit the details, location, etc. to the City for approval.

Stop signs, One-Way signs, Do Not Enter signs and ADA signs will all be used in parking are and will meet MUTCD standards.

Temporary Signage for the Contractor, traffic control, funding agencie(s) may all be installed during construction. To be placed, as approved by public works director and fire chief. No single sign shall exceed 32 sq.ft.

3. Architectural drawings. Architectural drawings showing one or all of the following shall be required for new commercial, commercial/residential, industrial and multifamily buildings, and major remodels of the same:

- a) Building elevations (as determined by the City Planning Official) with building height and width dimensions;

The Aquatic Center will be a single-story building housing the administrative office for Park and Recreation, locker rooms, changing rooms and a multi-use conference room. Building and pool mechanical space are a lower volume located on the north side and integrated into the exterior stadium seating. See drawings for plan and elevation dimensions.

- b) Building materials, colors and type;

The building exterior is designed to reflect the regional character of industrial and agricultural buildings with the use of modern metal roofing and siding materials combined with wood siding elements. Metal roofing and siding will be earth tone colors with a natural stained wood siding. All windows will be aluminum for weather durability with high performance glazing to meet energy code requirements. The surfaces around the pool will be concrete, concrete block and ceramic tile to withstand water use and durability for cleaning.

- c) The name of the architect or designer.

Opsis Architecture i(Portland, Or) is the design architect.

4. Preliminary grading plan. A preliminary grading plan prepared by a registered engineer shall be required for development sites one-half (½) acre or larger. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment plans may also be required, in accordance with Section 5-3.4.040.

Sheet 03 shows the preliminary grades/slopes/elevation differences proposed throughout the site. The existing contours shown are generated from lidar information, a site topography survey will be completed for the actual site grading design to gain accuracy under the tree canopy. No proposed slopes over 2:1 are proposed, areas steeper than this will utilize retaining walls for grade changes, and all disturbed slopes will be seeded and/or armored to prevent erosion using current Best Management Practices (BMPs) for erosion control. Storm runoff will be captured and routed to infiltration areas as proposed on Sheet 03.

1. Landscape plan. Where a landscape plan is required, it shall show the following:
- a) The location and height of existing and proposed fences, buffering or screening materials;

Proposed fence will surround the lawn area at the outdoor pool facility. Decorative fence to be 6-feet tall with black vinyl-coated steel vertical members.

- b) The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas;

Deck at pool perimeter to consist of concrete surface with decorative exposed aggregate finish. Open lawn to slope gently to the south from pool deck providing areas to relax and views to mountains at south. An asphalt surfaced sports court resides to the west of new aquatic center.

- c) The location, size, and species of the existing and proposed plant materials (at time of planting);

Generally, proposed vegetation will consist of native and native adaptive plant material and will have drought tolerant and low maintenance characteristics. Groundcovers and small shrubs under 3' (at maturity) will be located along new walkways, adjacent to building and pool, and at areas in the parking lot.

Deciduous trees will be located at equal spacing in parking islands. Shrubs ranging to 4' – 6' and trees will be located along buffer zones adjacent to neighboring properties. At time of installation, plant material will range between 1 – 3 gallon sizes while new trees will be 2" caliper.

- d) Existing and proposed building and pavement outlines;

The only existing pavement near the project area on this site is a walking trail (see sheet 01), some of which will be removed. Sheet 02 shows the new paved walking trail, parking and access paved areas, and a paved sports court area west of the proposed building.

- e) Specifications for soil at time of planting, irrigation if plantings are not drought tolerant (may be automatic or other approved method of irrigation) and anticipated planting schedule;

Full soil specifications to be provided at time of construction documentation. See below for general soil specifications.

Excavate to a depth of 15" prior to new topsoil placement in areas of plant material and 6" depth at lawn areas. Topsoil to be submitted to an independent soil fertility and agricultural testing laboratory. Acceptable labs are:

- A. A & L Western Agricultural Laboratories*
- B. Western Laboratories, Inc.*
- C. Soil and Plant Laboratory, Inc.*

1. *Topsoil Definition: ASTM D 5268; natural or cultivated surface-soil layer containing organic matter and sand, silt, and clay particles, conforming to USDA classification for Loam or Sandy Loam; friable, pervious, and black or a darker shade of brown, gray, or red than underlying subsoil; reasonably free of subsoil, clay lumps, gravel, and other objects more than 1 inches in any dimension; and free of weeds, roots, and other deleterious materials, with the following physical properties:*

- 1. Organic Matter: 6 percent minimum to 10 percent maximum.*
- 2. Sodium Adsorption Ratio (SAR): less than 6.0.*
- 3. Saturation Extract concentration for Boron: less than 1.0*
- 4. pH range of from 6 to 8 (plus 0, minus 0.5).*
- 5. Saturation Extract Conductivity: less than 4.0 dS/m @ 25 degrees Celsius as determined in a saturation extract.*
- 6. Non-soil components: less than 1 percent by volume.*
- 7. Heavy metal concentrations: below the USDA per year load limit.*
- 8. Minimal weed seed.*

a. If regenerative noxious weeds (including, but not limited to, quack grass, nutsedge grass, and horsetail) are present in the soil, all resultant growth including

roots shall be removed throughout one-year period after acceptance of work at no additional cost to Owner.

- 2. Topsoil Source: Reuse surface soil stockpiled on-site. Verify suitability of stockpiled surface soil to produce topsoil. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. Ensure no contamination of the soils occurs during earthwork and grading, and that the soil remains friable and free of debris.*

1. Import Topsoil: Supplement on-site topsoil with imported or manufactured topsoil from off-site sources when quantities are insufficient. Import topsoil is subject to approval and shall conform to USDA soil texture class "Loam" certification by Soil Testing Analysis, no more than 12 months prior to delivery to the site. Obtain topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep; do not obtain from agricultural land, bogs or marshes.

Any irrigation required for the site will be an underground system, typically for lawn areas and establishment of the trees and other plantings as needed. Piping will be installed to the site for use of recycled wastewater for irrigation once the treatment plant is completed.