

## ORDINANCE NO. 1067

### AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON AND THE COMPREHENSIVE PLAN MAP DESIGNATION FOR PORTIONS OF TAX LOTS 200 AND 201 OF TAX MAP 4-1E-05A.

**WHEREAS**, an application was filed with the City Planner by Robert Wolf on behalf of Tracy Boyce, owner of OBC Northwest, and Essex Portfolio, L.P. (Western Las Hadas Investment, and Western Seven Trees LTD, General Partners), owners of Canby Square Shopping Center to change the zoning of two areas, 67,500 square feet and 31,150 square feet in size from Highway Commercial to Light Industrial and Light Industrial to Highway Commercial respectively; and

**WHEREAS**, a public hearing was conducted by the Canby Planning Commission on March 12, 2001 after public notices were mailed, posted and printed in the *Canby Herald*, as required by law; and

**WHEREAS**, the Canby Planning Commission heard and considered public testimony regarding the proposed zone change at the public hearing. At the conclusion of the public hearing, the Planning Commission voted five to zero to recommend that the City Council approve the application. The Findings, Conclusions and Final Order was approved by the Planning Commission and forwarded to the Council with its recommendation; and

**WHEREAS**, the Canby City Council considered the matter and the recommendation of the Planning Commission at a regular meeting on April 4, 2001, and reviewed the record pursuant to the Canby Municipal Code; and

**WHEREAS**, the Canby City Council, after concluding its review and discussion on this matter and by motion duly made and seconded, voted to accept the Planning Commission's recommendation.

#### **NOW, THEREFORE, THE CITY OF CANBY ORDAINS AS FOLLOWS:**

Section 1. The zoning designations and Comprehensive Plan land use map designations for portions of Tax lots 200 and 201 of map 4-1E-05A are changed from Light Industrial to Highway Commercial and from Highway Commercial to Light Industrial as shown on the map designated as Exhibit 1.


Section 2. The Mayor, attested by the City Recorder, is hereby authorized and directed to make the appropriate change on the City's zoning map and Comprehensive Plan land use designation map in accordance with the dictates of Section 1 of this Ordinance.

**SUBMITTED** to the Council and read the first time at a regular meeting thereof on April 4, 2001, ordered posted in three (3) public and conspicuous places in the City for a period of five (5) days, as authorized by the Canby City Charter; and to come up for final reading and action by the Canby City Council at a regular meeting thereof on April 18, 2001, commencing after the hour of 7:30 p.m., at the Council's regular meeting chambers at the Canby City Hall in Canby, Oregon.

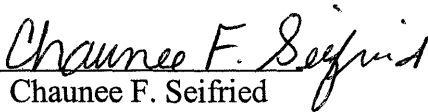
  
\_\_\_\_\_  
Chauncey F. Seifried  
City Recorder Pro Tem

**ENACTED** on the second and final reading by the Canby City Council at a regular meeting thereof on April 18, 2001 by the following vote:

YEAS 6                      NAYS 0

  
\_\_\_\_\_  
Terry L. Prince, Mayor

ATTEST:

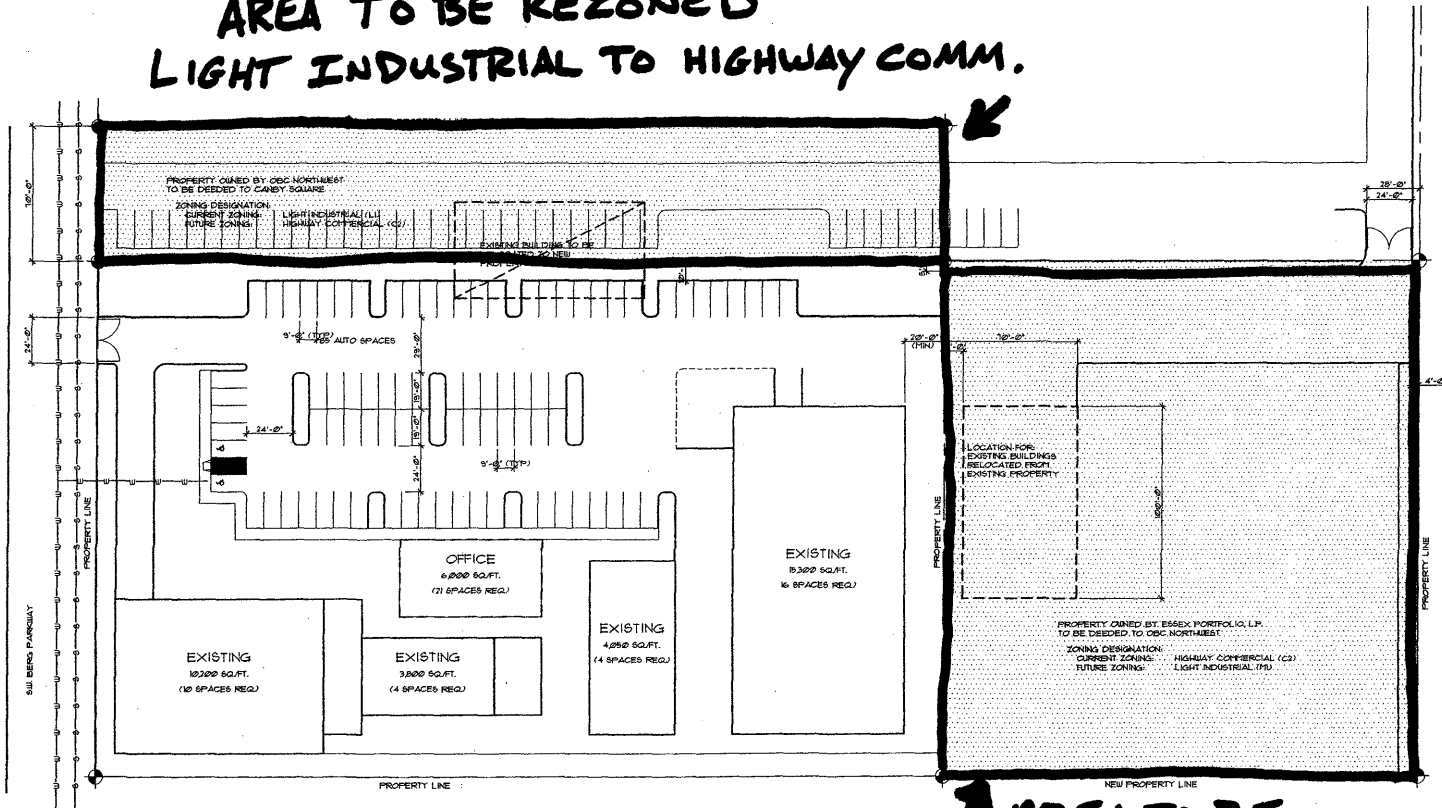
  
\_\_\_\_\_  
Chauncey F. Seifried  
City Recorder Pro Tem

**AREA TO BE REZONED  
LIGHT INDUSTRIAL TO HIGHWAY COMM.**

**STATISTICS:**

LOT AREA: 186,700 SQ.FT. +-  
 BUILDING AREA: 16,670 SQ.FT. +- (future office inc.)  
 LOT COVERAGE: 41%+-  
 REQUIRED PARKING: 99 SPACES  
 PROJECT PARKING: 100 SPACES  
 PARKING/ROAD AREA: 56,500 SQ.FT.  
 REQUIRED LANDSCAPE AREA: 29,000 SQ.FT. +-  
 PROJECT LANDSCAPE AREA: 29,470 SQ.FT. +-

—○— PUBLIC WATER LINE  
 —●— SANITARY SEWER LINE



**SITE PLAN**  
1" = 30'-0"



**AREA TO BE  
REZONED HIGHWAY  
COMMERCIAL TO  
LIGHT INDUSTRIAL**

ARCHITECT:  
**JERRY C. ROBINSON AIA**  
 1000 N. COURT  
 TILLAMOOK, OREGON 97141  
 P.O. BOX 23841  
 TILLAMOOK, OREGON 97141-3841 FAX: (503) 465-1212

A NEW MASTER PLAN FOR:  
**OBC NORTHWEST**  
 P.O. BOX 109  
 CANBY, OREGON

**REV. 12.7.00**

DRAWN	RJW
CHECKED	JCR
DATE	10-11-00
SCALE	AS NOTED
JOB NO.	029
SHEET	1
3 SHEETS	