



May 31, 2022

City of Moro
City Council
104 1st Street
Moro, Oregon 97039

Reference: Azure School
Staff Report

Report Prepared by: Kirk Fatland, Contract Planner

Applicant: Azure Old School LLC

Procedure Type: Quasi-Judicial

Decision Date: June 7, 2022

Assessor's Map: 01S-17E- 18AD

Tax Lot: 4400

Legal Description: Lots 1-4 & 6-10, Block 9, Original Townsite of Moro

Address: 302 Scott Street

Comprehensive Plan Designation: Residential

Zoning District: R-5

Request and Background Information: The purpose of the Hearing is to consider a Conditional Use Application to redevelop the former Moro school building into shared living spaces, apartments, and office space. The site is owned by Azure Farms, Inc. and the application has been submitted by Azure Old School LLC. The subject property is located within the R5 Zone at 302 Scott Street. The applicants seek to maintain the two existing office spaces with the following residential uses:

Basement Level - one studio apartment, one three-bedroom apartment, and two one-bedroom apartments.

Main Level- one studio apartment and one two-bedroom apartment.

Top Level – three “co-living units” housing up to ten residents each

Total units: six apartments and three “co-living” units.

Notice: The requisite notices were mailed to adjacent property owners and published in the Times-Journal.

Comments Received: No public comments were received by the writing of this report.

Recommendation: Planning Staff refrain from making a recommendation as the determination of a “similar” use requires Council discretion.

ARTICLE 3 - LAND USE ZONES

SECTION 3.1 - RESIDENTIAL ZONE "R-5"

USES. Unless otherwise specified, only one single family dwelling per lot or parcel shall be permitted. Buildings or structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the "R-5" Residential Zone shall comply with the following regulations:

B. CONDITIONAL USES. Permitted with approval of the City Council in accordance with Section 5.1.

(4) Apartments, three or more dwelling units

(11) Similar uses as authorized by the City Council

Finding: The proposed residential uses include six apartments and three co-living units proposed to house a maximum of 10 residents. The co-living units will be brought before the Council as a similar use to apartments.

C. HEIGHT. Buildings, structures, or portions thereof shall not be erected to exceed a height of two and one-half stories or 35 feet.

D. AREA

(1) Front Yard. There shall be a front yard of not less than 20 feet in depth.

(2) Side Yard. On interior lots, there shall be a side yard on each side of the main building and each side yard shall have a width of not less than 5 feet in width. On corner lots the interior side yards shall have a width of not less than 5 feet but the side yard on the street side of such corner lot shall not be less than 10 feet in width.

(3) Rear Yard. There shall be a rear yard of not less than 20 feet in depth.

(4) Lot Area. Every lot shall have a minimum average width of not less than 50 feet and an area of not less than 5,000 square feet.

Finding: The exterior of the former school building in which the residential and office units are proposed to inhabit will not be altered by the proposal.

E. OFFSTREET PARKING REGULATIONS.

(1) Dwellings. *One parking space shall be provided on the lot for each dwelling unit.*

Finding: The applicants propose a total of 45 parking stalls to accompany the proposed residential and office uses, 4 stalls are to be designated ADA accessible. As neither co-living spaces nor mixed-use developments are addressed in the Zoning Ordinance the Council will need to determine the adequacy of the proposed parking plan. Assuming one person per bedroom in each apartment and the maximum of ten people in each co-living unit, 39 residents may be living in the school at one time. It is unclear how much additional parking will be necessary for the office uses.

(2) Uses Other Than Dwellings. *Churches, lodges for civic and fraternal organizations; one parking space shall be provided for each four seats in the main assembly room, or one parking space for each 30 square feet of floor space within the main assembly room.*

Finding: The proposed offices] uses do not specifically fit this section, as it is unlikely that the offices would necessitate the quantity of parking required.

F. PUBLIC UTILITY REQUIREMENTS. *Before any dwelling is occupied, it must be connected to the City water and sewer systems.*

Finding: The subject site has functioned as a public school in the past and more recently as office space and is connected to the City water and sewer systems.

SECTION 4.9 – ADDITIONAL CONDITIONS TO DEVELOPMENT PROPOSALS. *The City may require additional conditions for development proposals. (Ord No. 250)*

A *The proposed use shall not reduce the level of service (LOS) below a D rating for the public transportation system. For developments that are likely to generate more than a V/C ratio of 75 or greater, the applicant shall provide adequate information, such as a traffic impact study or traffic counts, to demonstrate the level of impact to the surrounding road system. The developer shall be required to mitigate impacts attributable to the project.*

B. *The determination of the scope, area, and content of the traffic impact study shall be coordinated with the provider of the affected transportation facility, i.e. city, county, or state.*

C *Dedication of land for roads, transit facilities, sidewalks, bikeways, paths, or accessways shall be required where necessary to mitigate the impacts to the existing transportation system caused by the proposed use.*

D. *Construction of the developer's fair share of improvements such as paving, curbing, installation or contribution to traffic signals, construction of sidewalks, bikeways, accessways, paths, or roads that serve the proposed use where necessary to mitigate the impacts to the existing*

transportation system caused by the proposed use.

Finding: It is unlikely that the proposal would impact the transportation system by the magnitude addressed in this Section.

ARTICLE 5 - CONDITIONAL USES

SECTION 5.1 - AUTHORIZATION TO GRANT OR DENY CONDITIONAL USES.

A *Conditional uses listed in this ordinance may be permitted, enlarged, or otherwise altered upon authorization by the City Council in accordance with the standards and conditions in this article. In permitting a conditional use or the modification of conditional use the City Council may impose in addition to those standards and requirements expressly specified by the ordinance, any additional conditions which the City Council considers necessary to protect the best interest of the surrounding property or the City as a whole. A conditional Use Permit (CUP) shall be valid, as long as the conditions of approval are met by subsequent owners of the property on which the Conditional Use has been granted.*

B. STANDARDS FOR GRANTING CONDITIONAL USES.

(1) *The proposal will be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies of the city.*

Finding: Neither the Zoning Ordinance nor the Comprehensive Plan specifically address this particular type of development. Below are the relevant policies of the Comprehensive Plan for the Council's consideration in determining the requested development's compatibility with the City's policies.

Goal V – Policy 3. *That the impacts of major development project proposals shall be consistent with or enhance the social, environmental and economic quality and rural character of the community.*

Finding: The proposed development is a major development in terms of the number of residents the project would house. The potential impacts on the character of the community may be minimal, but the impacts to the immediate neighborhood should be carefully considered.

Goal VII – Policy 3. *That a range of housing prices and variety of housing types and locations shall be encouraged.*

Finding: It is unclear whether the units within the proposed building will be available to the public or only to those employed at Azure Standard. In either case the proposal would likely alleviate some of the pressure on the low rental housing supply within the City.

Policy 4. *That areas where residential development exists shall be protected from incompatible land uses.*

Finding: More details will be required from the applicant regarding the functionality of the shared living spaces to determine potential compatibility with the existing neighborhood.

Goal VIII – Policy 3. That commercial and high-density residential development shall be located in areas where access, sewer, water and other related facilities and services can best accommodate such development.

Finding: As an existing structure, the former school is well suited to accommodate this type of development.

(2) *Taking into account location, size, number, design and operation characteristics, the proposal will have minimal adverse impact on the (a) livability, (b) value and (c) appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.*

Finding: The R-5 Zone allows low-density residential development outright, while high-density residential uses are to be considered by the Council as a Conditional Use. Higher-density residential development can be compatible with adjacent low-density neighborhoods, if measures are taken to ensure potential negative impacts are mitigated. The proposed development would allow for a minimum of 39 residents in the former school building - a significant denser development that is potentially out of scale with the surrounding single-family neighborhoods.

(3) *The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants.*

Finding: The proposal does not include any exterior improvements to the existing former school building. The building is proposed to be redeveloped for residential use while maintaining the existing limited office use.

(4) *The proposal will preserve assets of particular interest to the community.*

Finding: As a large and unique structure within the City, the former school is an asset of particular interest to the community. The redevelopment of this building would undoubtedly be beneficial to the City when contrasted with the alternative of it becoming vacant and falling into disrepair.

(5) *The applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal, and is not motivated solely by such purposes as the alteration of property values for speculative purposes.*

Finding: It is understood that Azure Standard does indeed intend to redevelop the former school and is not motivated by increasing the property value with the intent to sell.

C PLACING CONDITIONS ON A PERMIT. *In permitting a new conditional use or the alteration of an existing conditional use, the City Council may impose conditions which it finds necessary to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the*

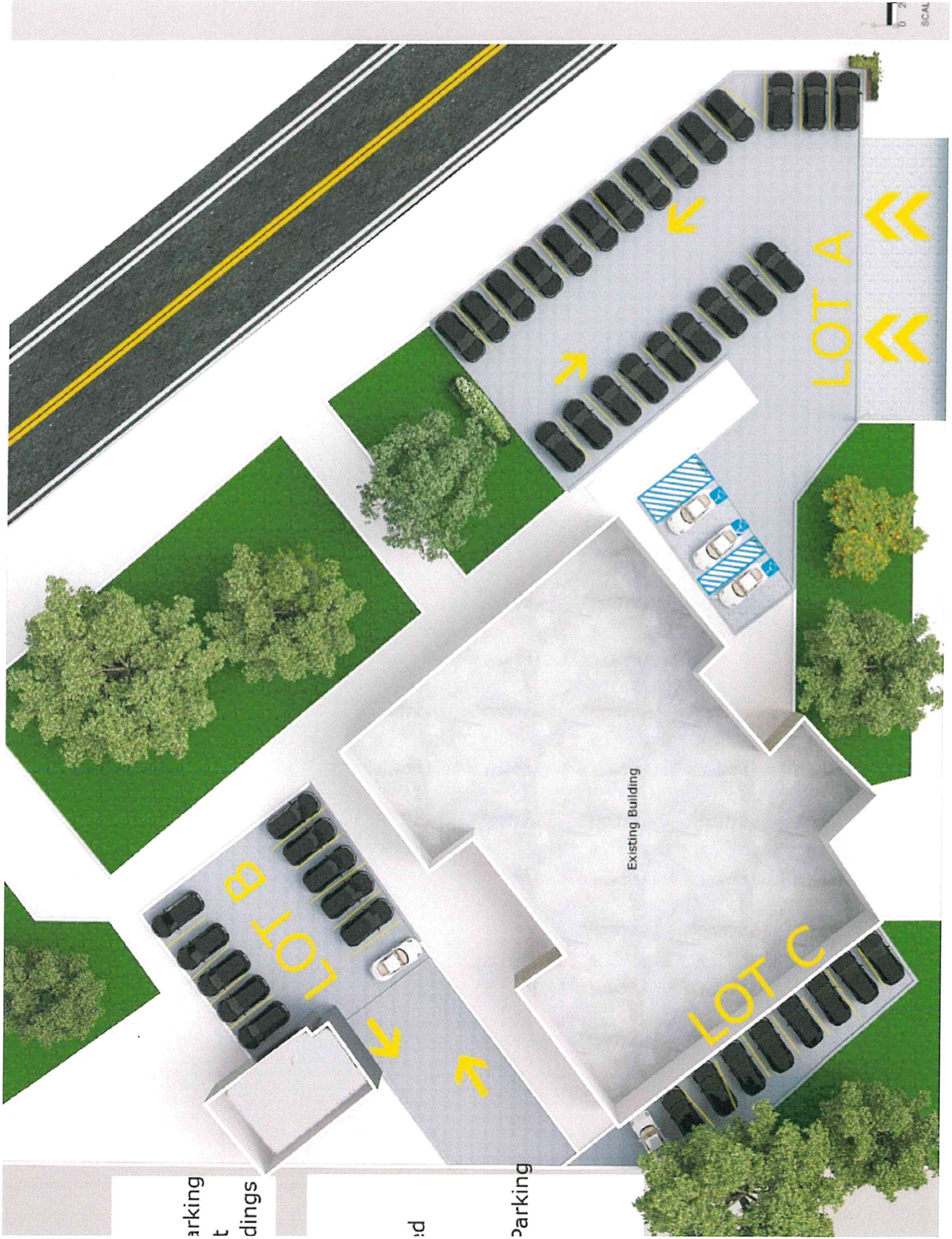
community as a whole. These conditions may include the following:

- (1) Increasing the required lot size or yard dimensions.*
- (2) Limiting the number, height, size or location of buildings or other structures and mobile homes.*
- (3) Controlling the location and number of vehicle access points.*
- (4) Increasing the street width.*
- (5) Increasing the number of required off-street parking spaces.*
- (6) Limiting the number, size, location and lighting of signs.*
- (7) Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.*
- (8) Designating sites for open space.*
- (9) Requiring proper drainage and pest control.*
- (10) Placing time limits on the use and requiring periodic reviews.*
- (11) Limiting the number of dwelling units per apartment.*

Finding: The City Council may consider the conditions listed in this section when making a determination on the requested development.

Proposed Condition of Approval

1. The City Council shall review the permit within one year to ensure compatibility with the adjacent uses, particularly regarding the proposed parking plan.



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Existing Building

LOT A

LOT B

LOT C

SCALE
0 2



City of Moro

Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- Annexation, Plan Amendment, Planned Unit Development, Site Plan, Variance, Conditional Use, Partition, Subdivision, Other

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Moro employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Moro Current Fee Schedule at www.cityofmoro.net, under Local Government Section.

Once complete, please return the Application form, and supporting documents to the Moro City Hall in person 104 1st Street in Moro, Oregon, or mail to Moro City Hall PO BOX 231 Moro OR 97039. City Hall will need to draft public notices: post them, run in the newspaper of record, and mail them to all affected property owners before a public hearing date.

Please Print Legibly Using Black or Blue Ink. Typed Attachments will Also Be Accepted.

Owner/Applicant Information:

Applicant: Azure Old School LLC, Phone: 971-200-8351 ext. 165, Applicant Address: P.O. Box 221, Moro, OR 97039, Email: info@azureoldschool.com, Owner: Azure Old School LLC, Owner Address: P.O. Box 221, Moro, OR 97039, Contact for Additional Information: Heather Coffie

Property Information:

Street Location: 302 Scott Street, Moro OR 97039, Tax Lot and Map No: Tax # 1701-1431 \ Map # 01517 18AD 04400, Existing Structures/Use: Residential/Commercial, Existing Plan/Zone Designation: R5, Size of Property(ies) Acres or Sq Feet 21,008 sq.ft.

Proposed Land Use Action:

Purpose and Description of Proposed Action: A community co living space that offers shared living spaces, individual apartments, offices and commercial space

PROPERTY OWNERS

LIST ALL PROPERTY OWNERS AND THEIR ADDRESSES THAT ARE WITHIN THE BOUNDS OF THE SUBJECT PROPERTY. Requirements vary depending upon zoning, and location of subject property. Please refer to the info below for specifics.

- Within 100 feet of the property which is the subject of the notice where the subject property is wholly or in part within an urban growth boundary;
- Within 250 feet of the property which is the subject of the notice where the subject property is outside an urban growth boundary and not within a farm or forest zone
- Within 500 feet of the property which is the subject of the notice where the subject property is within a farm or forest zone.

(COUNTY ASSESSOR RECORDS MAY BE USED)

Owner Name	Address	Map & Tax Lot Number
Elizabeth Kennedy	Mailing Address: PO Box 72 Moro, OR 97039	Account # 1367 Map # 01S17 18AC 01300 Code - Tax # 1701-1367
Elizabeth Kennedy	Mailing Address: PO Box 72 Moro, OR 97039	Account # 1368 Map # 01S17 18AC 01400 Code - Tax # 1701-1368
Ross & Debbie Turney	Mailing Address: PO Box 25 Moro, OR 97039	Account # 1369 Map # 01S17 18AC 01500 Code - Tax # 1701-1369
Linda Dennis	Mailing Address: PO Box 154 Moro, OR 97039	Account # 1385 Map # 01S17 18AC 03000 Code - Tax # 1701-1385
Daniel E Aldridge	Mailing Address: In Care of Roberta Aldrich PO Box 38 Moro, OR 97039	Account # 1366 Map # 01S17 18AC 01200 Code - Tax # 1701-1366
Linda Dennis	Mailing Address: PO Box 154 Moro, OR 97039	Account # 1393 Map # 01S17 18AD 00600 Code - Tax # 1701-1393
Nathan Christensen	Mailing Address: PO Box 183 Moro, OR 97039	Account # 1432 Map # 01S17 18AD 04401 Code - Tax # 1701-1432
Clarice H & Stadeli Smoot	Mailing Address: PO Box 203 Moro, OR 97039	Account # 1434 Map # 01S17 18AD 04403 Code - Tax # 1701-1434

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(COUNTY ASSESSOR RECORDS MAY BE USED)

Owner Name	Address	Map & Tax Lot Number
Ramon P. Garcia	Mailing Address: 9945 NE Sandy Blvd. #30 Portland OR 9722	Account # 1435 Map # 01S17 18AD 04500 Code - Tax # 1701-1435
Jesse Labenske	Mailing Address: PO Box 162 Moro, OR 97039	Account # 1436 Map # 01S17 18AD 04501 Code - Tax # 1701-1436
Jeremy Mark	Mailing Address: PO Box 52 Moro, OR 97039	Account # 1447 Map # 01S17 18AD 05600 Code - Tax # 1701-1447
Joy A Leff	Mailing Address: PO Box 102 Moro, OR 97039	Account # 3129 Map # 01S17 18AD 04404 Code - Tax # 1701-3129
Patricia & Thomas Finch	Mailing Address: PO Box 291 Moro, OR. 97039	Account # 3643 Map # 01S17 18AD 04502 Code - Tax # 1701-3643
Austen Martin	Mailing Address: PO Box 331 Moro, OR 97039	Account # 4109 Map # 01S17 18AD 04503 Code - Tax # 1701-4109

USE:

EXISTING USE Residential/Commercial

PROPOSED USE: Co-living spaces, individual apartments, offices and commercial space

BRIEF DESCRIPTION OF PROPOSAL:

The Azure Old School will combine nature inspired modern spaces that maintain the historic charm and characteristics of the building. The foundation of this concept started with individual apartments however upon hearing from the community and researching the lost opportunities within the community due to low housing for residents it was immediately identified that co living spaces would best serve the needs of the community. Our co living concept not only provides housing but business opportunities for small business owners. There will be onsite management, and secured access to all residential spaces. A select area will be designated for co living spaces. We will also be adding to the existing number of individual apartments to the building.

ANTICIPATED DEVELOPMENT DATE: 5.15.2022

UTILITIES:

WATER SERVICE City of Moro

SANITATION SERVICE Azure Old School is a zero waste facility however dumpsters will be on site during the renovation through either Azure Old School or sub contractors.

In addition to the base filing fees for Land Use Planning, the applicant will be billed for additional costs including materials and consultants.

Costs include, but are not limited to, advertising/public notice, mailings, legal counsel (at \$175.00 per hour, planning consultant services (at \$71 per hour), filings and engineering costs (at \$157 per hour) identified with the specific land use request.

After completion of the review process or after a final decision is rendered by either staff or City Council, the City will send a final invoice to the applicant. Building permits will not be issued until the land use fees are paid in full to the City

NOTICE TO APPLICANT

**LAND USE DEVELOPMENT FILING FEE
AND REIMBURSEMENT FOR ADMINISTRATIVE COSTS**

Dear Applicant:

The City of Moro, like many cities in Oregon, is faced with a severely reduced budget for the administration of the City's ordinances. The land use planning process in the State of Oregon has become increasingly complex. To properly process your land use application, the City must rely upon professional consultants to assist in preparing the legal notices, conducting on-site inspection, preparation of staff reports and attendance at the Planning Commission and/or City Council meeting. The City utilizes a consultant to ensure your application is processed fairly and promptly. Because of the reduced budgets, the City finds it necessary to transfer those administrative costs to you, the applicant, as a part of the land use planning process. Therefore, you are asked to read and sign the statement below indicating you understand the requirement.

After completion of the review process or after a final decision is rendered by either staff or City Council, the City will send a final invoice to the applicant. Building permits will not be issued until the land use fees are paid in full to the City.

Costs include, but are not limited to, advertising/public notice, mailings, legal counsel (at \$175.00 per hour, planning consultant services (at \$71 per hour), filings and engineering costs (at \$157 per hour) identified with the specific land use request.

LAND USE DEVELOPMENT FILING FEE AND ADMINISTRATIVE COST REIMBURSEMENT

I/We, the applicant(s), **Azure Old School, LLC**, agree that in addition to the Land Use Filing Fee per City of Moro Fee Schedule, to reimburse the City of Moro for actual cost of Contract Planner, Engineers and City Attorney, or other consultants incurred by the City to process your land use application.

Signed this date April 6th of 2022

Property Owners/Applicant

Heather Coffie

[Signature]

Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

Heath Coffie
Applicant's Signature

4-6-22

Date

Daniel D.
Owner's Signature

4-6-22

Date

The following materials must be submitted with your application or it will not be accepted.

Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review. Applicant can verify submittal includes specific materials necessary for the application per checklist.

Application Form completely filled out and signed by the property owner (or person with authority to make decisions on the property).

Copy of Deed to verify ownership, easements, etc.

At least 1 Sets of Project Plans (Sketch is OK, Plans must clearly illustrate lot dimensions, location of all buildings and setbacks, utilities, North Arrow, Scale and Legend is Requested)

Fee (along with calculations utilized to determine fee if applicable)

→ per sheet attached will wait for final invoice calculations & invoice sent to render payment

Office Use Only:

File No. _____ Date Received _____ Fee _____ Receipt No. _____ Staff Member _____

Council Date: _____ Published Date(s): _____ Public Hearing Date: _____

SKETCH/AREA TABLE ADDENDUM

Parcel No Ref#1431

File No 1N1718AD-4400

Property Address 302 Scott Street

City Moro

County Sherman

State Oregon

Zip 97039

Owner Dale & Joan Coles

Client

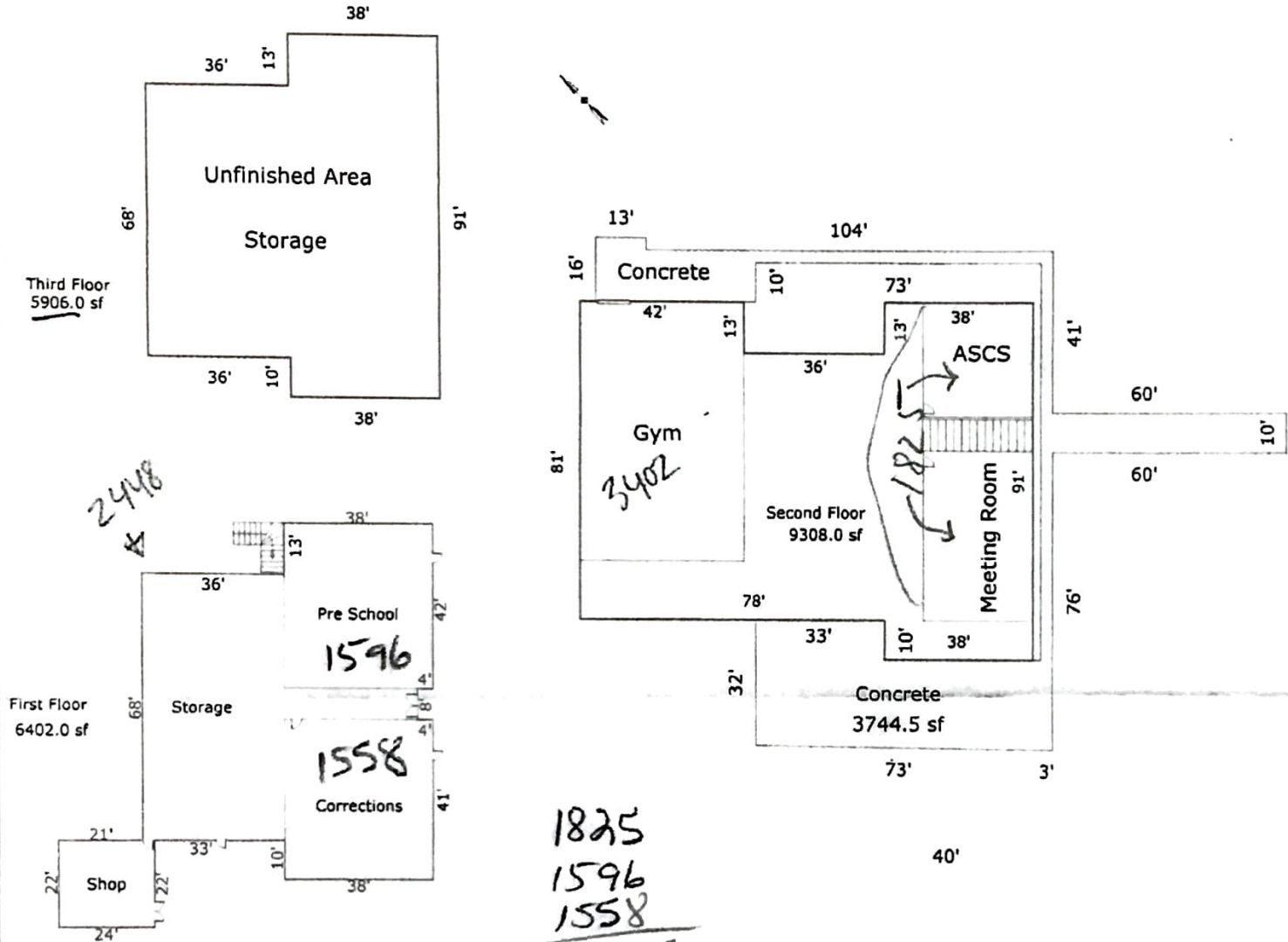
Client Address Box 243

Appraiser Name Patrick G. Tierney

Inspection Date 6-2-2009

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1 = 44

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.00	6402.0	424.0	6402.0
GBA2	Second Floor	1.00	9308.0	440.0	9308.0
GBA3	Third Floor	1.00	5906.0	330.0	5906.0
CUST	Concrete	1.00	3744.5	799.0	3744.5

Comment Table 1

Comment Table 2

Comment Table 3

Net LIVABLE Area (rounded w/ factors) 6402
 Net BUILDING Area (rounded w/ factors) 15214

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

All of Block Nine (9) in the Original Town, now City, of Moro, Sherman County, Oregon.

EXCEPTING THEREFROM that portion of vacated Third Street lying between Block Nine (9) and Ten (10) of the City of Moro, Sherman County, Oregon.

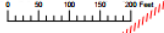
ALSO EXCEPTING THEREFROM any portion lying with the following conveyed in deed 48-254 :

A tract of land 100' x 100' consisting of the North 100' of Vacated Third Street separating Block Nine (9) and Block Ten (10) and the Easterly 20' of Lot One (1) of Block Nine (9) all located within the Original Townsite, now City of Moro, Sherman County, Oregon.

Parcel 2

The portion of vacated Third Street lying between Block Nine (9) and Ten (10) of the City of Moro, Sherman County, Oregon; excepting therefrom the Northerly 100 feet of said vacated Third Street conveyed by Deed 48-254 and excepting therefrom that portion of vacated Third Street conveyed by deed 140068.

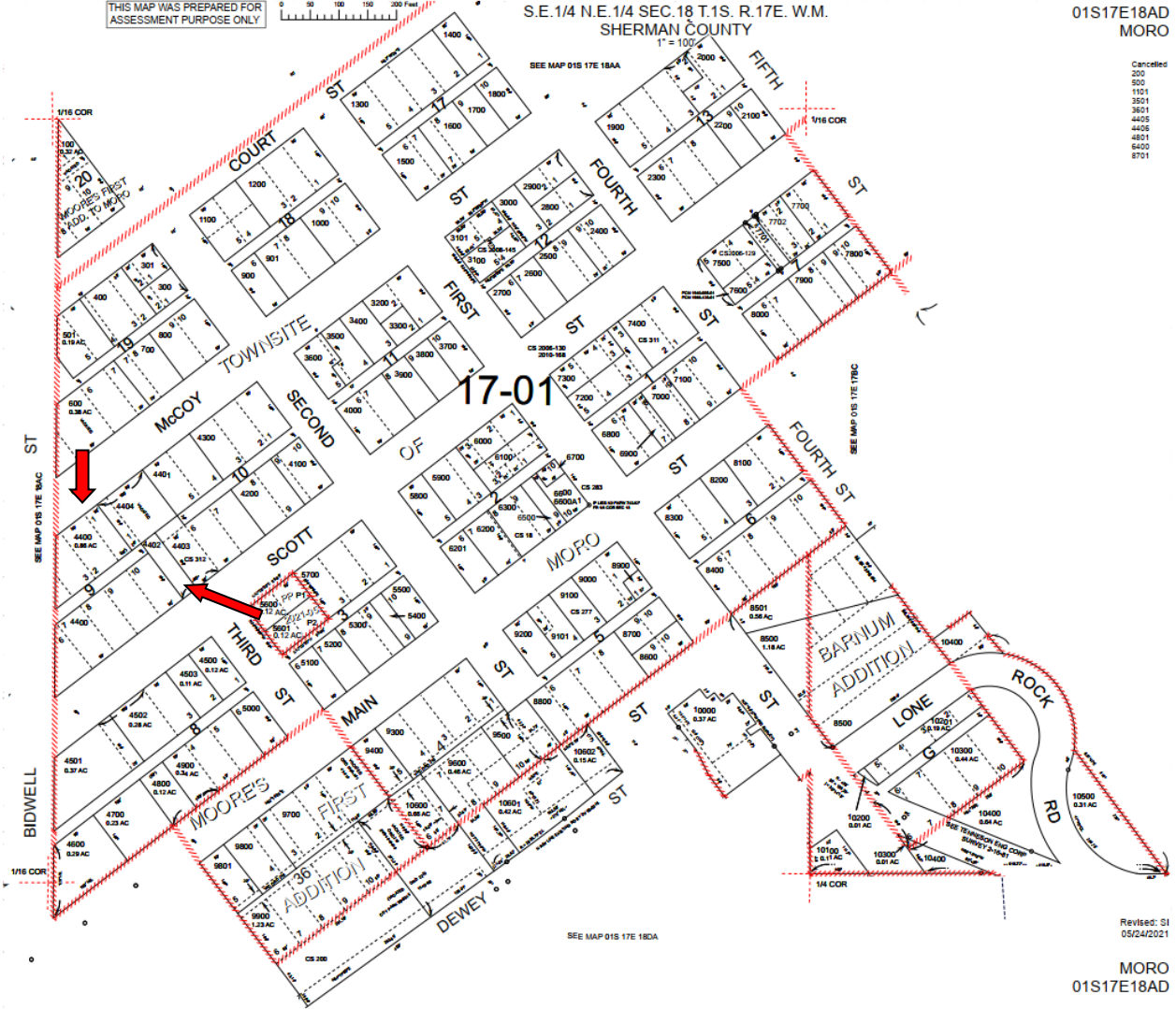
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



S.E. 1/4 N.E. 1/4 SEC. 18 T.1S. R.17E. W.M. SHERMAN COUNTY

01S17E18AD MORO

- Cancelled
- 200
- 200
- 500
- 1101
- 3501
- 3601
- 4405
- 4405
- 4801
- 6400
- 6701



Revised: SI 05/24/2021

MORO 01S17E18AD



302 Scott St
& 01S17E18AD-4402
Moro, OR 97039

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

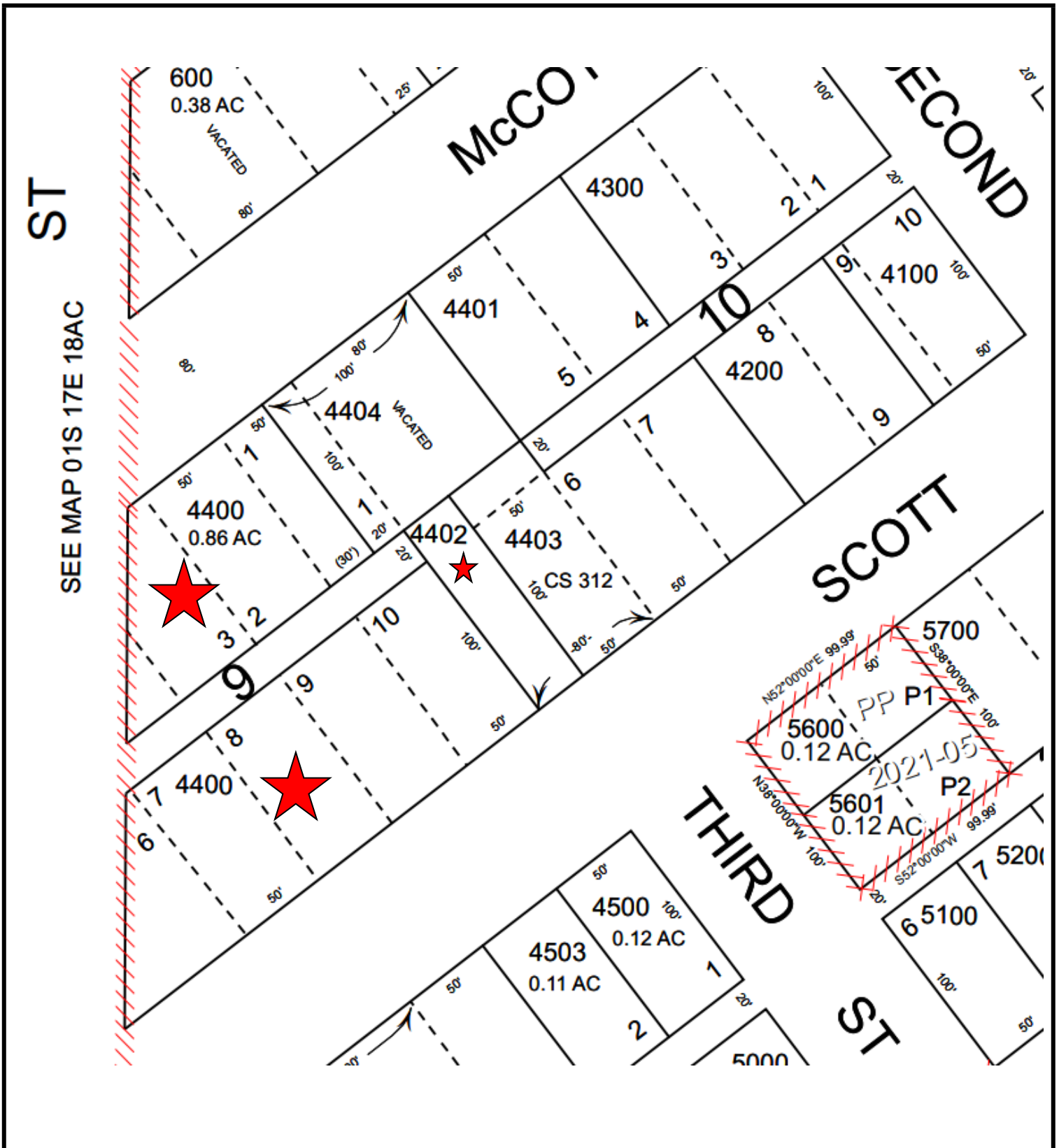


17-01



302 Scott St
 & 01S17E18AD-4402
 Moro, OR 97039

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