

**EXHIBIT “A”  
SUPPLEMENTAL FINDINGS  
PHASE II - SITE PLAN & ARCHITECTURAL REVIEW  
37-2W-03AB TAX LOT 4300**

**A. Proposal.**

Jackson County School District No. 6 (“Applicant”), is the owner of certain real property, located in Central Point, Oregon, and commonly known as Township 37 South, Range 2 West, Section 03AB, Tax Lot 4300 (“the subject property”). The subject property recently received approval of the initial, “Phase I” site plan and architectural review (“SPAR”) (file no. SPAR-22002) and associated variance application (file no. VAR-22001). The purpose of this Application is to complete the proposed structural improvements previously addressed to meet the parking lot design standards as reviewed and approved through the “Phase I” SPAR.

**B. Schedule of Exhibits.**

The following Exhibits have been submitted in support of this Application, which by this reference are incorporated herein and deemed a part of the Application:

<b>EXHIBIT “A”:</b>	<b>Supplemental Findings</b>
<b>EXHIBIT “B”:</b>	<b>Development Inset and Overall Site Plan</b>
<b>EXHIBIT “C”:</b>	<b>Floor Plans and Building Elevations</b>
<b>EXHIBIT “D”:</b>	<b>Assessor’s Map</b>
<b>EXHIBIT “E”:</b>	<b>Zoning Map</b>
<b>EXHIBIT “F”:</b>	<b>Aerial Photograph</b>
<b>EXHIBIT “G”:</b>	<b>SPAR – 22002 Notice of Commission Decision</b>
<b>EXHIBIT “H”:</b>	<b>Mailing Labels – properties within 250’ perimeter</b>
<b>EXHIBIT “I”:</b>	<b>Agent Authorization</b>

**C. Background.**

The subject property is approximately 13.58 acres in size, is zoned “Civic” and is developed with Scenic Middle School, a pre-existing educational facility comprised of several “stick built” structures attached via covered walkways and four (4) modular buildings, housing two (2) classrooms each (*See Exhibit “B”*). The subject property recently received approval of the initial, “Phase I” SPAR (file no. SPAR-22002) and associated variance application (file no. VAR-22001). The purpose of this Application is to demonstrate compliance with the development standards to complete the proposed structural improvements previously addressed to meet the parking lot design standards as reviewed and approved through the “Phase I” SPAR. Applicant is proposing construction of an approximately 7,644 square foot building containing six (6) classrooms and associated, necessary sanitation facilities and the relocation of the existing modular structures.

The proposed new structure and four (4) existing modulares will continue to be situated within the northeastern corner of the subject property where the existing modulares are currently placed (*See “Exhibit B”*).

#### **D. Applicable Standards and Criteria.**

The standards applicable to this Application are set forth in Central Point Municipal Code (“CPMC”) Sections 17.29 17.64, 17.72 and 17.75, which are set forth as follows:

1. **CPMC 17.29 Civic District.** The applicable provisions of CPMC 17.29 are set forth as follows:

##### **17.29.040: Civic Use Types**

##### **E. *Schools.***

**Public and private kindergarten, primary, elementary, middle, junior high, or high schools that provide state mandated basic education and colleges and trade schools.**  
[CPMC 17.29.040(E)]

Applicant’s Findings: The subject property is located within the Civic zoning district. The primary use of the subject property is a public school (Scenic Middle School). The proposal is for the addition of a new modular building that will house six (6) new classrooms and relocation of four (4) modulares currently existing onsite. Consequently, the pre-existing “school use” and the proposed modification thereof, is a permitted (“P”) use within the Civic district pursuant to CPMC table 17.29.050.

2. **CPMC 17.64 Off-Street Parking and Loading.** The applicable provisions of CPMC 17.64 are set forth as follows:

##### **17.64.020 Applicability**

**In all districts, in connection with any use whatsoever, there shall be provided at the time any building or structure is erected, enlarged or increased in capacity, or the use is changed or increased in intensity, off-street parking spaces for automobiles, off-street loading, and bicycle parking facilities for the enlarged or increased portion in the case of an addition or for the building, structure or use in other cases, in accordance with the requirements herein. All parking shall be developed and maintained to the standards set forth in Section 17.75.039, Off-street parking design and development standards. [CPMC 17.64.020]**

Applicant’s Findings: The Applicant proposed a two-phase approach for SPAR to upgrade the educational facility, this submittal is “Phase II” of the proposal. The dual phase approach for SPAR of the proposed upgrades to the educational facility was requested due to construction timelines. The “Phase 1” SPAR (file no. SPAR-22002) approval incorporated the six (6) additional classrooms proposed in the new structure under review within this application and the standards of this section have already been addressed.

3. **CPMC 17.72 Site Plan and Architectural Review.** The applicable provisions of CPMC 17.72 are set forth as follows:

**17.72.020: Applicability**

**B. *Major Projects.***

The following are “major projects” for the purposes of the site plan and architectural review process and are subject to Type 2 procedural requirements as set forth in Chapter 17.05, Applications and Types of Review Procedures:

1. **New construction, including private and public projects, that:**
  - a. **Includes a new building or building addition of five thousand square feet or more;**
  - b. **Includes the construction of a parking lot of ten or more parking spaces; or**
  - c. **Requires one or more variances or conditional use permits and, in the judgement of the director, will have a significant effect upon the aesthetic character of the city of the surrounding area. [CPMC 17.72.020(B)]**

Applicant’s Findings: Applicant is proposing construction of an approximately 7,644 square foot building containing six (6) classrooms. Therefore, subsection (B)(1)(i) is applicable. The Type 2 review procedure pursued through submission of this application is appropriate.

**17.72.040: Site Plan and Architectural Standards**

The applicable provisions of CPMC 17.72.040 are set forth as follows:

- A. **Applicable site plan, landscaping, and architectural design standards as set forth in Chapter 17.75, Design and Development Standards; [CPMC 17.72.040(A)]**

Applicant’s Findings: A site plan and development inset and building elevations and floor plans have been submitted as part of **Exhibits “B” and “C”**. The design and development standards of CPMC 17.75 are further addressed below.

- B. **City of Central Point Department of Public Works Department Standard Specifications and Uniform Standard Details for Public Works Construction; [CPMC 17.72.040(B)]**

Applicant’s Findings: The proposal shall meet the City of Central Point Department of Public Works Department Standard Specifications and Uniform Standard Details for Public Works Construction.

- C. **Accessibility and sufficiency of firefighting facilities to such a standard as to provide for the reasonable safety of life, limb, and property, including, but not limited to, suitable gates, access roads and fire lanes so that all buildings on the premises are accessible to fire apparatus. [CPMC 17.72.040(C)]**

Applicant’s Findings: No change to existing access is proposed, nor are any new gates. Jackson

County Fire District No. 3 (“JCFD#3”) will be provided the same access it currently has to school grounds. Coincidentally, Jackson County Fire District No. 3 has constructed a new (2019) fire station on adjacent Tax Lot 4600 (37-2W-03AB) and has direct access to the school grounds via Rock Way which terminates into the northern boundary of the subject property and directly adjacent (westerly) to the proposed area of structural development. Further, the southern boundary of Tax Lot 4600 abuts the subject property and in the event of an emergency, vehicular access over the curb delineating the northern loading area (northern portion of the parking lot on the subject property) would not be an impediment for emergency vehicle access if absolutely necessary (*See Exhibit “F”*).

**17.72.050: Conditions on site plan and architectural review approval**

The approving authority may attach to any site plan and architectural review approval given under this chapter specific conditions, or restrictions, deemed necessary to protect the public health, safety or welfare including, but not limited to, the following:

- A. Construction and installation of any on-site or off-site improvements, including but not limited to sidewalks, curbs, gutters, streets, bikeways, street signs and streetlights, traffic control signs and signals, water, storm drainage, sanitary sewer, and park and recreation improvements. In requiring off-site improvements, the city shall find that the improvements are reasonably related to the development and would serve a public purpose such as mitigating the negative impact of the proposed development.**

**All improvements required under this subsection shall be made at the expense of the applicant and shall conform to the provisions of the City of Central Point Department of Public Works Department Standard Specifications and Uniform Details for Public Works Construction. However, the city, in its discretion, may modify such standards and determine site-specific design, engineering and construction specifications when appropriate in the particular development; [CPMC 17.72.050(A)]**

Applicant’s Findings: Applicant understands and accepts the financial responsibility for the expense of completion of improvements required under this section. Any proposed improvements will conform to the provisions of the City of Central Point Department of Public Works Department Standard Specifications and Uniform Details for Public Works Construction. Applicant further understands that the city may modify such standards as site-specific and agrees to compliance with said modifications to the standards, provided such measures are reasonable.

- B. An agreement by the owner of the property to waive, on his or her behalf, and on behalf of all future owners of the land, any objection to the formation of a local improvement district which may be formed in the future to provide any of the improvements specified in subsection A of this section; [CPMC 17.72.050(B)]**

Applicant’s Findings: Applicant understands and agrees to the requirements of this section.

- C. An agreement by the owner of the property to enter into a written deferred improvement agreement providing that one or more of the improvements specified in subsection A of this section shall be made by the owner at some future time to be**

**determined by the city; [CPMC 17.72.050(C)]**

Applicant's Findings: Applicant understands and agrees to the requirements of this section.

**D. Any agreement entered into pursuant to subsections B or C of this section shall be recorded in the county recorder's office and shall be intended to thereafter run with the land, so as to bind future owners of the lands affected to the conditions of the agreement. Any and all recording costs shall be the responsibility of the applicant; and [CPMC 17.72.050(D)]**

Applicant's Findings: Applicant understands and agrees to the requirements of this section.

**E. Any other conditions deemed by the city to be reasonable and necessary in the interests of the public health, safety or welfare. [CPMC 17.72.050(E)]**

Applicant's Findings: Applicant understands that the city may impose additional conditions deemed reasonable and necessary in the interest of the public health, safety or welfare. Applicant agrees to compliance with said potential additional measures, provided such measures are reasonable.

**4. CPMC 17.75 Design and Development Standards.** The applicable provisions of CPMC 17.75 are set forth as follows:

**17.75.020: Applicability** The regulations set forth in this chapter apply to all development within the city of Central Point. [CPMC 17.75.020]

Applicant's Findings: This standards and criteria of CPMC Section 17.75 were addressed and reviewed through the "Phase I" SPAR, file no. SPAR – 22002, and the proposal was found to be in compliance with the requirements of this section within that SPAR application and through the tandem variance application, file no. VAR - 22001.

**E. Conclusion.**

Based upon the findings set forth herein and the evidence submitted in conjunction with this Application, the Applicant respectfully contends that the applicable standards and criteria have been met or identified as feasibly met through conditions of approval, and requests the Application be approved.

Dated this 18<sup>th</sup> day of May 2022.

O'CONNOR LAW, LLC



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