

**Public
HEARING
CONDITIONAL USE FOR LINCOLN School**



CITY OF VERNONIA

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Staff Report

Lincoln School Conditional Use (CU 07-22)

Applicant/Owner: Bud Dow, 1045 N. 4th Avenue, Cornelius, Oregon 97113
(503-793-0922)

Applicant's Rep.: CWK2, 6975 SW Sandberg Street, Portland, Oregon, 97223

Tax Map: 4405-013

Tax Lot: 3000

Lot Size: 1.2 Acres

Site: 1462 Bridge Street

Narrative: This is the second of two applications in this area. The first was for Subdivision Application (SU 07-01) for preliminary plat approval for 11 lots to be constructed along an unimproved portion of 4th Street between Bridge Street and Nehalem Street. This application is for a Conditional Use involving the old, Lincoln School building. Recently the school was abandoned by the local school district and was sold to a private individual, Mr. Dow. The Planning Commission has first to consider the actual definition of a "Community Building" in the Residential Zone.

In support of the proposed uses let me suggest that if the building is not "converted" to uses other than a school, it may deteriorate and become a public nuisance or be demolished which would more than upset a major faction of the community as most of the permanent residents of this community have passed through it's doors and harbor fond recollections of their days under it's roof. With the construction of the Stub Stewart State Park to the south on Highway 47 and the upcoming improvements to the area along the river adjacent to the Mill Site pond it is hoped by many that tourism will play an important role in the future health of this city. Added to this is the expectation that a bike trail will eventually connect Banks to Scappoose thru Vernonia.

The conditional uses requested are for a bed and breakfast establishment, a hotel, a youth hostel, or similar accommodations, including a small restaurant, brew pub, recreation hall, bicycle repair/storage facility and retail uses. All of these uses would cater directly to tourists specifically aimed towards bicyclists and those using the park and biking trail. This is not to suggest that the general public would be left out or restricted in any way.

If the Planning Commission approves the Community Building concept then the following Conditions of Development would apply to any owner, developer or tenant who would use the facility now or in the future.

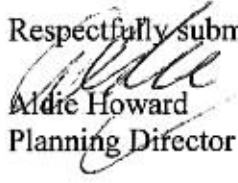
Finding of Fact. All of the requirements and the authority of grant Conditional Uses contained in Article VI of Ordinance 711 Development Regulations, Section 6.010 have been or can be met thru the Conditions of Development placed upon this application by the action of the Planning Commission.

Conditions of Development.

1. Various Site Plans will be presented to the Planning Director for review prior to the issuance of a Building Permit to alter any exterior or interior portions of this building. The Site Plan will include but not be limited to sketches showing proposed changes to the exterior and including interior floor plans. Proposed signage shall conform to the Sign Code requirements for the Downtown District and a Signage Plan shall be presented to the Planning Director for review. Only one reader board sign listing all of the tenants shall be allowed. No signs shall be allowed to be attached to the building or show through windows or be hung in entrances or exits except those signs required in the Building Code for safety. A landscaping plan including a planting materials list shall be submitted which includes not less than 20% of the site devoted to lawns and plantings including trees and shrubs with particular attention paid to the parking area. A public facility installation plan shall be submitted including security lighting in the parking area which shall be of an asphalt surface striped to delineate parking stalls. Parking requirements from the Code shall be submitted to the Planning Director for review as a part of the Site Plans.
2. All public facilities serving this structure shall be underground. A storm water drainage system plan shall be detailed and presented to the Planning Director and Public Works Superintendent for review and approval prior to the issuance of a Building Permit.
3. The site shall be fenced and landscaped appropriately to buffer the residential uses from the public community building uses. A Landscaping Plan will be submitted to the Planning Director for review.
4. A letter from Whitaker Environmental Services dated August 3, 1992 is herewith attached indicating that the site is "clean" and that the underground fuel tank has been removed.
5. If the Planning Commission allows a restaurant, pub, bar, and or public accommodations in this building then each owner/operator of each establishment shall provide an Operations Plan to the Planning Director when obtaining a Business License and that plan shall include hours of operation and the nature of the business and shall specifically address the impacts each might have on surrounding residential uses and how that impact if any will be mitigated.

6. These Conditions of Development shall apply to the current owner and any and all subsequent owners of this building. If the current owner or subsequent owners wish to challenge any of these conditions they may do so by appearing before the Planning Commission after having applied for a Change in a Conditional Use Permit which shall be treated as a new application for a Conditional Use before the Planning Commission.

Respectfully submitted,


Aldie Howard
Planning Director

