



# City of Canby

## SITE AND DESIGN REVIEW STAFF REPORT

FILE #: DR 17-05/CUP 17-02

Prepared for the July 10, 2017 Planning Commission Hearing

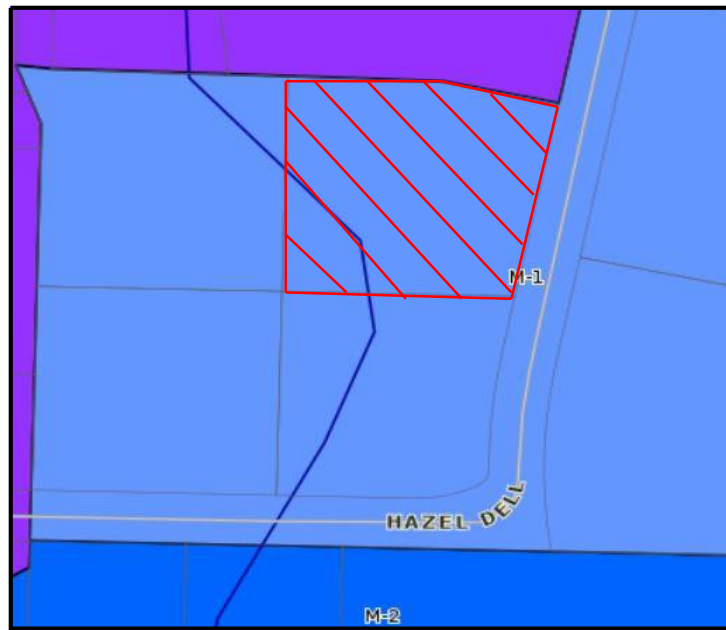
**LOCATION:** 138 SE Hazel Dell Way

**TAXLOT:** 31E34 03800 (Bordered in map below)

**LOT SIZE:** 2.41 acres

**ZONING:** M-1 Light Industrial Zone/IO Canby Industrial Area Overlay Zone

**OWNER:** Piedmonte Group, LLC



**APPLICANT:** OCI Investments – Ronald Reimers

**REPRESENTATIVE:** Brian Vandetta

**APPLICATION TYPE:** Site & Design Review/Conditional Use Permit (Type III)

**CITY FILE NUMBER:** DR 17- 05/CUP 17-02

### APPLICANT'S REQUEST:

The subject parcel is located on the west side of SE Hazel Dell Way approximately 400 feet south of SE 1<sup>st</sup> Avenue. The applicant is seeking site and design approval to construct two buildings that will total 40,200 square foot of industrial space. The buildings will be constructed in two phases and are

proposed as 16,200 and 24,000 square feet in size and be used as “flex-space” type structures to house various industrial uses permitted in the M-1 zone. The buildings will be divided into individual units from 1,500 to 6,000 square feet each with office space and overhead doors. The structures will be designed as one-story buildings with concrete tilt-up construction as required within the Canby Industrial Park. The applicant proposes one driveway access for the public onto SE Hazel Dell Way located at the southeast corner of the property. The driveway is intended as a shared access easement for the property bordering to the south. The subject parcel is zoned M-1, Light Industrial, and is correspondingly designated Light Industrial in the Canby Comprehensive Plan. The property is bordered on the west, east, and south by the M-1 zone that is developed in a mixture of industrial uses with vacant land to the south. Property to the north is within the C-M zone and contains a single-family dwelling.

The applicant should be aware that a blue-line stream that is identified as a portion of Foster Creek is delineated across the southwest corner of the property. As a condition of approval, the applicant shall provide documentation from the Department of State Lands (DSL) regarding the status of the stream and if any permits are required from the agency.

**SECTION I APPLICABLE REVIEW CRITERIA:**

**City of Canby Land Development and Planning Ordinance Chapters:**

- 16.08 General Provisions**
- 16.10 Off-Street Parking and Loading**
- 16.32 M-1 Light Industrial Zone**
- 16.35 I-O Canby Industrial Overlay Zone**
- 16.42 Signs**
- 16.43 Outdoor Lighting Standards**
- 16.46 Access Limitations**
- 16.49 Site and Design Review**
- 16.50 Conditional Uses**
- 16.89 Application and Review Procedures**
- 16.120 Parks, Open Space, and Recreational Land**

**SECTION II REVIEW FOR CONFORMANCE WITH APPLICABLE APPROVAL CRITERIA:**

**16.08 General Provisions:**

**16.08.070 Illegally Created Lots**

In no case shall a lot which has been created in violation of state statute or city ordinance be considered as a lot of record for development purposes, until such violation has been legally remedied. (Ord. 740 section 10.3.05(G), 1984)

**Findings: Based on available information, it appears that the property was created as Parcel 3, Burgen No. 2 Subdivision. The subject property can be considered a legal lot for land use purposes.**

**16.08.090 Sidewalks Requirements**

A. In all commercially zoned areas, the construction of sidewalks and curbs (with appropriate ramps for the handicapped on each corner lot) shall be required as a condition of the issuance of a building permit for new construction or substantial remodeling, where such work is estimated to exceed a valuation of twenty thousand dollars, as determined by the building code. Where multiple permits are issued for construction on the same site, this requirement shall be imposed when the total valuation exceeds twenty thousand dollars in any calendar year.

B. The Planning Commission may impose appropriate sidewalk and curbing requirements as a condition of approving any discretionary application it reviews. (Ord. 740 section 10.3.05(I), 1984)

**Findings: The project is a phased development of a vacant lot. Sidewalks and curbs on the street frontage along SE Hazel Dell Way shall be improved to Canby Public Works standards. All sidewalks within the development area must meet required standards.**

**16.08.150 Traffic Impact Study (TIS)**

A. Purpose. The purpose of this section of the code is to implement Section 660-012-0045(2)(b) of the State Transportation Planning Rule, which requires the city to adopt a process to apply conditions to development proposals in order to minimize adverse impacts to and protect transportation facilities. This section establishes the standards to determine when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Study must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities: what information must be included in a Traffic Impact Study; and who is qualified to prepare the Study.

B. Initial Scoping. During the pre-application conference, the city will review existing transportation data to determine whether a proposed development will have impacts on the transportation system. It is the responsibility of the applicant to provide enough detailed information for the city to make a determination. If the city cannot properly

evaluate a proposed development's impacts without a more detailed study, a transportation impact study (TIS) will be required to evaluate the adequacy of the transportation system to serve the proposed development and determine proportionate mitigation of impacts. If a TIS is required, the city will provide the applicant with a "scoping checklist" to be used when preparing the TIS.

C. Determination. Based on information provided by the applicant about the proposed development, the city will determine when a TIS is required and will consider the following when making that determination.

1. Changes in land use designation, zoning designation, or development standard.
2. Changes in use or intensity of use.
3. Projected increase in trip generation.
4. Potential impacts to residential areas and local streets.
5. Potential impacts to priority pedestrian and bicycle routes, including, but not limited to school routes and multimodal street improvements identified in the TSP.
6. Potential impacts to intersection level of service (LOS).

**Findings:** Based on criteria listed in 16.08.150 (C) above, staff determined that a TIS is required for this particular proposal. Subsequently, a TIS was performed by DKS, and their study concluded that the proposal would generate an additional 51 net new trips in the morning peak period and 34 new trips in the evening peak period. The study also stated that the proposed site access meets access spacing requirements and adequate connectivity, and no mitigations are recommended for the project.

## 16.10 Off Street Parking

### 16.10.030 General requirements

A. Should the owner or occupant of a structure change the use to which the building is put, thereby increasing parking or loading requirements, the increased parking/loading area shall be provided prior to commencement of the new use.

C. In the event several uses occupy a single structure, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately. If the applicant can demonstrate that the uses do not have overlapping parking needs (based on days and hours of operation) and can share parking, the total requirement for combined uses may be reduced by up to 60 percent.

**Findings:** In this particular case, the applicant is not changing the existing use on the property but building on a vacant parcel. All uses that will occupy the structures in the future must be consistent with uses permitted in the M-1 zone and meet appropriate standards in the M-1 and I-O zones.

### 16.10.050 Parking standards designated

Parking for the proposed building can be calculated with the standard for industrial buildings listed in *Table 16.10.050*. This standard states the following:

Warehousing and Manufacturing: *2.00 spaces per 1,000 gross square feet of office space, plus 1.00 space per 1,000 gross square feet of non-office warehousing space. Minimum of 5 parking spaces overall.*

**Findings:** The applicant did not refer to the table in 16.10.050 directly but did include parking information on page 7 of the submitted narrative that calculated the square footage of the two buildings and the number of proposed parking spaces based on the same formula. The applicant stated a square footage of 34,500 square feet for warehouse/manufacturing use and 5,700 square feet of office space that results in a calculation of 35 parking spaces for warehouse/manufacturing area and 12 spaces for office use for a total of 47 parking spaces required for both uses. The applicant stated that a total of 57 spaces would be provided for the project. Staff concurs with these numbers.

**16.10.060 Off-street loading facilities**

A. The minimum number of off-street loading berths for commercial and industrial uses is calculated using the table listed in 16.10.060(A).

**Findings:** Based on the table and total square footage of the proposed buildings, two loading berths are required and as shown on the submitted site plan the proposal includes two loading areas for the building in phase 1 of the development. It appears that the proposal meets this standard as well as size and screening requirements.

**16.10.070 Parking lots and access**

**16.10.100 Bicycle Parking**

**Findings:** Staff finds that applicant’s detailed response adequately addresses this criterion. The submitted plans and narrative indicate that the provisions for bicycle parking listed in 16.10.100 can be met. The information provided addressed provisions for parking space size, number, and type listed in 16.10.070 and other requirements for parking lot and access standards. Site accesses will be developed during the construction process. The proposal must meet the driveway spacing distance of 100 feet as listed in the Public Works Design Standards for a collector street.

**16.32 M-1 (Light Industrial Zone)**

**Findings:** The underlying zoning of the property is M-1. The property is not located within the DCO (Downtown Canby Overlay Zone) or the (OHC) Outer Highway Commercial sub-area, but is situated in the I-O Canby Industrial Area Overlay zone (Pioneer Industrial Park) which permits uses in the underlying M-1 zone. The M-1 Zone states in 16.32.010 that uses permitted outright in the M-1 Zone includes (A) “Manufacturing,” (T) “Warehouse,” and (X) “Business or Professional Office, When Related and Incidental to the Primary

**Industrial Uses of the Area.” Staff concludes that the proposal meets the uses permitted outright in the zone. Additionally, because the site is within the Industrial Overlay (I-O) zone, the development standards of 16.35 supersede 16.32.030 A-E, and the standards in 16.35 must be addressed.**

**16.35 Canby Industrial Overlay Zone (I-O) - Applicable Criteria:**

**16.35.25 Pre-application review and conditions of approval**

**Findings: A pre-application meeting was held and the meeting notes are included with this application.**

**16.35.30 Uses Permitted Outright**

**Findings: The proposed uses are permitted outright in the M-1 zone and subsequently in the I-O zone as allowed under Section 16.35.30.**

**16.35.040 Conditional Uses**

A. Any proposed site development, change in use, land division, or other action that results in any of the following requires conditional use approval in the I-O zone:

1. Less than 12 employees per developed acre. For the purposes of this section only, “developed” means all areas used for buildings, landscaping, vehicle maneuvering and parking areas, outdoor storage, and other areas occupied by the use. For the purposes of this section only, employees mean full-time equivalents unless the City specifically allows other interpretations;

**Findings: The criterion listed in this section under “A” above is applicable to this case, because the proposal does not meet the 12 employees per developed acre. Subsequently, the proposed use requires conditional use review and approval under the I-O zone. The applicant filed a Conditional Use Application in conjunction with this application.**

B. To approve a conditional use in the I-O zone, the Planning Commission shall find that each of the following additional criteria are either met, or can be met by observance of conditions, unless it is not applicable:

1. The proposed use is compatible with the industrial nature of the park and will have minimal negative impact on the development and use of surrounding properties;
2. The proposed use does not pose a threat to public health or safety; and
3. The proposed use is beneficial to the overall economic diversity and vitality of the City.

**Findings:** Based on the submitted information, staff is supportive of the applicant’s findings with regard to the above I-O zone conditional use permit criteria. The “tilt-up” concrete construction is consistent with other industrial buildings in the industrial park, and the proposal can provide opportunity for a number of industrial uses to establish successful businesses. Staff determines that the above criteria can be met.

**16.35.50 Development Standards**

**Findings:** The standards listed in this section focus mostly on the orientation of the building to the roadway and property lines and covers access, right-of-way plantings, lighting, and the type of buildings. The applicant submitted a detailed site plan, landscape plan and lighting plan and adequately addressed conformance with all criteria in this section.

**16.35.60 Design Guidelines**

**16.35.70 I-O Design Review Matrix**

**Findings:** Criteria for the buildings, such as building setbacks, placement of new parking spaces, building materials and architectural detail was discussed in the applicant’s narrative and design matrix, and staff concludes that the new development meets design criteria.

**16.42.040 Signs**

**Findings:** The applicant is proposing a new monument sign at the driveway access onto SE Hazel Dell Way and additional wall or widow signs with tenant improvements. The signs will be reviewed with submittal of a Sign Permit Application at the time of construction and must be placed outside any vision clearance area.

**16.43 Outdoor Lighting Standards**

**Findings:** The applicant states that all lighting for this project will be constructed to meet requirements listed in this section and submitted a detailed description and Site Lighting Plan with the application material that supports their conclusion.

**16.46 Access Limitations on Project Density**

**Findings:** As previously mentioned, ingress and egress for the project is from SE Hazel Dell Way. Based on available information, the proposed driveways will meet spacing standards listed in the section but must be reviewed with the filing of a driveway opening permit with Canby Public Works.

**16.49.040 Site and Design Review - Criteria and Standards**

- B. In review of a Type III Site and Design Review Application, the Board shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following:
1. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable city ordinances insofar as the location, height and appearance of the proposed development are involved; and
  2. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and
  3. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.
  4. The proposed development incorporates the use of LID best management practices whenever feasible based on site and soil conditions. LID best management practices include, but are not limited to, minimizing impervious surfaces, designing on-site LID storm water management facilities, and retaining native vegetation.
  5. The Board shall, in making its determination of compliance with this Ordinances, shall use the matrix in Table 16.49.040 to determine compatibility unless this matrix is superseded by another matrix applicable to a specific zone or zones under this title. An application is considered to be compatible with the standards of Table 16.49.040 if the following conditions are met:
    - a. The development accumulates a minimum of 60 percent of the total possible number of points from the list of design criteria in Table 16.49.040; and
    - b. At least 10 percent of the points used to comply with (a) above must be from the list of LID Elements in Table 16.49.040. (Ord. 1338, 2010).
- D. In review of a Type III Site and Design Review Application, the Board shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the INTENT of the design review standards set forth in this ordinance.

**Findings: The applicant filed a Type III application, and provided a detailed response to Table 16.35.040 in the I-O zone to demonstrate compliance with the total point menu and meets criterion in “B” above. The table in 16.49.040 is superseded by the I-O zone. Information provided to the file established that the proposal meets the above criteria.**

**16.49.065 Bicycle and pedestrian facilities**

Developments coming under design review shall meet standards listed in this section.

**Findings: Staff concludes that the applicant adequately addressed this criterion.**



**16.49.070 Landscaping provisions, Authority and intent**

The purpose of this section is to establish standards for landscaping within the City of Canby in order to enhance the environmental and aesthetic quality of the city

**16.49.080 General provisions for landscaping**

**Findings:** The applicant provided scaled landscape plans and detailed comments to address planting and landscape provisions listed in this section. The information contained specifics on LID storm water management, controls during construction, specification of tree and plant materials and other information required in this section and contained in the landscape calculation form provided with the application. After a review of all information provided, staff concluded that the project meets these standards.

**16.50 Conditional Uses:**

**16.50.010 Authorization to grant or deny conditional uses.**

A conditional use listed in this title shall be permitted, altered, or denied in accordance with the standards and procedures of this chapter. In the case of a use existing prior to the effective date of the ordinance codified in this title as a conditional use, a change in the use, or reduction in lot area, or an alteration of the structure, shall require the prior issuance of a conditional use permit. In judging whether or not a conditional use permit shall be approved or denied, the Planning Commission shall weigh the proposal's positive and negative features that would result from authorizing the particular development at the location proposed and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable.

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of this title and other applicable policies of the city;
- B. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features;
- C. All required public facilities and services exist to adequately meet the needs of the proposed development;
- D. The proposed use will not alter the character of the surrounding areas in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone. (Ord. 740 section 10.3.75 (A), 1984)

**Findings:** In addition to the criteria listed in Section 16.35.040 for conditional uses in the I-O zone, the above criteria should also be addressed to assure consistency of the use within the zone based on the employment density factor. Staff has reviewed the proposed use and the criteria in 16.35.040 that resulted in the necessity for a Conditional Use Application against the above criteria. Staff determined that:

There are no policies in the Canby Comprehensive Plan or other policies that would be inconsistent with the applicant's proposed use or request for an exception to the outright permitted minimum employment density.

The site is suitable for the proposed use which will offer manufacturing wages to a limited number of employees. However, there is the possibility of future growth and expansion of the smaller businesses which will further enhance the economic benefit to Canby and bring the investment and use closer to the employment density desired in the Pioneer Industrial Park. There is no evidence that the use proposed conflicts with future or current industrial uses in the industrial park.

Based on comments from City agencies at the Pre-Application Conference, all public utilities are available and adequate to serve this proposed use on this site.

The applicant states that the building space will be divided into individual units of 1,500 to 6,000 square feet to accommodate different enterprises. It is impossible to determine the actual number of employees that could be employed at any one of the future businesses that may occupy the facility. The parcel is 2.41 acres in size and would require 30 employees to meet the standard of 12 employees per acre. If the proposed project is considered for the overall square footage of the buildings and future businesses that will be located on the property, it is possible that the combined number of employees working for all the future small industrial uses could meet the correct number of employees for the acreage at some time in the future. It does not appear that the initial employment density of the project will adversely impact surrounding uses or limit or preclude the surrounding properties from the uses listed as permitted outright in the zone.

## **16.89 Application and Review Procedures**

### **16.89.020 Description and Summary of Processes**

All land use and development applications shall be decided by using the procedures contained in this Chapter. Specific procedures for each type of permit are contained in Sections 16.89.030 through 16.89.060. The procedure type assigned to each permit governs the decision-making process for that permit. Additional requirements may be found in the individual chapters governing each permit type. The four types of procedure are described below. Table 16.89.020 lists the City's land use and development applications and their required procedures.

C. Type III Procedure (Quasi-Judicial/Legislative). Type III decisions are made by the Planning Commission after a public hearing, with appeals reviewed by the City Council. Type III procedures generally use discretionary approval criteria.

**Finding:** The proposed project is subject to a Type III Site and Design Review procedure along with a Conditional Use Permit to approve an employment density per acre which is less than what is permitted outright within the Industrial Overlay zone. The required land use application process has been followed. Both a pre-application meeting and a neighborhood meeting were held prior to formal public hearing application. Meeting notes for both meetings were included with the applicant submittal. The proposed project is subject to a Type III Site and Design Review procedure as set forth in Chapter 16.89 and subject to criteria and standards in the appropriate Sections of the CMC. Therefore, this proposal is subject to Planning Commission review and decision.

**16.89.050 Type III Decision**

**Findings:** Requirements under this section are included in the application materials. The Pre-application was held on March 28, 2017. The neighborhood meeting was held May 16, 2017.

**16.120 Parks, Open Space, and Recreation Land**

**Findings:** The applicant accepts the application of a parks SDC fee prior to issuance of a building permit in lieu of park land dedication with this development project. This standard is met.

**Public Comments:**

No public comments were received at the time this staff report was written.

**Agency Comments:**

No comments concerning the proposal were received from service providers beyond input from the pre-application meeting.

**SECTION III STAFF CONCLUSION/RECOMMENDATION:**

Staff concludes that the use is in conformance with the City's Comprehensive Plan and the Zoning Ordinance. Additionally, the relevant site and design standards and minimum acceptable compatibility scores are met, and the site can accommodate the proposed use. The public service and utility provision to the site is available or can be made available through future improvements. Staff recommends **approval** of DR 17-05/CUP 17-02 subject to meeting the conditions of approval listed below.

Approval of this application is based on submitted application materials. Approval is strictly limited to the submitted proposal and is not extended to any other development of the property. Any modification of development plans not in conformance with the approval of application DR 17-05/CUP 17-02, including all conditions of approval, shall

first require an approved modification in conformance with the relevant sections of the Canby Municipal Code.

**SECTION IV CONDITIONS OF APPROVAL:**

**Conditions Unique to this Proposal**

1. The applicant shall file a sign permit for the future planned monument sign that shall be limited to the size and height standards applicable to the I-O (Canby Industrial Area Overlay Zone) as indicated in Section 16.42.050, Table 7, of the sign ordinance. The proposed signs, after been found to conform to the sign ordinance, must secure a building permit from Clackamas County Building Inspection prior to their installation.
2. The project must be in conformance with the applicable findings and suggestions outlined by the City Engineer in his memorandum dated .
3. The applicant shall provide documentation from the Department of State Lands (DSL) regarding the status of the stream and if any permits are required from the agency.

**Procedural Conditions**

**Prior to Issuance of a Building Permit the following must be completed:**

4. The design engineer shall submit to the City of Canby for review and approval at the time of final construction plan approval a storm drainage analysis and report applicable to the defined development area detailing how storm water disposal from both the building and the parking areas is being handled. Any drainage plan shall conform to an acceptable methodology for meeting adopted storm drainage design standards as indicated in the Public Works design standards.
5. A Sediment and Erosion Control Permit will be required from the City prior to commencing site work.
6. Prior to the issuance of a building permit, the installation of public or private utilities, or any other site work other than rough site grading, construction plans must be approved and signed by the City and all other utility/service providers. A Pre-Construction Conference with sign-off on all final construction plans is required. The design, location, and planned installation of all roadway improvements and utilities including but not limited to water, electric, sanitary sewer, natural gas, telephone, storm water, cable television, and emergency service provisions is subject to approval by the appropriate utility/service provider. The City of Canby's preconstruction process procedures shall be followed.
7. Construction plans shall be designed and stamped by a Professional Engineer registered in the State of Oregon.
8. Clackamas County will provide structural, mechanical, grading, and review of Fire & Life Safety, Plumbing, and Electrical permits for this project.

**Prior to Occupancy of the Facility:**

9. Prior to occupancy of the facility, all landscaping plant material indicated on the submitted landscape plan shall either be installed and irrigated with a fully automatic design/build irrigation system as proposed, or with sufficient security (bonding, escrow, etc.) pursuant to the provisions of CMC 16.49.100 (B).

**Section V Attachments/Exhibits:**

1. Application
2. Applicant narrative
3. Proposed Site Plan
4. Combined Plan Set
5. Neighborhood Meeting Comments
6. Pre-application Conference Summary
7. Storm Drainage Report
8. Traffic Impact Statement
9. Agency Comments



City of Canby  
 Planning Department  
 222 NE 2<sup>nd</sup> Avenue  
 P.O. Box 930  
 Canby, OR 97013  
 Ph: 503-266-7001  
 Fax: 503-266-1574

**LAND USE APPLICATION**

**Conditional Use Process Type III**

**APPLICANT INFORMATION:** (Check ONE box below for designated contact person regarding this application)

Applicant Name: OCI Investments, LLC Phone: 541-979-7729  
 Address: 3939 Old Salem Road Email: ron\_rlrco@yahoo.com  
 City/State: Albany, Oregon Zip: 97321

Representative Name: Brian Vandetta Phone: 541-451-5125  
 Address: 63 East Ash Street Email: brian@udelleng.com  
 City/State: Lebanon, Oregon Zip: 97355

Property Owner Name: Piedmonte Group, LLC Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Address: 138 NE 22nd Ave Email: \_\_\_\_\_  
 City/State: Canby, Oregon Zip: 97013

Property Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Email: \_\_\_\_\_  
 City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

NOTE: Property owners or contract purchasers are required to authorize the filing of this application and must sign above

- ① All property owners represent they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- ② All property owners understand that they must meet all applicable Canby Municipal Code (CMC) regulations, including but not limited to CMC Chapter 16.49 Site and Design Review standards.
- ③ All property owners hereby grant consent to the City of Canby and its officers, agents, employees, and/or independent contractors to enter the property identified herein to conduct any and all inspections that are considered appropriate by the City to process this application.

**PROPERTY & PROJECT INFORMATION:**

West side of Hazel Dell Way one lot south of 1st Ave. 104,843 SF 3S 1E 34 Tax Lot 3800  
 Street Address or Location of Subject Property Total Size of Property Assessor Tax Lot Numbers

Vacant Land M-1/I-O Light Industrial  
 Existing Use, Structures, Other Improvements on Site Zoning Comp Plan Designation

40,200 SF of Light Industrial Flex Space Development in two buildings.

Describe the Proposed Development or Use of Subject Property

STAFF USE ONLY				
FILE #	DATE RECEIVED	RECEIVED BY	RECEIPT #	DATE APP COMPLETE



City of Canby  
 Planning Department  
 222 NE 2<sup>nd</sup> Avenue  
 PO Box 930  
 Canby, OR 97013  
 (503) 266-7001

# CHECKLIST

## Conditional Use Process Type III

**All required application submittals detailed below must also be submitted in electronic format on a CD, flash drive or via email to: [PlanningApps@canbyoregon.gov](mailto:PlanningApps@canbyoregon.gov)**

Applicant City  
 Check Check

One (1) copy of this application packet. The City may request further information at any time before deeming the application complete.

Payment of appropriate fees – cash or check only. Refer to the city’s Master Fee Schedule for current fees. Checks should be made out to the *City of Canby*.

**Please submit one (1) electronic copy of mailing addresses in either an EXCEL SPREADSHEET or WORD DOCUMENT** for all property owners and all residents within 500 feet of the subject property. **If the address of a property owner is different from the address of a site, an address for each unit on the site must also be included and addressed to “Occupant.”** A list of property owners may be obtained from a title insurance company or from the County Assessor’s office.

One (1) copy of a written statement describing the Conditional Use Permit request, and detailing how your request meets the approval criteria. **Ask staff for applicable Municipal Code chapters and approval criteria.** Applicable Code Criteria for this application includes:

See Attached Exhibit 'B' and 'B-1'

EXHIBIT 'A'

One copy of either the recorded plat or the recorded deeds or land sales contracts that demonstrates how and when legal property lines were established and where the boundaries of the legal lot(s) of record are located. If the property is a lot or parcel created by plat, a copy of the recorded plat may be obtained from the Clackamas County Surveyor’s office. If the property is a legal lot of record created by recorded deed or land sales contract at a time when it was legal to configure property lines by deed or contract, then those recorded deeds may be obtained from the Clackamas County Office of the Clerk, or a Title Company can also assist you in researching and obtaining deeds.

If the development is located in a Hazard (“H”) Overlay Zone, submit one (1) copy of an affidavit signed by a licensed professional engineer that the proposed development will not result in significant impacts to fish, wildlife and open space resources of the community. If major site grading is proposed, or removal of any trees having trunks greater than six inches in diameter is proposed, then submit one (1) copy of a grading plan and/or tree-cutting plan.

N/A

ONE FULL  
 ONE 11x17

**Two (2) 11” x 17” paper copies** of the proposed plans, printed to scale no smaller than 1”=50’. The plans shall include the following information:

**Vicinity Map.**

Vicinity map at a scale of 1”=400’ showing the relationship of the project site to the existing street or road pattern.

**Site Plan**-the following general information shall be included on the site plan:

Date, north arrow, and scale of drawing;

- Name and address of the developer, engineer, architect, or other individual(s) who prepared the site plan;
- Property lines (legal lot of record boundaries); *EX. I*
- Location, width, and names of all existing or planned streets, other public ways, and easements within or adjacent to the property, and other important features; *EX. I*
- N/A*  Location of all jurisdictional wetlands or watercourses on or abutting the property;
- Finished grading contour lines of site and abutting public ways; *EX. I-1*
- Location of all existing structures, and whether or not they are to be retained with the proposed development; *EX. I*
- Layout of all proposed structures, such as buildings, fences, signs, solid waste collection containers, mailboxes, exterior storage areas, and exterior mechanical and utility equipment; *EX. F*
- Location of all proposed hardscape, including driveways, parking lots, compact cars and handicapped spaces, loading areas, bicycle paths, bicycle parking, sidewalks, and pedestrian ways; *EX. F*
- Callouts to identify dimensions and distances between structures and other significant features, including property lines, yards and setbacks, building area, building height, lot area, impervious surface area, lot densities and parking areas; *EX. F*
- Location of vision clearance areas at all proposed driveways and streets. *EX. F*

**Landscape Plan**

The following general information shall be included on the landscape plan:

- Layout and dimensions of all proposed areas of landscaping; *EX. H AND H-1*
- Proposed irrigation system;
- Types, sizes, and location of all plants to be used in the landscaping (can be a "palette" of possible plants to be used in specific areas for landscaping); *EX. H-2*
- Identification of any non-vegetative ground cover proposed, and dimensions of non-vegetative landscaped areas; *EX. H-2*
- N/A*  Location and description of all existing trees on-site, and identification of each tree proposed for preservation and each tree proposed for removal;
- N/A*  Location and description of all existing street trees in the street right-of-way abutting the property, and identification of each street tree proposed for preservation and each tree proposed for removal.

**Elevations Plan** - The following general information shall be included on the elevations plan:

- Profile elevations of all buildings and other proposed structures; *EX. G*
- Profile of proposed screening for garbage containers and exterior storage areas; *EX. H-2*
- N/A*  Profile of proposed fencing.

**Sign Plan.**

- Location and profile drawings of all proposed exterior signage. *EX. F.*

**Color and Materials Plan.**

- Colors and materials proposed for all buildings and other significant structures.

## CONDITIONAL USE – TYPE III: APPLICATION PROCESS

1. Prior to submitting an application, all applicants are encouraged to request a pre-application meeting with the City, or the City Planner may determine that a pre-application meeting is necessary after an application has been discussed or upon receipt of an application by the City. To schedule a pre-application meeting, an applicant must submit a completed pre-application form and set of preliminary plans to the Planning Department.



2. At the time an application is submitted to the City, payment of all required application processing fees is required. An application will not be accepted without payment of fees. City Staff can provide you with information concerning application fees.
3. Staff will check the application, making sure that it is complete and all fees are paid. Copies of the application materials are also routed to various City/State/County departments, as applicable, for their comments. The City Planner will accept or return the application with a written list of omissions within thirty (30) calendar days of the submittal.
4. Staff investigates the application, writes a staff report, issues public notice, notifies surrounding property owners, and makes all facts relating to the request available to the Planning Commission and all interested parties.
5. Prior to the public hearing, the City will prepare notice materials for posting on the subject property. Staff will post this material at least ten (10) days before the public hearing.
6. The staff report will be available to all interested parties at least seven (7) days prior to the hearing.
7. The Planning Commission holds a public hearing. The staff report is presented to the Commission. Testimony is presented by the applicant, proponents and opponents, followed by rebuttal from the applicant.
8. The Commission then issues findings of fact which support approval, approval with conditions, or denial of the application. A decision may be appealed to the City Council.
9. If the Planning Commission decision is appealed, City Council holds a public hearing. The staff report is presented and testimony taken, as at the original hearing(s). Unless the City Council decides to hear the appeal de novo, only testimony regarding items already in the record is permitted, and no new information may be entered. In the case of an appeal, the Council may affirm, revise, or reverse the decision of the Planning Commission in all or in part. The Council may also remand the matter back to the hearing body for further consideration.

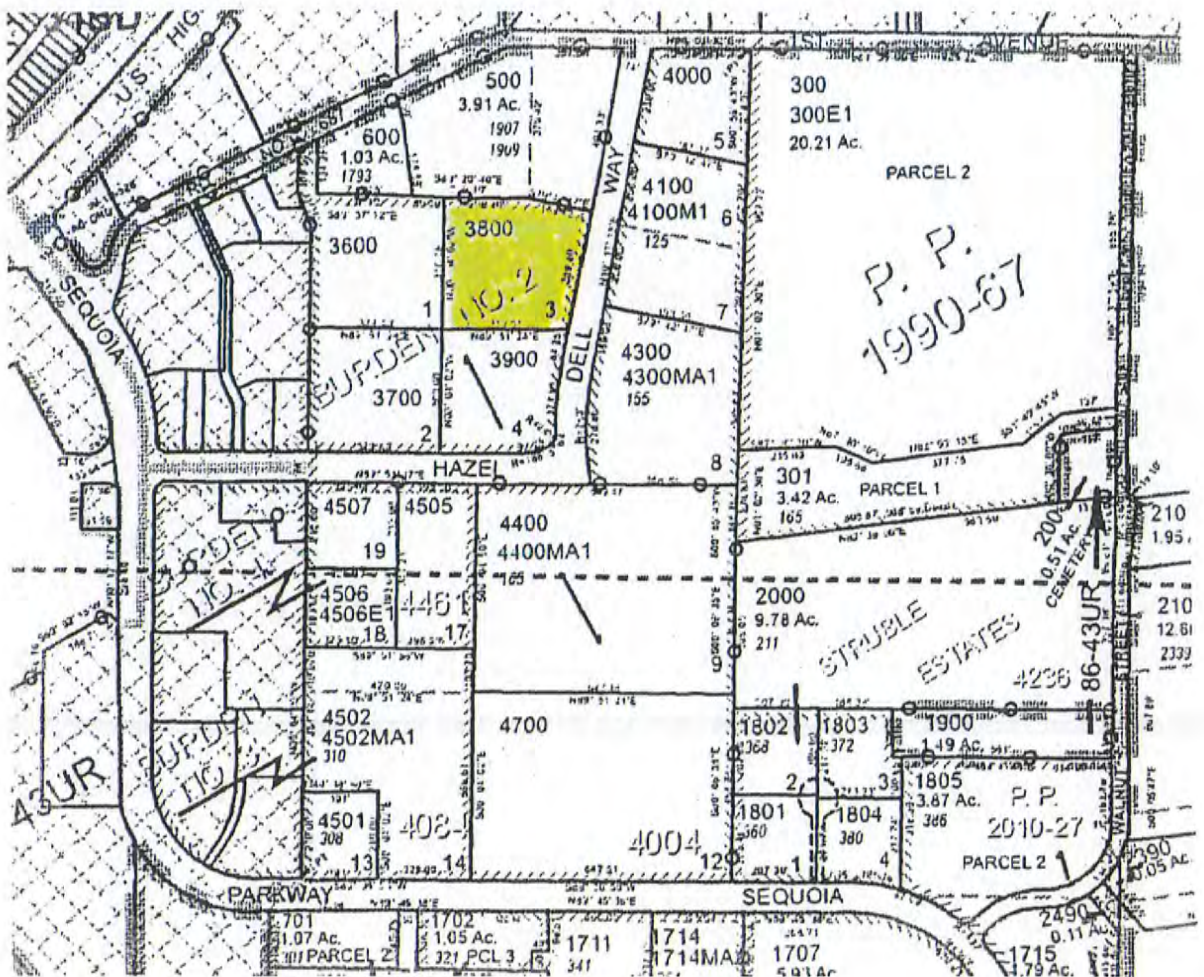
## **CONDITIONAL USE PERMIT – TYPE III: STANDARDS AND CRITERIA**

Under Section 16.50.010 of the Canby Municipal Code, an application for CONDITIONAL USE PERMIT approval shall be evaluated based on the following standards and criteria:

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of this title and other applicable policies of the city; and
- B. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features; and
- C. All required public facilities and services exist to adequately meet the needs of the proposed development; and
- D. The proposed use will not alter the character of the surrounding areas in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone.

**Exhibit 'A'**  
**Legal Descriptions for Subject Property**

Lot 3 of Burden No. 2 Subdivision in The City of Canby, County of Clackamas, State of Oregon.



4004

PLAT BOOK 121 PAGE 0110

I DO HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.  
 Chris Smith  
 DMS F530808N PLS 184 1-09-2006

# BURDEN NO. 2

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2005-032 AND OTHER LANDS, LOCATED IN THE N.E. 1/4, S.E. 1/4, N.W. 1/4 AND S.W. 1/4 OF SECTION 34, T.35S., R.1E., W.M., IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON

Ztec ENGINEERS INC.

3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202  
 PH: (503) 235-8795 FAX: (503) 233-7889

JOB NO. M3213-1 DATE SURVEYED: 12-30-05

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Chris Smith  
 OREGON  
 CHRIS F530808N  
 1944  
 RENEWAL DATE: 11/1/2006

- LEGEND:**
- REMOVED MONUMENTS FOUND AS NOTED
  - REMOVED 5/8" IR. ROD WITH A YELLOW PLASTIC CAP STAMPED AND SET ON 12-26-05
  - ◊ REMOVED 5/8" IR. ROD WITH A YELLOW PLASTIC CAP STAMPED AND SET ON S.N. 2004-005
  - UR REMOVED IRON ROD
  - IP REMOVED IRON PIPE, INSIDE DIAMETER
  - FD REMOVED FOUND
  - (M) REMOVED MEASURED
  - AC REMOVED ACRES
  - T.S.P. REMOVED TIE STRAIGHT PORTION
  - S.N. REMOVED SURVEY NUMBER
  - 95° REMOVED YELLOW PLASTIC CAP
  - P.C. REMOVED PUBLIC UTILITY EASEMENT
  - P.S. REMOVED PRIVATE SUBSET
  - DEED(1) FEE NO. 35-3872
  - DEED(2) FEE NO. 2004-000214
  - PS(1) P.S. 4098
  - PS(2) P.S. 2720
  - SN(3) S.N. 2004-375

**SHEET INDEX:**

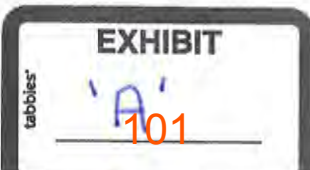
SHEET 1: PLAT, CURVE DATA, NOTES, LEGEND  
 SHEET 2: BOUNDARIES, GEOMETRIC, MARGINATE, APPROVALS, ADJUSTMENTS

**NOTE:**

- THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IMPOSED BY THE CLACKAMAS COUNTY PLANNING COMMISSION. CASE FILE NUMBER 3410-05-02.
- BOUNDARY LINE "W" IS SUBJECT TO LICENSE EASEMENT FOR AN EXISTING FENCE AS PER DOCUMENT NO. 2004-115472.
- LOT 3, LOT 4, AND PORTIONS OF LOTS 1 AND 2 ARE SUBJECT TO AN INTEREST-EGRESS EASEMENT PER DOCUMENT NO. 2005-022376.
- THIS PLAT IS SUBJECT TO A TRANSMISSION LINE EASEMENT IMPOSED BY THE CITY OF CANBY PER DOCUMENT NO. 2004-000214. THIS EASEMENT CALLS FOR A STRIP NOT MORE THAN 10 FEET WIDE, PARALLEL WITH AND 12 FEET SOUTHERLY OF THE SOUTHERLY LINE OF THE PAVED PORTION ON THE EAST SIDE OF PACIFIC HIGHWAY. THE DESCRIPTION OF THIS EASEMENT LIES WITHIN A CORPUS THAT DOES NOT MATCH ANY PORTION OF THE EXISTING ROAD. THERE ARE EXISTING POWER LINES ON THE SOUTHERLY SIDE OF THE EXISTING ROAD, WHICH WILL BE WITHIN THE 12.00 FOOT PUBLIC UTILITY EASEMENT BEING PROVIDED ON THIS PLAT.



SHEET 1 OF 2



# BURDEN NO. 2

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 2005-032 AND OTHER LANDS, LOCATED IN THE N.E. 1/4, S.E. 1/4, N.W. 1/4 AND S.W. 1/4 OF SECTION 34, T.3S., R.1E., W.M., IN THE CITY OF CANBY, CLACKAMAS COUNTY, OREGON

## ZTEC ENGINEERS INC.

3737 S.E. 8TH AVENUE, PORTLAND, OREGON 97202  
PH: (503) 235-8795 FAX: (503) 235-7889

JOB NO. M3213-1 DATE SURVEYED: 12-30-05

I DO HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.  
*Chris Fosbrom* 1-09-06  
CHRIS FOSBROM PLS 1944 DATE

### SURVEYOR'S CERTIFICATE:

CHRIS FOSBROM, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ATTACHED PLAT, BEING ALL OF THE UNDIVIDED PART OF PARCEL 1 OF PARTITION PLAT NO. 2005-032, LOCATED IN THE NORTHEAST ONE-QUARTER, SOUTH-EAST ONE-QUARTER, NORTHWEST ONE-QUARTER AND SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 S, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CANBY, CLACKAMAS COUNTY, OREGON. THAT AT THE INITIAL POINT I FOUND A 5/8" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZTEC LS 1944". SAID INITIAL POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH 1ST AVENUE AT A POINT THAT IS SOUTH 89°53'32" WEST A DISTANCE OF 1998.30 FEET AND SOUTH 00°25'45" WEST A DISTANCE OF 2010 FEET FROM THE NORTHEAST CORNER OF THE PHALANDER LEE DONATION LAND CLAIM.

THENCE FROM SAID INITIAL POINT, SOUTH 00°55'32" WEST ALONG THE WESTERLY LINE OF PARCEL 1 OF SAID PARTITION PLAT NO. 2005-032, A DISTANCE OF 1206.48 FEET TO A STAKE WITH "A" MARKING THE SOUTHWESTERLY CORNER OF SAID PARTITION PLAT; THENCE SOUTHWEST 07°50'52" EAST, ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 96-03546, CLACKAMAS COUNTY DEED RECORDS, AND ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 96-06815, CLACKAMAS COUNTY DEED RECORDS, AND ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 96-06815, CLACKAMAS COUNTY DEED RECORDS, WITH THE EASTERLY LINE OF THE PHALANDER LEE DONATION LAND CLAIM, TO A POINT ON THE SOUTHWEST CORNER OF SAID PARCEL 1 OF SAID PARTITION PLAT NO. 2005-032; THENCE SOUTH 89°53'32" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 1 OF SAID PARTITION PLAT NO. 2005-032, A DISTANCE OF 1206.48 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID PARTITION PLAT NO. 2005-032; THENCE SOUTH 89°53'32" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 1 OF SAID PARTITION PLAT NO. 2005-032, A DISTANCE OF 2010 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID PARTITION PLAT NO. 2005-032; THENCE SOUTH 00°25'45" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 1 OF SAID PARTITION PLAT NO. 2005-032, A DISTANCE OF 1998.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTH 1ST AVENUE AT A POINT THAT IS SOUTH 89°53'32" WEST A DISTANCE OF 1998.30 FEET AND SOUTH 00°25'45" WEST A DISTANCE OF 2010 FEET FROM THE NORTHEAST CORNER OF THE PHALANDER LEE DONATION LAND CLAIM.

BEARINGS FROM SAID INITIAL POINT, SOUTH 00°55'32" WEST ALONG THE WESTERLY LINE OF PARCEL 1 OF SAID PARTITION PLAT NO. 1998-67 AND ITS WORTHWESTLY EXTENSION, A DISTANCE OF 1206.48 FEET TO A STAKE WITH "A" MARKING THE SOUTHWESTERLY CORNER OF SAID PARTITION PLAT; THENCE SOUTHWEST 07°50'52" EAST, ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 96-03546, CLACKAMAS COUNTY DEED RECORDS, AND ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 96-06815, CLACKAMAS COUNTY DEED RECORDS, AND ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 96-06815, CLACKAMAS COUNTY DEED RECORDS, WITH THE EASTERLY LINE OF THE PHALANDER LEE DONATION LAND CLAIM, TO A POINT ON THE SOUTHWEST CORNER OF SAID PARCEL 1 OF SAID PARTITION PLAT NO. 2005-032; THENCE SOUTH 89°53'32" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 1 OF SAID PARTITION PLAT NO. 2005-032, A DISTANCE OF 1206.48 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID PARTITION PLAT NO. 2005-032; THENCE SOUTH 00°25'45" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 1 OF SAID PARTITION PLAT NO. 2005-032, A DISTANCE OF 1998.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTH 1ST AVENUE AT A POINT THAT IS SOUTH 89°53'32" WEST A DISTANCE OF 1998.30 FEET AND SOUTH 00°25'45" WEST A DISTANCE OF 2010 FEET FROM THE NORTHEAST CORNER OF THE PHALANDER LEE DONATION LAND CLAIM.

BEARINGS FROM SAID INITIAL POINT, SOUTH 00°55'32" WEST ALONG THE WESTERLY LINE OF PARCEL 1 OF SAID PARTITION PLAT NO. 1998-67 AND ITS WORTHWESTLY EXTENSION, A DISTANCE OF 1206.48 FEET TO A STAKE WITH "A" MARKING THE SOUTHWESTERLY CORNER OF SAID PARTITION PLAT; THENCE SOUTHWEST 07°50'52" EAST, ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 96-03546, CLACKAMAS COUNTY DEED RECORDS, AND ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 96-06815, CLACKAMAS COUNTY DEED RECORDS, AND ALONG THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 96-06815, CLACKAMAS COUNTY DEED RECORDS, WITH THE EASTERLY LINE OF THE PHALANDER LEE DONATION LAND CLAIM, TO A POINT ON THE SOUTHWEST CORNER OF SAID PARCEL 1 OF SAID PARTITION PLAT NO. 2005-032; THENCE SOUTH 89°53'32" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 1 OF SAID PARTITION PLAT NO. 2005-032, A DISTANCE OF 1206.48 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID PARTITION PLAT NO. 2005-032; THENCE SOUTH 00°25'45" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 1 OF SAID PARTITION PLAT NO. 2005-032, A DISTANCE OF 1998.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTH 1ST AVENUE AT A POINT THAT IS SOUTH 89°53'32" WEST A DISTANCE OF 1998.30 FEET AND SOUTH 00°25'45" WEST A DISTANCE OF 2010 FEET FROM THE NORTHEAST CORNER OF THE PHALANDER LEE DONATION LAND CLAIM.

### DECLARATION:

I, CHARLES E. BURDEN, PERSONAL REPRESENTATIVE OF THE RAY L. BURDEN TRUST, AN OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP, DO HEREBY MAKE AND DECLARE THE ANNEXED MAP OF BURDEN NO. 2 AS BEING A CORRECT AND TRUE STATEMENT OF THE LANDS THEREON, AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN ON SAID MAP WITH THE EXCEPTED RESTRICTIONS SHOWN ON SAID MAP UNDER THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVENUE STATUTES, AND DOES FURTHER STATE THAT THIS PLAT IS SUBJECT TO THE RESTRICTIONS SHOWN OR NOTED THEREON.

I, CHARLES E. BURDEN, PERSONAL REPRESENTATIVE OF THE RAY L. BURDEN TRUST, AN OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP, DO HEREBY MAKE AND DECLARE THE ANNEXED MAP OF BURDEN NO. 2 AS BEING A CORRECT AND TRUE STATEMENT OF THE LANDS THEREON, AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN ON SAID MAP WITH THE EXCEPTED RESTRICTIONS SHOWN ON SAID MAP UNDER THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVENUE STATUTES, AND DOES FURTHER STATE THAT THIS PLAT IS SUBJECT TO THE RESTRICTIONS SHOWN OR NOTED THEREON.

*Charles E. Burden*  
CHARLES E. BURDEN, PERSONAL REPRESENTATIVE OF THE RAY L. BURDEN TRUST

### ACKNOWLEDGMENT:

STATE OF OREGON

COUNTY OF CLACKAMAS

THIS INSTRUMENT WAS KNOWLEDGED BEFORE ME ON January 12, 2006 BY CHARLES E. BURDEN, AS PERSONAL REPRESENTATIVE OF THE RAY L. BURDEN TRUST AND CHARLES E. BURDEN, AS SUCCESSOR TRUSTEE OF THE RENE E. BURDEN TRUST.

*James Christinas*  
JAMES CHRISTINAS  
COUNTY CLERK - OREGON  
COMMISSION NO. 374327  
BY COMMISSION EXPRESSES November 28, 2007

### APPROVALS:

APPROVED THIS 17th DAY OF JANUARY, 2006  
CLACKAMAS COUNTY BOARD OF COMMISSIONERS  
BY: *Mark Noyes*  
DELEGATE PER CLACKAMAS COUNTY CODE CHAPTER 11.02

APPROVED THIS 12th DAY OF JANUARY, 2006  
CLACKAMAS COUNTY SHERIFF  
BY: *Carl A. Clark, Sheriff*

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY OGS ELIGIBLE HAVE BEEN PAID THROUGH

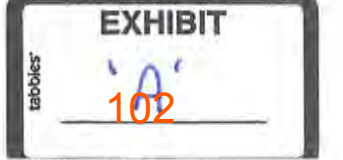
JULY 30, 2006  
APPROVED THIS 27th DAY OF JANUARY 2006  
RAY E. BURN, CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR  
BY: *Ray E. Burn*

JULY 30, 2006  
APPROVED THIS 12th DAY OF JANUARY, 2006 AT

SHERIFF HALL, CLACKAMAS COUNTY CLERK  
BY: *Carl A. Clark, Sheriff*

REGISTERED PROFESSIONAL LAND SURVEYOR  
ORIG: *Chris Fosbrom*  
PLS 1944  
EXPIRES: 12/31/2009

Title Data, Inc. CH FOR10535 CL 4004.002



## *Exhibit 'B-1'*

### **FINDINGS APPLYING TO THE CANBY DEVELOPMENT CODE CRITERIA FOR SITE PLAN REVIEW**

**REQUEST.** Site Plan Review for the construction of an industrial/commercial flex-space development containing 2 buildings containing a total of 40,200 square feet in 2 Phases. The buildings will be one-story concrete tilt-up (see Exhibit 'G' - Exhibit 'G' - Proposed Building Elevations and Floor Plans), from 16,200 to 24,000 square feet in size. The building spaces will be divided into units ranging from 1,500 to 6,000 square feet depending on the tenant's need. Each unit will have overhead doors and adjoining office space.

*City of Canby Standards and Criterion 16.48.050(A). Compliance of the proposal will all applicable city ordinance requirements.*

#### **SUPPORTIVE FINDINGS AND CONCLUSIONS:**

*Sanitary Sewer:* The site is provided sanitary sewer by an existing 8-inch sanitary sewer stub from the existing 10-inch sanitary sewer mainline in Hazel Dell Way. The 8-inch stub can provide service to a maximum of 1400 drainage fixture units per the State of Oregon Plumbing Specialty Code Table L-3. The proposed development as designed will have approximately 100 drainage fixture units. Thus the existing 8-inch sanitary sewer stub has adequate capacity for the proposal and includes a significant amount of reserve capacity for future tenant improvements.

*Domestic Water:* The proposed development is served by an existing 8-inch waterline located in Hazel Dell Way. The domestic water demand for the proposed development's shell improvements is based on the 100 water fixture units as calculated per the current State of Oregon Plumbing Specialty Code. The larger building contains a water fixture count of 64 and the small building contains a water fixture count of 36. This equates to a water demand of approximately 40 gallons per minute and 25 gallons per minute respectively for each building.

The owner has elected to oversize each of the water services in anticipation that future tenants may demand more water than the shell improvements demands. The proposal includes a public 2-inch water service for each building that will accommodate either a 1 1/2-inch meter or a 2-inch meter. The 1 1/2-inch meter will provide water for a water fixture count of approximately 286 and a 2-inch meter will provide water for a water fixture county of approximately 532. The supply lines from the meters to the buildings have also been oversized to a 3-inch line to have future capacity built in as well. These capacity allowances will minimize the potential of the need to cut pavement, sidewalks and curbs to install larger lines when future demands are realized.

*Fire Water:* The preliminary plan is to provide fire sprinklers in the buildings. The required fire flow to the buildings based on using sprinklers is 1,500 gallons per minute. The required number of fire hydrants serving the development is 3. The required sprinkler supply to the building is estimated at 350 gallons per minute.

The proposed development is served by an existing 8-inch waterline. This 8-inch waterline has a flow capacity available to meet the fire sprinkler flows required for this project. The project proposes to branch from the 8-inch waterline with a 4-inch feed to each building for the sprinkler supplies.

Fire water calculation dictated that 1,500 gallons per minute is required and that 3 fire hydrants must be in the vicinity of the project to meet the requirements of the Oregon Fire Code. There are two existing fire hydrants within the project's frontage on Hazel Dell Way and the project proposes to add one onsite. This provides a total of 3 fire hydrants as required to serve the project. With the 3 fire hydrants available to the site they will exceed the required 1,500 gallons per minute required to be available.

*Storm Water:* The storm drainage developed on the site development will be treated onsite based on the Clean Water Services requirements (as referenced in the City of Canby Design Standards). All storm waters from impervious surfaces will be routed to an Extended Dry Basin that will provide the necessary water quality treatment to the storm waters and infiltrate them for ground water recharge. The portion of the Extended Dry Basin that is above the required water quality volume will act as retention and allow storm waters to surge and be retained during a 10-year and 25-year, 24-hour storm events while infiltration is occurring. The emergency overflow from the onsite system will be surface flows from the Extended Dry Basin into the Hazel Dell Way street right of way. The design will include a minimum of 1 foot of free board beyond the 25-year, 24-hour storm event prior to overflow.

*Development Standards (16.35.050):* The following subsections indicate the required development standards of the I-O zone. These standards replace the standards of the C-M zone, M-1 zone and M-2 zone, as follows:

A. *Minimum Lot Area: None*

The subject property contains 2.4 acres (104,843 square feet). This standard has been met.

B. *Minimum Lot Width and Frontage: None*

The subject property has 289.25 feet of frontage on Hazel Dell Way and varies in width from 312.94 along the southern boundary of the site to approximately 367.62 feet along the northern boundary of the site. This standard has been met.

C. *Minimum Yard Areas: Street yards – 20 feet for building up to 25 feet in height.*

The proposed buildings are 20 feet in height. A street yard area varying from 29.9 feet to 70.2 feet has been provided adjacent to Hazel Dell Way. This standard has been met.

*Interior Yard: 10 feet except 20 feet where abutting a residential zone.*

Ten-foot side yards have been provided adjacent to the west and north property boundaries. A seven-foot setback has been provided adjacent to the south property boundary adjacent to the building and then a joint-use access driveway is provided to the street. This standard has been met.

D. *Maximum Building Height: 45 feet*

The proposed buildings are 20 feet in height. This standard has been met.

E. *Maximum Lot Coverage: None in the MI zone*

The proposed development will have a lot coverage of 78,962 square feet or 75.31% which includes buildings and all paved areas with 24.69% of the property being landscaped. This standard has been met.

F. *Street access (curb cuts) spacing shall be a minimum of 200 feet on designated parkway and collector streets.*

The subject property is located on a designated Collector street. A joint-access has been agreed to with the abutting property to the south meeting the 200-foot spacing requirement. A joint-use access/maintenance agreement will be provided to the City prior to issuance of Building Permits. This standard has been met and can be ensured by a condition of approval.

- G. *Street right-of-way improvements shall be made in accordance with the Canby Transportation System Plan (TSP).*

Hazel Dell Way has been fully improved with curbs, gutters and bikelanes. A sidewalk has been provided on the east side of the street. As part of the development of the subject property, a 6' foot wide sidewalk and a 5' wide planter strip will be provided across the frontage of the subject property. This standard can be met and can be ensured by a condition of approval.

- H. *Building orientation standards. Development in the M-1 zoning and M-2 zone shall provide at least one public entrance facing the street. A direct pedestrian connection shall be provided between the primary building entrance and public sidewalk.*

The building adjacent to Hazel Dell Way has eight (8) public entrances facing the street. A direct pedestrian connection has been provided from the Hazel Dell Way public sidewalk to the private sidewalk system within the proposed development by the use of raised brick pavers (see Exhibit 'F' – Proposed Site Plan). These standards have been met.

- I. *Right-of-way plantings: Street trees and ground cover plantings shall be installed with development as approved by the City. Shrubs are prohibited within the public right-of-way.*

The applicant will provide the necessary number of street trees of an approved variety as approved by the City Forester. No shrubs are proposed to be planted within the Hazel Dell Way right-of-way (see Exhibit 'H-2' - Preliminary Landscape and Irrigation Plans). This standard has been met and can be ensured by a condition of approval.

- J. *Metal building exteriors are prohibited, except that the Planning Commission may approve architectural metal elements that accent and enhance the aesthetics of building entrances and office areas.*

The buildings exteriors will be painted concrete tilt-up construction with a parapet face concealing the roof edges. Reveal strips will be provided to provide architectural relief and compliment the other building features. A portion of the reveal strips will be painted a contrasting color. Metallic parapet flashing will be used, and will be color coordinated with the building paint, accent colors and window framing.

The building entrances will be anodized aluminum framed store-front with tinted glass. Some panels will be solid metallic panels with colors to compliment the aluminum frame. Overhead doors will be used for the industrial access to the buildings. These may be provided with lights (windows) and may have a textured finish.

These standards can be met and can be ensured by a condition(s) of approval.

- K. *Lighting shall be required for all streets, sidewalks, and pedestrian ways. Applications for land division approval and site plan review shall include photometric plans.*

Site lighting will be provided and will be extended into each proposed expansion area (see Exhibit "K" -Photometric Plans). Lighting will be provided from wall-mounted fixtures on all of the buildings. Front and side glare shields will be placed on all lighting fixtures to reflect the light on the buildings and access aisles within the development. No lighting will reflect on adjacent properties, streets, or into the night sky. This standard can be met and can be ensured by a condition of approval.

- L. *Shared Access: The City may require the provision of shared access drives through the land division review process. Shared access drives are intended to maintain adequate driveway spacing and circulation along the designated Parkway and Collector streets.*

The proposed development will be provided with a shared access with the adjoining property to the south. A signed Joint Use Access Agreement will be provided to the City prior to issuance of Building Permits for the proposed development. This standard has been met and can be ensured by a condition of approval.

- M. *All landscaped areas shall be irrigated unless drought tolerant plants are installed and watered until well established and replaced in event of failure.*

The preliminary landscape plan indicates that all landscaped areas will be irrigated. The preliminary irrigation design using an in ground system meeting City Standards will be submitted with the Final landscape design plan. This standard can be met and can be ensured by a condition of approval.

- N. *Vehicle Parking.* The gross floor area of the manufacturing/warehouse portion of the 40,200 square feet of building area is 34,500 square feet which requires 35 parking spaces. The total office area in the 2 building is 5,700 square feet which requires 12 parking spaces for a total of 47 parking spaces. Fifty-seven (57) parking spaces have been provided. This standard can be met and can be ensured by a condition of approval.

- O. *Bicycle Parking.* The proposed buildings contain a total of 40,200 square feet of "warehousing" which requires 12 bicycle parking spaces. Bicycle parking is provided on the street side of Building 1 (see Exhibit 'F' - Proposed Site Plan). This standard can be met and can be ensured by a condition of approval.

- P. *Signage.*

The proposed development will include one monument sign (see Exhibit 'F' - Proposed Site Plan) that will be located north of the entrance and outside of the vision clearance area. The monument sign will be 4 feet high and 8 feet wide utilizing the maximum surface area allowed of 32 square feet. The name of the development "Hazel Dell Way Industrial Flex Space" as well as the site address will be displayed on the sign.

Building signage in the form of "Wall Signs or Window Signs" will be added to the buildings as the tenant improvements are completed. This building signage will be performed in conformance with Section 16.42.050 Table 2 of the Canby, Oregon Code of Ordinances.

This standard can be met and can be ensured by a condition of approval.



- Q. *All other regulations: The C-M, M-1, and M-2 zone provide other regulations related to vision clearance, Highway 99E sidewalk width, setback measurement, outside storage, and wireless/cellular tower certification.*

Vision Clearance: No trees, fences, signs or shrubs are proposed to be placed in any vision clearance area. Vision Clearance regulations can be met and can be ensured by a condition of approval.

Highway 99E Sidewalk Width: The subject property does not lie adjacent to Highway 99E. These regulations do not apply.

Setback Measurement: All setback requirements have been met and can be ensured by a condition of approval.

Outside Storage: No outside storage area is proposed within the development. These regulation standards are not applicable.

Wireless/Cellular Tower Certification: No Wireless/cellular tower is proposed for the site. These regulation standards are not applicable.

*Design Guidelines (16.35.060): The Industrial Area Master Plan provides design guidelines for reviewing development applications. The guidelines which are incorporated into Table 16.35.040, encourage:*

- A. *Flexibility to align local streets based on parcelization and development requirements;*

The subject property is part of a platted subdivision (Burden No. 2). No additional street is proposed. This design guideline is not applicable.

- B. *Tree retention, planting of large (3-inch) caliper trees, and use of lawn/ground cover planting in front yard setbacks;*

The subject property does not have any existing trees on the property (see Exhibit 'I' – Existing Conditions). Three-inch caliper trees will be planted within the front and north and south side yard setbacks (see Exhibit 'H-2' - Preliminary Landscape and Irrigation Plans), and throughout the parking areas. No trees will be planted being proposed Building 2 as the planting of trees in a visually blocked area would provide a security issue for the abutting storage facility. This design guideline has been met and can be ensured by a condition of approval.

- C. *Placement of buildings at or near the setback line;*

The proposed front flex-space industrial building (Building 1) is located 75.2 feet from the front setback line at the southeast corner of the building and 118.5' from the northeast corner of the building. This allows for a drive aisle and parking in front of the building and the LIDA detention basin between the front property line and the edge of the driveway/parking area. This placement is consistent with the building setbacks of the industrial buildings located to the east across Hazel Dell Way as the buildings are located near the rear property lines of the sites that which they are located. This design guideline has been met to the extent possible and can be ensured by a condition of approval.

D. *Placement of parking areas to the side or rear of buildings;*

Eighteen (18) of the fifty-seven (57) parking spaces are visible from the street. The remaining spaces are located behind Building 1 which is the building adjacent to the street.

E. *Placement of smaller commercial buildings at or near the street;*

The proposed industrial flex-space buildings are similar in size (Building 1, 24,000 square feet; Building 2, 16,200 square feet). No smaller commercial building is proposed. This design guideline is not applicable.

F. *Building entries visible from the street with direct pedestrian connections;*

The proposed front flex-space industrial building has eight building entries that are visible from the street in Building 1 with a direct pedestrian connection from Hazel Dell Way that connects to the interior private sidewalk system that connects all of the building spaces in Building 1 together (8 units in rear of Building 1). A designated pedestrian crossing is also provided across the parking area separating Buildings 1 and 2. This design guideline has been met and can be ensured by a condition of approval.

G. *Use of quality building materials;*

The building exterior will be of concrete tilt up construction. The concrete will be 3,000-4,000 psi compressive strength concrete. The exterior windows will be dual-pane, low-E windows with solar heat gain coefficient meeting or exceeding the requirement of the building code. The frames will be anodized aluminum. Overhead doors will be insulated metal sectional doors. This design guideline has been met and can be ensured by a condition of approval.

H. *Architectural detail to break up and articulate large surfaces and volumes, and to accentuate building entries; and*

The building exterior will be painted concrete tilt-up construction with parapet face concealing the roof edges. Reveal strips will be provided to provide architectural relief and compliment the other building features. A portion of the reveal strips will be painted a contrasting color. Metallic parapet flashing will be used, and will be color coordinated with the building paint, accent colors and window framing.

The building entrances will be anodized aluminum framed store-front with tinted glass. Some panels will be solid metallic panels with colors to compliment the aluminum frame. Overhead doors will be used for the industrial access to the buildings. These may be provided with lights (windows) and may have a textured finish. This design guideline has been met and can be ensured by a condition of approval.

I. *Open space retention and trail connections, as designated by the Master Plan.*

No open space retention or trail connections are located on the subject property. This design guideline is not applicable.

*Design review matrix (16.35.070): The City uses the following matrix to evaluate compliance with the I-O design guidelines. Exception: The City may reduce the minimum acceptable score(s) upon finding that certain provisions do not apply.*

CRITERIA		Possible Score		
<b>Parking</b>				
Parking areas located to the side or rear of buildings as viewed from public right-of-way: <50% of parking spaces = 0; 50% -75% = 1; 75%-100% = 2.	0	1	2	Of the 57 spaces, 39 spaces or 68.43% are located at rear of building as seen from the street.
Increase minimum interior parking lot landscape over the base 15%: 15%-18%= 0; 18%-22%=1; >22% = 2.	0	1	2	10 interior parking lot landscape islands have been provided
Increase the base number of trees required by 16.49.120 (all landscape islands must contain 1 tree, 1 tree for every 40' along the required setback): 100%-105% of base requirement = 0; 105%-110% of base requirement = 1; >110% = 2 (# of trees proposed / # of trees required x 100 = % of base requirement)	0	1	2	23 trees are required, 30 trees have been provided.
Number of parking spaces provided: (% of required minimum): > 110% = 0; 110%-105% = 1; 105%-100% = 2. See Table 16.10.050 for required parking. (#of spaces proposed/# of spaces required x 100 = % of required minimum)	0	1	2	57 parking spaces have been provided; a minimum of 47 parking spaces are required resulting in 121.28% of required parking spaces.
<b>Minimum Acceptable Score</b>	<b>4 points</b>		<b>Proposed Score: 4</b>	
<b>Transportation/Circulation</b>				
Design private, on-site pedestrian pathways: 6' painted ways = 0; 6' brick/paver ways - 1; 6' brick/paver & raised concrete = 2	0	1	2	Raised crosswalk with brick pavers
Number of pedestrian connections between the street sidewalk and internal circulation system: One connection - 0; Two or more connections = 1	0	1		
<b>Minimum Acceptable Score (some provisions may not apply)</b>	<b>2 points</b>		<b>Proposed Score: 2</b>	
<b>Landscaping</b>				
Trees installed at 3 inch caliper: < 25% of trees - 0; 25%-50% = 1; 50%-100% = 2.	0	1	2	All trees within the setback areas and parking areas are 3" caliper
Usable outdoor amenity provided with development (e.g., water features, plazas, seating areas, and similar features): no = 0; yes = 1 yes and for public use + 2	0	1	2	No usable outdoor amenity has been provided
Amount of grass (less grass is better) (% of total landscaped area) > 50% = 0; 25%-50% = 1; <25% = 2	0	1	2	No grass is proposed to be planted
<b>Minimum Acceptable Score</b>	<b>3 points</b>		<b>Proposed Score: 4</b>	

<b>Building Appearance and Orientation</b>		
Building Orientation at or near the street: parking or drive separates building from street = 0; at least 20% of elevation within 5 feet of minimum setback - 1; at least 20% of elevation is at minimum setback = 2.	0 1 2	
Building entrances visible from the street: no = 0 yes = 1	0 1	
Buildings use quality materials: concrete, wood, or wood siding = 0; concrete masonry, stucco, or similar material = 1 brick or stone = 2	0 1 2	
Articulation and/or detailing to break up large building surfaces and accentuate the building entrance(s): no = 0 yes = 2	0 2	
<b>Minimum Acceptable Score</b>	<b>4 points</b>	<b>Proposed Score: 4</b>

**SUPPORTIVE FINDINGS AND CONCLUSION:** The proposed development is in compliance with the design guidelines for the M-1 Industrial District and Industrial Overlay District. Compliance can be ensured by a condition(s) of approval.

*City of Canby Standards and Criterion 16.48.050(B). A determination that the proposal will result in no unusually hazardous conditions for motorists, bicyclists, pedestrians or other users of the site.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** An “Industrial” zoning designation identifies areas that are suitable for a wide range of light industrial uses including corporate offices, research and development, high technology, manufacturing, warehousing, wholesaling, and other accessory and compatible uses that have minimal environmental effects. Any noise emitted from the proposed development will be well within the Department of Environmental Quality (DEQ) and the City’s standards for purposes of noise regulations.

The existing street improvement provides bikelanes on both sides of the street. Sidewalks are currently provided on the east side of Hazel Dell Way and will be provided on the west side of the street across the frontage of the subject property as a part of the proposed development. In keeping with transportation standards, a joint use driveway will be provided to serve the subject property and the adjoining property to the south. Compliance with this Criterion can be ensured through a condition(s) of approval resulting from the review process.

*City of Canby Standards and Criterion 16.48.050(C). A determination that exterior lighting will not result in a glare on neighboring properties or a hazard to motorists.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** Site lighting will be provided and will be extended into each proposed expansion area. Lighting will be provided from wall-mounted fixtures on all of the buildings. Front and side glare shields will be placed on all lighting fixtures to reflect the light on the buildings and access aisles within the development. No lighting will reflect on adjacent properties, streets, or into the night sky. This criterion has been met and can be ensured by a condition of approval.

*City of Canby Standards and Criterion 16.48.050(D). A finding that any previously established conditions of approval (for a variance, conditional use, etc.) have been met.*

**SUPPORTIVE FINDING AND CONCLUSION:** To the applicant’s knowledge, other than Subdivision approval, no other land use decisions have been granted for the subject property and there are no existing conditions of approval to be met. This criterion is not applicable.

*City of Canby Standards and Criterion 16.48.050(E). For residential structures moved onto the site including, but not limited to manufactured homes, a determination shall be made by staff that a near like-new or historically restored condition of building exterior shall exist prior to occupancy, This determination shall include an evaluation of color, materials and appearance of siding, roofing and appurtenances, as determined by evidence of recent painting, new construction, or replacement or repair of weathered, damaged or deteriorated materials or surfaces.*

**SUPPORTIVE FINDING AND CONCLUSION:** No residential structures exist on the site nor will be placed on the site. This Criterion is not applicable.

*City of Canby Criterion and Standards 16.49.040(A). In review of a Type III Site and Design review, the Board shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following:*

*1. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable city ordinances insofar as the location, height and appearance of the proposed development; and*

**SUPPORTIVE FINDING:** The proposed site development as demonstrated on pages 5 to 10 is in conformance with the standards of the Canby Development Code.

*2. The proposed design of the development is compatible with the design of other developments in the same general vicinity.*

**SUPPORTIVE FINDING:** The proposed buildings and parking areas are compatible with the design of other industrial developments located within the same general vicinity of the proposed development.

*3. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.*

**SUPPORTIVE FINDINGS:** The proposed development will provide a quality environment, with attractive building architecture, landscaped yards and streetscape. The proposed development is designed for industrial and business uses which will utilize a small attached office in conjunction with a clean, non-polluting industrial use. The proposed development is designed to promote no objectionable external effects on surrounding properties.

Signage will be limited to one monument sign (see Exhibit 'F' - Proposed Site Plan) that will be located north of the entrance and outside of the vision clearance area. The monument sign will be 4 feet high and 8 feet wide utilizing the maximum surface area allowed of 32 square feet. The name of the development "Hazel Dell Way Industrial Flex Space" as well as the site address will be displayed on the sign.

Building signage in the form of "Wall Signs or Window Signs" will be added to the buildings as the tenant improvements are completed. This building signage will be performed in conformance with Section 16.42.050 Table 2 of the Canby, Oregon Code of Ordinances.

This criterion has been met and can be ensured by a condition(s) of approval is necessary.

4. *The proposed development incorporates the use of LID best management practices whenever feasible based on site and soil conditions. LID best management practices include, but are not limited to, minimizing impervious surfaces, designing on-site LID stormwater management facilities, and retaining native vegetation.*

**SUPPORTIVE FINDING:** The storm water drainage plan and landscaping plan include multiple Low Impact Drainage Approaches (LIDA). The landscape islands adjacent to the rear building are all designed to be Infiltration Rain Gardens. Storm waters from the parking and drive aisle area between the two buildings will drain to these Infiltration Rain Gardens. The balance of the impervious areas including the two buildings and balance of the parking drive aisle areas will drain to the Extended Dry Basin. The LIDA handbook published by Clean Water Services recommends that the LIDA features are sized to be at a minimum of 6% of the size of the total impervious area being treated. The total impervious area being treated is 78,959 square feet thus requiring a minimum of 4,738 square feet of LIDA area. The project includes a 6,840 square feet Extended Dry Basin and four Infiltration Rain Gardens at 240 square feet each totaling 7,800 square feet or 9.88% of the total impervious surface area. This criterion has been met and can be ensure by a condition(s) of approval.

5. *The Board shall, in making its determination of compliance with this Ordinance, shall use the matrix in Table 16.49.040 to determine compatibility unless this matrix is superseded by another matrix applicable to a specific zone or zones under this title. An application is considered to be compatible with the standards of Table 16.49.040 if the following conditions are met:*

- a. *The number accumulates a minimum of 60% of the total possible number of points from the list of design criteria in Table 16.49.040; and*
- b. *At least 10 percent of the points used to comply with (a) above must be from the list of LID Elements in Table 16.49.040.*

**SUPPORTIVE FINDING AND CONCLUSION:** Table 16.49.040 is superseded by design review matrix 16.35.070 to evaluate compliance with the I-O design guidelines.

CRITERIA	Possible Score		
<b>Parking</b>			
Parking areas located to the side or rear of buildings as viewed from public right-of-way: <50% of parking spaces = 0; 50% -75% = 1; 75%-100% = 2.	0	1	2
Increase minimum interior parking lot landscape over the base 15%: 15%-18%= 0; 18%-22%=1; >22% = 2.	0	1	2
Increase the base number of trees required by 16.49.120 (all landscape islands must contain 1 tree, 1 tree for every 40' along the required setback): 100%-105% of base requirement = 0; 105%-110% of base requirement = 1; >110% = 2 (# of trees proposed / # of trees required x 100 = % of base requirement)	0	1	2
Number of parking spaces provided: (% of required minimum): > 110% = 0; 110%-105% = 1; 105%-100% = 2. See Table 16.10.050 for required parking. (#of spaces proposed/# of spaces required x 100 = % of required minimum)	0	1	2
			Of the 57 spaces, 39 spaces or 68.43% are located at rear of building as seen from the street.
			10 interior parking lot landscape islands have been provided
			23 trees are required, 30 trees have been provided.
			57 parking spaces have been provided; a minimum of 47 parking spaces are required resulting in 121.28% of required

Concurrent Site Plan Review and Conditional Use

		parking spaces.
<b>Minimum Acceptable Score</b>	<b>4 points</b>	<b>Proposed Score: 5</b>

<b>Transportation/Circulation</b>		
Design private, on-site pedestrian pathways: 6' painted ways = 0; 6' brick/paver ways - 1; 6' brick/paver & raised concrete = 2	0 1 2	Raised crosswalk with brick pavers
Number of pedestrian connections between the street sidewalk and internal circulation system: One connection - 0; Two or more connections = 1	0 1	
<b>Minimum Acceptable Score (some provisions may not apply) points</b>	<b>2</b>	<b>Proposed Score: 2</b>

<b>Landscaping</b>		
Trees installed at 3 inch caliper: < 25% of trees - 0; 25%-50% = 1; 50%-100% = 2.	0 1 2	All trees within the setback areas and parking areas are 3" caliper
Usable outdoor amenity provided with development (e.g., water features, plazas, seating areas, and similar features): no = 0; yes = 1 yes and for public use + 2	0 1 2	No usable outdoor amenity has been provided
Amount of grass (less grass is better) (% of total landscaped area) > 50% = 0; 25%-50% = 1; <25% = 2	0 1 2	No grass is proposed to be planted
<b>Minimum Acceptable Score</b>	<b>3 points</b>	<b>Proposed Score: 4</b>

<b>Building Appearance and Orientation</b>		
Building Orientation at or near the street: parking or drive separates building from street = 0; at least 20% of elevation within 5 feet of minimum setback - 1; at least 20% of elevation is at minimum setback = 2.	0 1 2	
Building entrances visible from the street: no = 0 yes = 1	0 1	
Buildings use quality materials: concrete, wood, or wood siding = 0; concrete masonry, stucco, or similar material = 1 brick or stone = 2	0 1 2	
Articulation and/or detailing to break up large building surfaces and accentuate the building entrance(s): no = 0 yes = 2	0 2	
<b>Minimum Acceptable Score</b>	<b>4 points</b>	<b>Proposed Score: 4</b>

**SUPPORTIVE CONCLUSION:** The proposed development is in conformance with the minimum acceptable score in all of the above listed categories. This criterion has been met and can be ensured by conditions of approval if necessary.

*City of Canby Criterion and Standards 16.49.040(B). In review of a Type II Site and Design Review application described in Section 16.49.035.A.1, the Planning Director shall, in exercising his powers, duties or functions, determine whether there is compliance with the DCO site and design review standards.*

**SUPPORTIVE FINDING:** The proposed development is a Type III Site and Design Review application. This Criterion is not applicable.

*City of Canby Criterion and Standards 16.49.040(C). In review of a Type III Site and Design Review application, the Board shall, in exercising its powers, duties or functions determine whether there is compliance with the INTENT of the design review standards set forth in this Ordinance.*

**SUPPORTIVE FINDING:** As demonstrated, in the Findings document, the proposed development has met the majority of the design review standards and for those standards not in full compliance, the intent of the design standard has been met to the extent possible.

*City of Canby Criterion and Standards 16.49.040(D). The Board shall, in making its determination of compliance with the above requirements, be guided by the objectives and standards set forth in this Ordinance. It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed development. If the site and design review plan includes utility facilities or public utility facility, then the City Planner shall determine whether those aspects of the proposed play comply with applicable standards.*

**SUPPORTIVE FINDING:** As demonstrated in the Findings document, all required public facilities and services are available to the site and are of adequate size to meet the needs of the proposed development. This Criterion has been met.

*City of Canby Criterion and Standards 16.49.040(E). The Board shall, in making its determination of compliance with the requirements set forth, consider the effect of its action on the availability and cost of needed housing. The Board shall not use the requirements of this section to exclude needed housing types. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the requirements of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to achieve the purposes of this ordinance.*

**SUPPORTIVE FINDING:** The proposed development does not include housing. This Criterion is not applicable.

*City of Canby Criterion and Standards 16.49.040(F). As part of the site and design review, the property owner may apply for approval to cut trees in addition to those allowed in Chapter 12.32, the city Tree Ordinance. . . .*

**SUPPORTIVE FINDING:** The subject property contains no trees and no trees have been asked to be removed. This Criterion does not apply.

**SUPPORTIVE CONCLUSION.** The relationship of the proposed development to the existing and future industrial developments will be reasonably compatible with surrounding development and land uses. The subject property is a part of an existing “industrial area,” and the proposed flex-space development will be consistent with the existing uses surrounding the property in appearance and types of use. Small- and medium-sized manufacturing businesses and businesses in the services and trades will most likely provide most of the jobs in this proposed industrial/commercial flex-space development. This Criteria can be met and can be ensured by a condition(s) of approval.



*Exhibit 'B-2'*  
**FINDINGS APPLYING TO THE  
CANBY DEVELOPMENT CODE CRITERIA  
FOR CONDITIONAL USE**

**Request.** Conditional Use for the construction of an industrial flex-space development containing 2 buildings containing a total of 41,400 square feet that will provide for less than 12 employees per developed acre on a 2.4-acre site.

*City of Canby Criterion 16.50.010(A). The proposal will be consistent with the policies of the Comprehensive Plan and other applicable policies of the city; and*

**SUPPORTIVE FINDINGS AND CONCLUSION:** *(Goals and applicable Policies are shown in italic bold).*

**1. Citizen Involvement**

*Goal: To provide the opportunity for citizen involvement throughout the planning process.*

*Policy 1: Canby shall reorganize its citizen involvement functions to formally recognize the role of the Planning Commission in meeting the six required citizen involvement components of Statewide Planning Goal No. 1, and to re-emphasize the City's commitment to ongoing citizen involvement.*

**SUPPORTIVE FINDING AND CONCLUSION:** The Goal and Policy are generally directives to the City. However, the Neighborhood Meet and Public Hearing before the Planning Commission) are consistent with the intent of the Citizen Involvement Goal and related Policy.

**2. Urban Growth**

*Goal 1: To preserve and maintain designated agricultural and forest lands by Protecting them from urbanization.*

*Goal 2: To provide adequate urbanizable area for the growth of the City, within the framework of an efficient system for the transition from rural to urban land use.*

*Policy 3: Canby shall discourage the urban development of properties until they have been annexed to the City and provided with all necessary urban services.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** While the subject property is vacant and once was farmed, it is no longer in agricultural use. No adjacent land is utilized for farming. Goal 1 is not applicable. The subject property is within the city limits and has been subdivided and provided with all necessary urban services. The Goals and applicable Policy have been met.

**3. Land Use**

*Goal 1: To guide the development and uses of land so that they are orderly, efficient, aesthetically pleasing, and suitably related to one another.*

*Policy 1: Canby shall guide the course of growth and development so as to separate conflicting or incompatible uses while grouping compatible uses.*

*Policy 3: Canby shall discourage any development which will result in overburdening any of the community's public facilities and services.*

*Policy 4: Canby shall limit development in areas identified as having an unacceptable level of risk because of natural hazards.*

*Policy 5: Canby shall utilize the land use map as the basis of zoning and other planning or public facility decisions.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** The Goal and Policies are generally directives to the City. The subject property is located within an industrial designated portion of the city so the existing and proposed uses in this area will be compatible. All public utilities have been extended to the site and Hazel Dell Way has been fully improved with the exception of sidewalks. Sidewalks have been provided adjacent to developed properties and will be installed as the vacant properties develop. There are no unacceptable level of risks because of natural hazards identified on the property. The proposed development is consistent with the applicable Land Use Goal and Policies.

#### **4. Environmental Concerns**

*Goals: To protect identified natural and historical resources.  
To prevent air, water, land, and noise pollution.  
To protect lives and property from natural hazards.*

*Policy 3-R: Canby shall require that all existing and future development activities meet the prescribed standards for air, water, and land pollution.*

*Policy 4-R: Canby shall seek to mitigate, wherever possible, noise pollution generated from new proposals or existing activities.*

*Policy 7-R: Canby shall seek to improve the overall scenic and aesthetic qualities of the city.*

*Policy 10-R: Canby shall attempt to minimize the adverse impacts of new developments on wetlands.*

#### **SUPPORTIVE FINDINGS:**

1. The subject property is not located within a Historic District nor has the property been identified as an archaeological site.
2. None of the subject property has been identified as containing wetlands or located within a floodplain area.
3. An Industrial zoning designation identifies areas that are suitable for a wide range of light industrial uses including corporate offices, research and development, high technology, manufacturing, warehousing, wholesaling, and other accessory and compatible uses that have minimal environmental effects including self-storage facilities.
4. The manufacturing of toxic materials or storage of toxic materials on site is not intended to occur on the site and this can be ensured by a condition of approval resulting from the Site Plan Review process.
5. Any noise emitted from the development as a result of the proposed development will be well within the Department of Environmental Quality (DEQ) and the City's standards for purposes of noise regulations. This can be ensured by a condition(s) of approval resulting from the Site Plan Review process.
6. The provision of landscape areas adjacent to the property boundaries of the proposed development will enhance the overall appearance of the area and provide additional visual buffering of parking areas from the street.
7. Additional habitat for birds and other small animals will also be provided within the landscaped area and detention pond.

**SUPPORTIVE CONCLUSION:** These Goals and related Policies can be met and ensured by conditions of approval.

Concurrent Site Plan Review and Conditional Use

## 5. *Transportation Element*

*Goal: To develop and maintain a transportation system which is safe, convenient and economical.*

*Policy 2: Canby shall work cooperatively with developers to assure that new streets are constructed in a timely fashion to meet the City's growth needs.*

*Policy 4: Canby shall work to provide an adequate sidewalk and pedestrian pathway system to serve all residents.*

*Policy 7: Canby shall provide appropriate facilities for bicycles and, if found to be needed, for other slow moving energy efficient vehicles.*

### **SUPPORTIVE FINDINGS:**

A Traffic Impact Analysis was prepared by DKS. Access to the site will be provided by SE Hazel Dell Way, which is classified as a collector roadway by the City of Canby (see Exhibit 'M' – Traffic Impact Analysis). The proposed development was determined during study scoping to not likely generate enough traffic to warrant an off-site transportation analysis. The proposed development would generate an additional 51 net new trips in the morning peak period and 34 net new trips in the evening peak period. The proposed site access was found to meet City access spacing requirements and provides adequate connectivity to the site. Therefore, no mitigations were recommended.

Hazel Dell Way currently is improved to city standards with bikelanes on both sides of the street and sidewalks adjacent to developed properties. A sidewalk will be constructed across the frontage of the subject property as part of the proposed development.

**SUPPORTIVE CONCLUSION:** This Goal and related Policies can be met and ensured by conditions of approval.

## 6. *Public Facilities and Services Element*

*Goal 1: To assure the adequate provision of water services to meet the needs of the residents and property owners of Canby.*

*Goal 2: To assure the adequate provision of waste water services to meet the needs of the residents and property owners of Canby.*

*Goal 3: To assure the adequate provision of Storm drainage services to meet the needs of the residents and property owners of Canby.*

*Goal 4: To assure the adequate provision of transportation services to meet the needs of residents and property owners of Canby.*

*Goal 6: To assure the provision of a full range public facilities and services to meet the needs of the residents and property owners of Canby.*

**SUPPORTIVE FINDINGS:** The subject property is fully served by city water, sanitary sewer and storm sewer. The subject property takes access to Hazel Dell Way, a designated collector street which is connected to by Sequoia Parkway, which is also a designated Collector street. In addition the subject property is served by the Canby Police Department, the Canby Fire District, Northwest Natural Gas, Canby Electric, Direct Link and Wave Broadband. Existing public facilities and services and private infrastructure utilities necessary to serve the proposed development are currently in place.

**SUPPORTIVE CONCLUSION:** These Goals have been met.

## 7. Economic Element

**Goal:** *To diversify and improve the economy of the City of Canby.*

**Policy 1:** *Canby shall promote increased industrial development at appropriate locations.*

**Policy 3:** *Canby shall encourage economic programs and projects which will lead to an increase in local employment opportunities.*

**SUPPORTIVE FINDINGS:** The proposed development site is zoned for the construction of industrial buildings. The proposed industrial flex-space development is intended to be utilized by small- to medium-sized manufacturing businesses and businesses in the services and trades. The building units on the site will range in size from 1,500 to 6,000 square feet to accommodate established businesses wishing to relocate to a larger facility or a small mom and pop operation that is ready to enlarge their operation with direct access to a collector street with no need for a rail access.

The proposed industrial/commercial flex-space development will create more employment opportunities as many of the businesses locating on the site will be labor intensive providing opportunities for both skilled and unskilled workers.

**SUPPORTIVE CONCLUSION:** This Goal and related Policies have been met.

## 8. Energy Conservation Element

**Goals:** *To conserve energy and encourage the use of renewable resources in place of non-renewable resources.*

**Policy 1:** *Canby shall encourage energy conservation and efficiency measures in construction practices.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** The buildings that will be constructed on the subject property have been designed to meet or exceed the building code requirements for energy efficiency. The location of the site on a Collector Street (Hazel Dell Way), and the availability of an existing public transit on Sequoia Parkway (approximately 780 feet away) and existing bicycle transportation facilities on Hazel Dell Way and Sequoia Parkway make the site highly accessible and serves to reduce the energy needed to reach the site. These factors result in the site being consistent with the energy conservation requirements of this Goal and Policy.

***City of Canby Criterion 16.50.010(B).*** *The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features; and*

**SUPPORTIVE FINDINGS AND CONCLUSION:** The area being considered for the proposed Site Plan Review with Conditional Use approval consists of Tax Lot 3800, Clackamas County Tax Map T3SR1E34 which contains 2.4 acres (see attached Site Plan). The Site Plan Review application is for the construction of an industrial flex-space development containing 2 buildings containing a total of 40,200 square feet. The buildings will be one-story concrete tilt-up (see Exhibit 'G' - Proposed Building Elevations and Floor Plans). Phase I will consist of the construction of a 24,000 square foot building and Phase II will consist of the construction of a 16,200 square foot building. The building spaces will be divided into units between 1,500 and 6,000 square feet in size depending on the tenant's need. Each space will have a warehouse area with overhead doors and adjoining office space.

The site is large enough to accommodate the proposed use and there are no natural features that would compromise the proposed development. This Criterion has been met.

*City of Canby Criterion 16.050.010(C). All required public facilities and services exist to adequately meet the needs of the proposed development.*

**SUPPORTIVE FINDINGS:**

1. *Street Capacity:*

A Traffic Impact Analysis was prepared by DKS. Access to the site will be provided by SE Hazel Dell Way, which is classified as a collector roadway by the City of Canby (see Exhibit ‘M’ – Traffic Impact Analysis). The proposed development was determined during study scoping to not likely generate enough traffic to warrant an off-site transportation analysis. The proposed development would generate an additional 51 net new trips in the morning peak period and 34 net new trips in the evening peak period. The proposed site access was found to meet City access spacing requirements and provides adequate connectivity to the site. Therefore, no mitigations were recommended.

2. *Access Requirements:*

Access to the subject property will be provided from Hazel Dell Way at the southeast corner of the property. Hazel Dell Way is a designated Collector Street. This access will be a shared access with the adjoining property to the south, Tax Lot 3900 Tax Map 31E34 which is currently vacant and owned by the Piedmonte Group LLC (see Exhibit ‘K’ - Joint Use Access Agreement). The location of the driveway meets the driveway separation standards for a Collector Street as required by the City of Canby. This standard has been met and can be ensured by a condition of approval.

3. *Pedestrian Safety:*

A sidewalk has been provided on the east side of the Hazel Dell Way. As part of the development of the subject property, a 6’ foot wide sidewalk and a 5’ wide planter strip will be provided across the frontage of the subject property. This standard can be met and can be ensured by a condition of approval.

4. *Sanitary Sewer:*

The site is provided sanitary sewer by an existing 8-inch sanitary sewer stub from the existing 10-inch sanitary sewer mainline in Hazel Dell Way. The 8-inch stub can provide service to a maximum of 1400 drainage fixture units per the State of Oregon Plumbing Specialty Code Table L-3. The proposed development as designed will have approximately 100 drainage fixture units. Thus the existing 8-inch sanitary sewer stub has adequate capacity for the proposal and includes a significant amount of reserve capacity for future tenant improvements. This standard has been met and can be ensured by a condition of approval.

5. *Water:* The proposed development is served by an existing 8-inch waterline located in Hazel Dell Way. The domestic water demand for the proposed development’s shell improvements is based on the 100 water fixture units as calculated per the current State of Oregon Plumbing Specialty Code. The larger building contains a water fixture count of 64 and the small building contains a water fixture count of 36. This equates to a water demand of approximately 40 gallons per minute and 25 gallons per minute respectively for each building.

The owner has elected to oversize each of the water services in anticipation that future tenants may demand more water than the shell improvements demands. The proposal includes a public 2-inch water service for each building that will accommodate either a 1 1/2-inch meter or a 2-inch meter. The 1 1/2-inch meter will

provide water for a water fixture count of approximately 286 and a 2-inch meter will provide water for a water fixture county of approximately 532. The supply lines from the meters to the buildings have also been oversized to a 3-inch line to have future capacity built in as well. These capacity allowances will minimize the potential of the need to cut pavement, sidewalks and curbs to install larger lines when future demands are realized. This standard has been met and can be ensured by a condition of approval.

6. *Fire Water:* The preliminary plan is to provide fire sprinklers in the buildings. The required fire flow to the buildings based on using sprinklers is 1,500 gallons per minute. The required number of fire hydrants serving the development is 3. The required sprinkler supply to the building is estimated at 350 gallons per minute.

The proposed development is served by an existing 8-inch waterline. This 8-inch waterline has a flow capacity available to meet the fire sprinkler flows required for this project. The project proposes to branch from the 8-inch waterline with a 4-inch feed to each building for the sprinkler supplies.

Fire water calculation dictated that 1,500 gallons per minute is required and that 3 fire hydrants must be in the vicinity of the project to meet the requirements of the Oregon Fire Code. There are two existing fire hydrants within the project's frontage on Hazel Dell Way and the project proposes to add one onsite. This provides a total of 3 fire hydrants as required to serve the project. With the 3 fire hydrants available to the site they will exceed the required 1,500 gallons per minute required to be available.

The proposed development will comply with Fire and Life Safety Code requirements at the time the subject property is developed. Provision of adequate fire access and placement of fire hydrants will be reviewed at the time of submittal of Building and Engineering Plans for permitting. This standard has been met and can be ensured by a condition of approval.

7. *Storm Drainage:*

The storm drainage developed on the site development will be treated onsite based on the Clean Water Services requirements (as referenced in the City of Canby Design Standards). All storm waters from impervious surfaces will be routed to an Extended Dry Basin that will provide the necessary water quality treatment to the storm waters and infiltrate them for ground water recharge. The portion of the Extended Dry Basin that is above the required water quality volume will act as retention and allow storm waters to surge and be retained during a 10-year and 25-year, 24-hour storm events while infiltration is occurring. The emergency overflow from the onsite system will be surface flows from the Extended Dry Basin into the Hazel Dell Way street right of way. The design will include a minimum of 1 foot of free board beyond the 25-year, 24-hour storm event prior to overflow.

8. *Police:*

Lighting will be provided from wall-mounted fixtures on all of the buildings. Front and side glare shields will be placed on all lighting fixtures to reflect the light on the buildings and access aisles within the development. No lighting will reflect on adjacent properties, streets, or into the night sky. On-site security/monitoring systems may be provided within the proposed development.

**SUPPORTIVE CONCLUSION:** The necessary public facilities, services and utilities are already in place and are available to provide service to the subject property. Sidewalks have been provided adjacent to the east side of Hazel Dell Way and will be provided on the west side of Hazel Dell Way as the vacant properties develop. Expansion of the public services is not needed to serve the proposed expansion of an existing self-storage facility. The existence and availability of public services, facilities and utilities to the subject properties fulfills this criterion directive and can be ensured by a condition of approval.

*City of Canby Criterion 16.50.010(D). The proposed use will not alter the character of the surrounding areas in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone.*

**SUPPORTIVE FINDINGS AND CONCLUSION:** The proposed development will provide a quality environment, with attractive building architecture, landscaped yards and streetscape. The proposed development is designed for industrial and business uses which will utilize a small attached office in conjunction with a clean, non-polluting industrial use. The proposed development is designed to promote no objectionable external effects on surrounding properties. This criterion has been met and can be ensured by a condition of approval is necessary.

*City of Canby 16.35.040 (B) Conditional Uses). To approve a conditional use in the I-O zone, the Planning Commission shall find that each of the additional criteria are either met, or can be met by observation of conditions, unless it is not applicable:*

(1) *The proposed use is compatible with the industrial nature of the park and will have minimal negative impact on the development and use of surrounding properties;*

**SUPPORTIVE FINDINGS AND CONCLUSION:** The relationship of the proposed development to surrounding properties will not change as a result of the approval of the conditional use. The subject property is part of an existing "industrial area," and the proposed development is consist with the self-storage facility located on the abutting property to the west and will be consistent with future industrial type uses to the north and south of the subject property as these properties are just as likely to not be able to meet the minimum 12 employees per developed acre. Small- and medium-sized manufacturing businesses and businesses in the services and trades will most likely provide most of the jobs in this proposed industrial/commercial flex-space development. Therefore, the proposed conditional use is appropriate for this specific property. This criterion has been met.

(2) *The proposed use does not pose a threat to public health or safety; and*

**SUPPORTIVE FINDINGS AND CONCLUSION:** Public and private facilities, services and utilities are already in place and are available to provide service to the subject property. The proposed development will not have a "significant affect" on the roadways (Hazel Dell Way and Sequoia Parkway) serving the site if developed with light industrial uses of the size intended for the proposed development. The manufacturing of toxic materials or storage of toxic materials on site is not intended to occur on the site and this can be ensured by a condition of approval resulting from the Site Plan Review process. This criterion has been met.

(3) *The proposed use is beneficial to the overall economic diversity and vitality of the City.*

**SUPPORTIVE FINDINGS:** The applicant is intending to develop an industrial/commercial business site that will provide for small business alternatives in an area that is currently served by City water, sanitary sewer and storm water facilities which have been sized to serve such a development with access to an Collector street (Hazel Dell Way).

The building units on the site will range in size to accommodate established businesses wishing to relocate to a larger facility or a small mom and pop operation that is ready to enlarge their operation with direct access to an Collector street.

Because of today's speed to market requirement by site seekers, site infrastructure needs to be in place for sites to be immediately ready for building. Typically square or rectangular properties offer the most flexibility and satisfy most users in providing for adequate building site and parking and loading needs.

A variety of unit sizes will be made available to meet the needs of the future tenants. The building spaces will be divided between 1,500 and 6,000 square feet depending on the tenant's need. Each space will have overhead doors and a small office space.

The private joint-use access driveway and the driveways within the development will be constructed to industrial specifications.

The clustering of the two industrial buildings at this location allows for small to medium sized enterprises to take advantage of common public infrastructure and common parking areas. Small- and medium-sized manufacturing businesses and businesses in the services and trades will most likely provide most of the jobs in this proposed industrial/commercial flex-space development.

Developing light industrial uses are a goal of the City of Canby, Clackamas County and the State of Oregon. Manufacturing jobs historically have paid family-wage salaries. The proposed industrial/commercial flex-space development will create more employment opportunities as many of the businesses located on the site will be labor intensive providing opportunities for both skilled and unskilled workers.

Some of the companies that will operate in the proposed flex-space development will do so on a more or less permanent basis whereas, others will use the space for starting up or as a temporary solution. The proposed industrial/commercial flex-space development is geared more towards an incubator function providing a valuable contribution and sustainable industrial development for small- and medium-sized enterprises that cannot muster the capital necessary for individualized access to services provided in a developed industrial park.

Public and private Infrastructure facilities such as sanitary sewer, water, storm water management, electricity, gas, telephone and cable will be readily available to each of the building units so that the tenants of the proposed industrial/commercial flex-space can commence production immediately without any waste of time or resources.

#### **SUPPORTIVE CONCLUSIONS:**

1. The approval of the conditional use for a 2.4-acre parcel industrial/commercial flex-space development will reflect the existing and transitioning land use patterns on the abutting properties which are also less than 5 acres in size.
2. The proposed development of the vacant subject property will result in the use of the property to be a function of the buildings, rather than all possible uses allowed by the MI (Light Industrial) zoning category.
3. The proposed conditional use will have no significant effect on the neighborhood, the physical characteristics of the property, or public facilities and services. The development of the subject property has been master planned, and the location and size of the proposed buildings, landscape/buffer areas and related drive areas and parking areas will be in substantial conformance with the conceptual plans (see Exhibit 'F' - Proposed Site Plan, Exhibit 'G' - Proposed Building Elevations Plans and Building Plans and Exhibit 'H'- Preliminary Landscape and Irrigation Plans).



4. The relationship of the development to surrounding properties will not change as a result of the approval of the conditional use. The subject property is part of an existing "industrial area," and the proposed development is consistent with the self-storage facility located on abutting property to the west and will be consistent with future uses to the north and south of the subject property as these properties most likely will also not be able to meet the minimum 12 employees per developed acre. Therefore, the proposed conditional use is appropriate for this specific property. This criterion has been met.

*Exhibit 'B'*  
**FINDINGS OVERVIEW DOCUMENT**

**Site Plan Review and Conditional Use Applications**

**Overview Facts and Findings:**

**Requests.** Applications for Site Plan Review for the construction of an industrial flex space development in two phases with concurrent Conditional Use for a development that will not meet the threshold 12 employees per acre for property located at 138 S. Hazel Dell Way (formerly 2035 SE 1<sup>st</sup> Avenue) which is on the west side of Hazel Dell Way, south of SE 1<sup>st</sup> Avenue and east of S. Sequoia Parkway.

**Submitted Attachments.**

1. Exhibit 'A' Legal Descriptions for Subject Property
2. Exhibit 'A-1' Incumbency Certificate-OCI Investments, LLC
3. Exhibit 'A-2' Incumbency Certificate -Piedmonte Group, LLC
4. Exhibit 'B' Findings Document Overview (pages 1-3)
5. Exhibit 'B-1' Findings Addressing Criteria for Site Plan Review (pages 4 to 15)
6. Exhibit 'B-2' Findings Addressing Criteria for a Conditional Use (pages 16 to 24)
7. Exhibit 'C' Assessor's Tax Map
8. Exhibit 'C-1' Aerial Photo
9. Exhibit 'C-2' Aerial Photo with FEMA Overlay
10. Exhibit 'D' Existing Comprehensive Plan Map
11. Exhibit 'E' Existing Zoning Map
12. Exhibit 'F' Proposed Site Plan
13. Exhibit 'F-1' Vicinity Map
14. Exhibit 'G' Proposed Building Elevations and Floor Plans
15. Exhibit 'H' Site Landscape Area Plan
16. Exhibit 'H-1' Parking Landscape Area Plan
17. Exhibit 'H-2' Preliminary Landscape and Irrigation Plans
18. Exhibit 'I' Existing Conditions Map
19. Exhibit 'I-1' Preliminary Grading and Drainage Plan
20. Exhibit 'I-2' Preliminary Utility Plan
21. Exhibit 'J' Storm Drainage Calculations
22. Exhibit 'K' Photometric Plans
23. Exhibit 'L' Traffic Impact Analysis
24. Exhibit 'M' Notification Area & Notification List (Current Applications and Neighborhood Meeting)
25. Exhibit 'M-1' Neighborhood Meeting Letter
26. Exhibit 'M-2' Neighborhood Meeting Sign-in Sheet
27. Exhibit 'M-3' Neighborhood Meeting Minutes
28. Exhibit 'M-4' Pre-Application Minutes

**Property Owner.** Piedmonte Group, LLC; 138 NE 22 Avenue; Canby, OR 97013

**Applicant (Purchaser).** Ronald Reimers, OCI Investments, LLC; 3939 Old Salem Road; Albany, OR 97321

**Civil Engineering & Planning.** Brian Vandetta, Udell Engineering and Surveying LLC; 63 East Ash Street; Lebanon OR 97355

**Structural Engineer/Building Designer.** Jeff Schott, Pillar Consulting Group Inc.; 835 NW 23<sup>rd</sup> Street; Corvallis OR 97330

**Landscape Architect.** Lee Powell, RLA, Garland Nursery; 5476 NE Highway 20; Corvallis OR 97330

**Subject Property.** The subject property (Tax Lot 03800, 3-1E-34) is located at 138 S. Hazel Dell Way (formerly 2035 SE 1<sup>st</sup> Avenue); contains 2.4 acres; and is currently vacant.

**Canby Comprehensive Plan Map and Zoning Map Designations.** The Canby Comprehensive Plan Map, effective in May 2014 designates the subject property as Light Industrial (LI) (see Exhibit 'D' – Existing Comprehensive Plan Map Designations and Exhibit 'E' – Existing Zoning Map Designations). The Canby Zoning Map, effective in January 2014 designates the property as Light Industrial (M1).

**Purpose of Site Plan Review.** The Site Plan Review application is for the construction of an industrial flex-space development containing 2 buildings containing a total of 40,200 square feet. The buildings will be one-story concrete tilt-up (see Exhibit 'G' - Proposed Building Elevations and Floor Plans). Phase I will consist of the construction of a 24,000 square foot building and Phase II will consist of the construction of a 16,200 square foot building. The building spaces will be divided into units between 1,500 and 6,000 square feet in size depending on the tenant's need. Each space will have a warehouse area with overhead doors and adjoining office space.

**Need for Conditional Use.** The concurrent Conditional Use application is required because the property is located within the industrial overlay zone. The City of Canby has a requirement for a minimum of 12 employees per acre within the Industrial Overlay (I-O) zone

**Described Purpose of the Industrial Area Overlay Designation as Described in the Canby Development Code.**

According to Section 16.35.010 "The purpose of the Canby Industrial Area Overlay (I-O) zone is to implement the design guidelines and standards of the Canby Industrial Area Master Plan (Master Plan:

- A. Provide efficient circulation and access;
- B. Allow flexibility in siting development, including a range of industrial and commercial/industrial uses;
- C. Provide visual continuity for streetscapes and developments;
- D. Encourage durable, high quality building material.

The zone is intended to ensure high-quality industrial development with a mix of employment types and uses "

**Surrounding Comprehensive Plan Map Designations, Zoning Designations and Land Use.** (See Exhibits 'C' – Assessor's Tax Map, 'C-1' – Aerial Photo, 'D'- Existing Comprehensive Plan Map and Exhibit 'E'- Existing Zoning Map). The abutting property to the north (Tax Lot 00500, 3-1E-34) contains 3.91 acres and is designated as Commercial Manufacturing (CM) on both the Comprehensive Plan Map and Zoning Map. The property is owned by Brian D, Chenoweth Trustee and is predominately vacant but contains a single family residence located in the westerly portion of the parcel. The properties to the east, west and south of the subject property are designated as Light Industrial (LI) on the Comprehensive Plan Map and Light Industrial (M1) on the zoning Map. The abutting property to the west is owned Canby Storage LLC, contains 2.5704 acres and contains a self-storage facility. The abutting property to the south (Tax Lot 3900, Tax Map 31E34 is owned by Piedmonte Group LLC, contains 1.9914 acres and is currently vacant. Tax Lot 3700, Tax Map 31E34 located at the southwest corner of the subject property contains 2.2692 acres and is vacant. The properties across Hazel Dell Way to the east (Tax Lot 4100, Tax Map 31E34, 2.9388 acres) and

Concurrent Site Plan Review and Conditional Use

southeast (Tax Lot 4300, Tax Map 31E34, 3.4606 acres) are both developed with large industrial buildings with related parking and storage.

**Natural Features.** The property subject to the concurrent Site Plan Review and Conditional Use has been filled and is relatively flat sloping from an elevation of 144 feet at the eastern boundary of the property to an elevation of 144 feet at the northwest boundary (see Exhibit 'I' - Existing Conditions Map). A portion of the fill material will be removed making access from Hazel Dell Way consistent with the existing street elevation (see Exhibit 'I-1' - Preliminary Grading and Drainage Plan). The subject property has not been identified as having wetlands or being located in a Floodplain (see Exhibit 'C-1' - Aerial Photo with FEMA Overlay).

**Access and Circulation.** Access to the subject property will be provided from Hazel Dell Way at the southeast corner of the property. Hazel Dell Way is a designated Collector Street. This access will be a shared access with the adjoining property to the south, Tax Lot 3900 Tax Map 31E34 which is currently vacant and owned by the Piedmonte Group LLC (see Exhibit 'K' - Joint Use Access Agreement). The location of the driveway meets the driveway separation standards for a Collector Street as required by the City of Canby.

**Pre-application Meeting:** A pre-application meeting was held with City Staff on March 28, 2017 for the proposed industrial/commercial flex-space development.

**Neighborhood Meeting:** A Neighborhood meeting was held on May 16, 2017 at 7:00 p.m. at the Hope Village Center located at 1589 S. Ivy Street in Canby. Notices were mailed to 158 property owners and tenants (see Exhibit 'M' - Notification List and Exhibit 'M-1' - Neighborhood Meeting Letter). Three people were in attendance at the Neighborhood Meeting (Exhibit 'M-2' - Neighborhood Meeting Sign-in Sheet) and the following items were discussed (see Exhibit 'M-3' - Neighborhood Meeting Minutes): Building Heights; Landscaping; Number of Parking Spaces Required; and Timing of Construction.

***Exhibit 'A-2'***  
**INCUMBENCY CERTIFICATE**

Piedmonte Group, LLC, (entity name as recorded with the Secretary of State, Oregon)

I, \_\_\_\_\_, do hereby certify that:

1. I am the duly elected and acting \_\_\_\_\_ (position) of OCI Investments, LLC (entity name as recorded with the Secretary of State, Oregon) a Domestic Professional Corporation entity type) organized and existing in good standing under the laws of the State of Oregon (the "Entity").
2. I certify that I have the authority to submit, on behalf of the Entity, these applications for for the construction of an industrial flex space development with concurrent Conditional Use for a development that will not meet the threshold 12 employees per acre for Property Located on the west side of Hazel Dell Way, south of SE 1<sup>st</sup> Avenue and east of S. Sequoia Parkway.

Witness, my signature of the Entity this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_, OCI Investments, LLC

*Exhibit 'A-1'*  
INCUMBENCY CERTIFICATE

OCI Investments, LLC, (entity name as recorded with the Secretary of State, Oregon)

I, Ronald Reimers, do hereby certify that:

1. I am the duly elected and acting President (position) of OCI Investments, LLC (entity name as recorded with the Secretary of State, Oregon) a Domestic Professional Corporation (entity type) organized and existing in good standing under the laws of the State of Oregon (the "Entity").
2. I certify that I have the authority to submit, on behalf of the Entity, these applications for for the construction of an industrial flex space development with concurrent Conditional Use for a development that will not meet the threshold 12 employees per acre for Property Located on the west side of Hazel Dell Way, south of SE 1<sup>st</sup> Avenue and east of S. Sequoia Parkway.

Witness, my signature of the Entity this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Signature

Name: Ronald Reimers

Title: President, OCI Investments, LLC

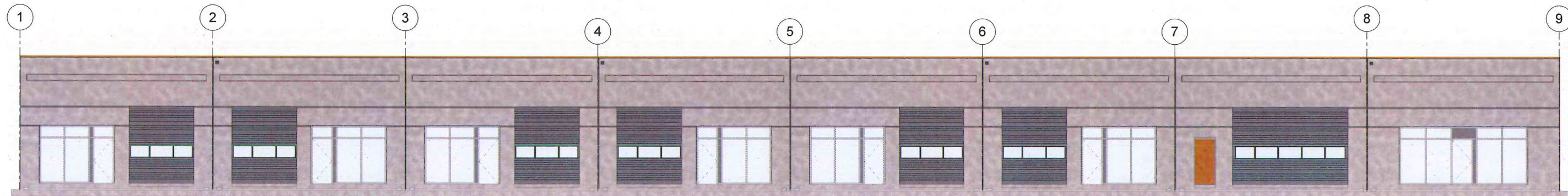
**PILLAR**  
CONSULTING  
GROUP, INC.



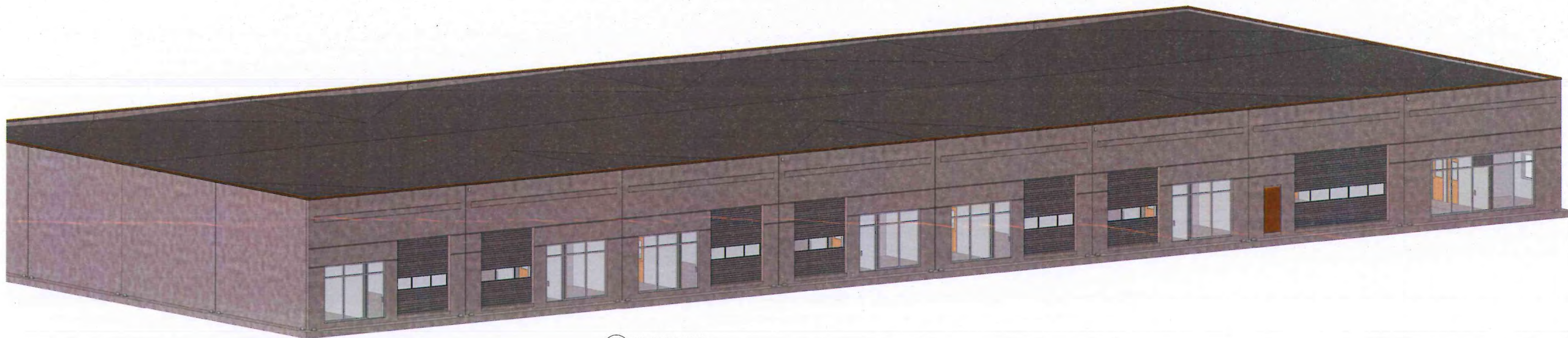
835 NW 23rd ST  
CORVALLIS, OR 97330  
541-752-9202  
WWW.PILLAR-INC.COM

©PILLAR CONSULTING GROUP, INC.

No.	Description	Date
-----	-------------	------



2 EAST - FOR CLIENT  
A002 1/8" = 1'-0"



1 3D - FOR CLIENT  
A002

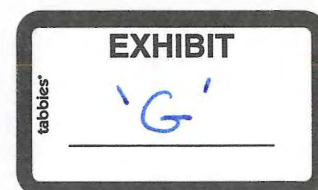
**RENDERINGS**  
OCI INDUSTRIAL FLEX SPACE DEVELOPMENT  
OCI INVESTMENTS, CANBY, OR

PRELIMINARY

Project number	2017016
Date	05/30/2017
Drawn by	NRS
Checked by	JTS

**A002**

Scale 1/8" = 1'-0"



5/30/2017 8:41:10 AM



**FLOOR PLAN**  
OCI INDUSTRIAL FLEX SPACE DEVELOPMENT  
OCI INVESTMENTS, CANBY, OR

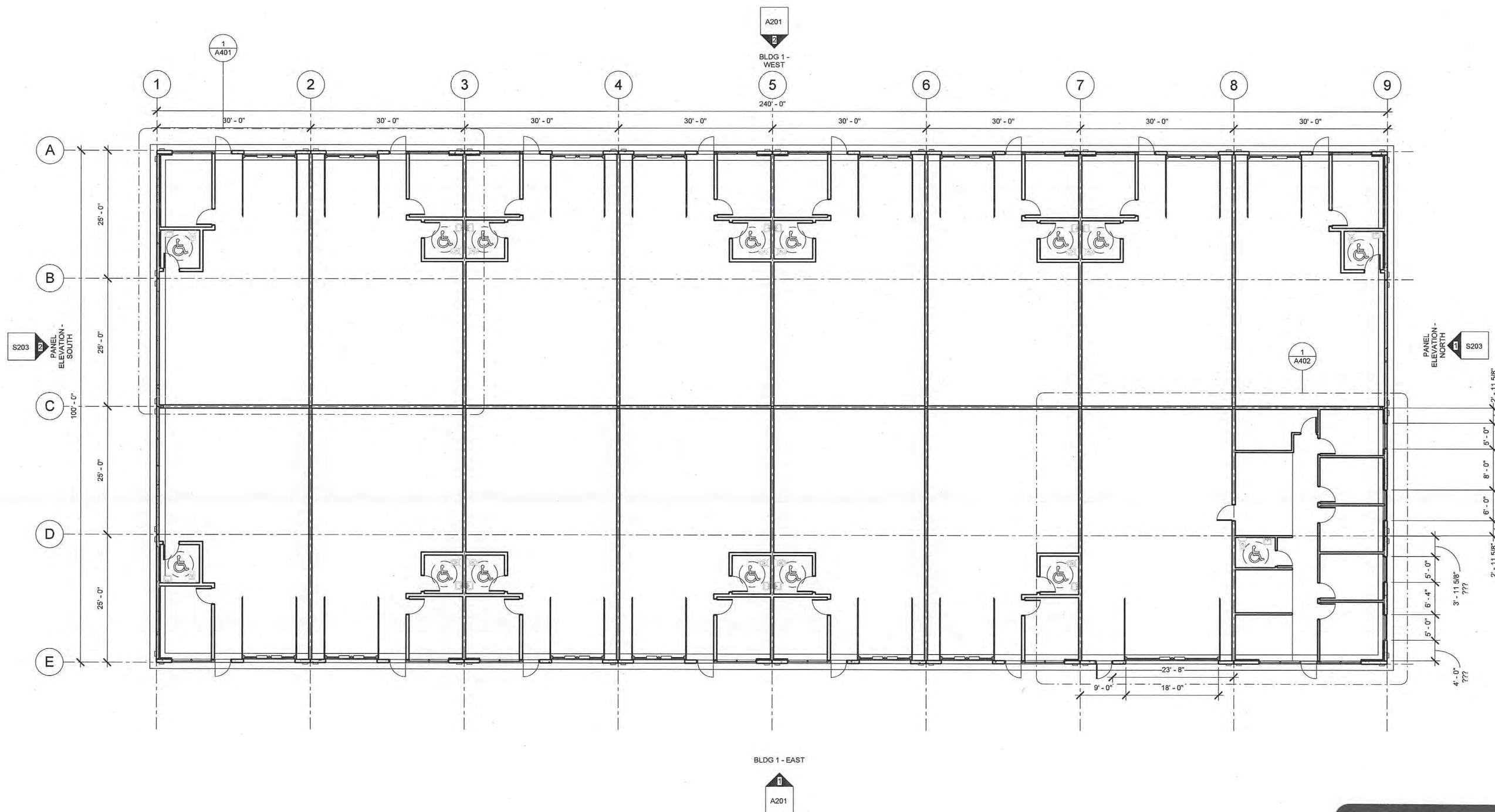
PRELIMINARY

Project number	2017016
Date	05/30/17
Drawn by	Author
Checked by	Checker

**A101**

Scale 1/32" = 1'-0"

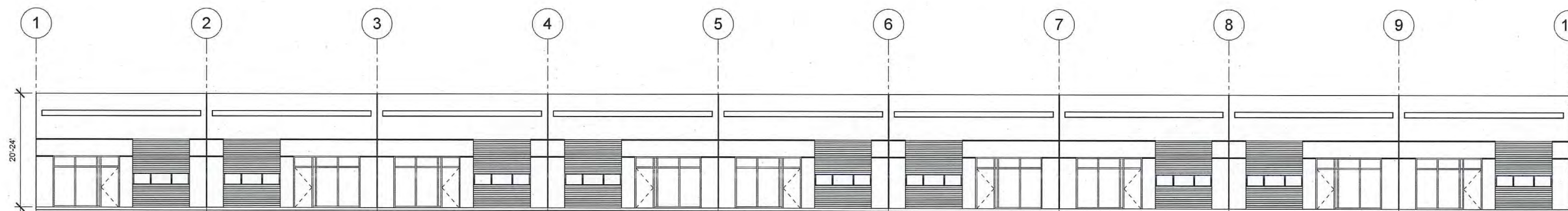
5/30/2017 8:32:11 AM



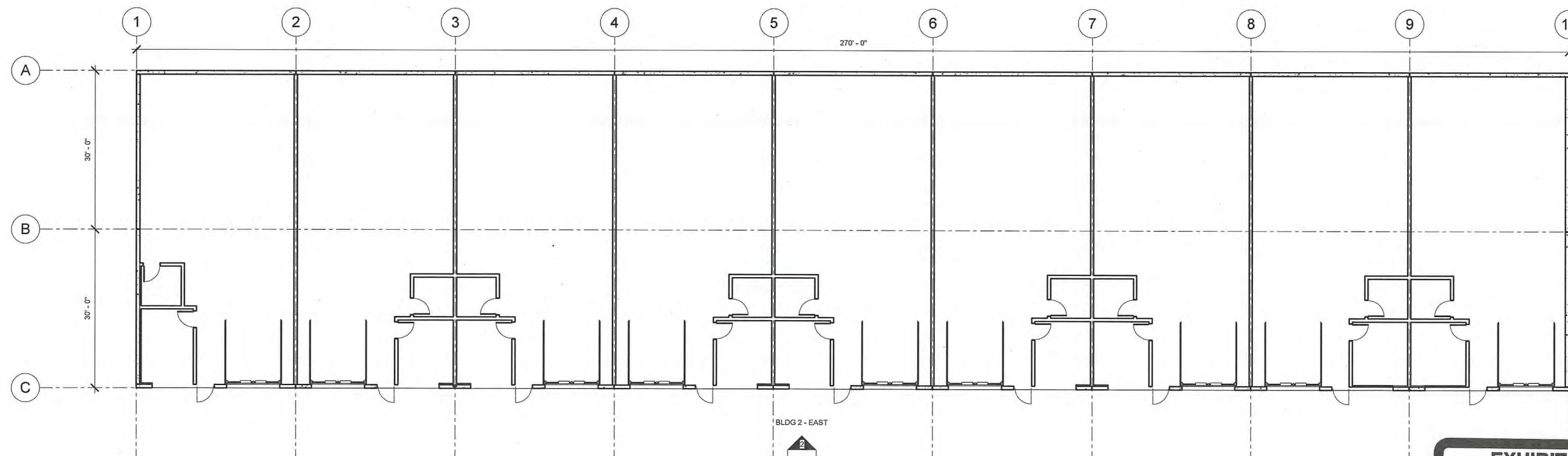
1 BLDG 1 - FLOOR PLAN  
A101 3/32" = 1'-0"

tabbles®  
**EXHIBIT**  
**G**

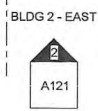




2 BLDG 2 - EAST  
A121 3/32" = 1'-0"



1 BLDG 2 - FLOOR PLAN  
A121 3/32" = 1'-0"

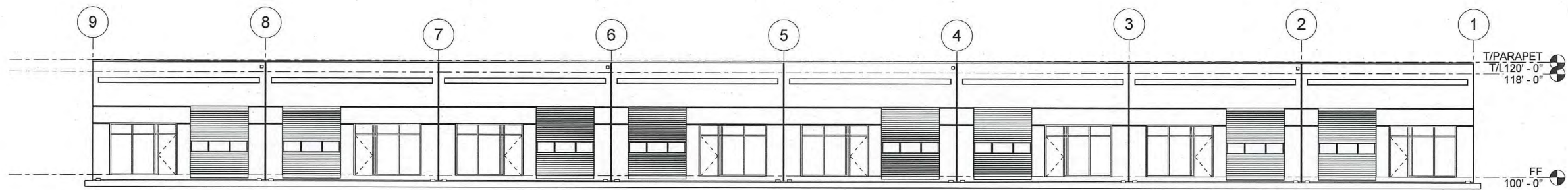


PRELIMINARY

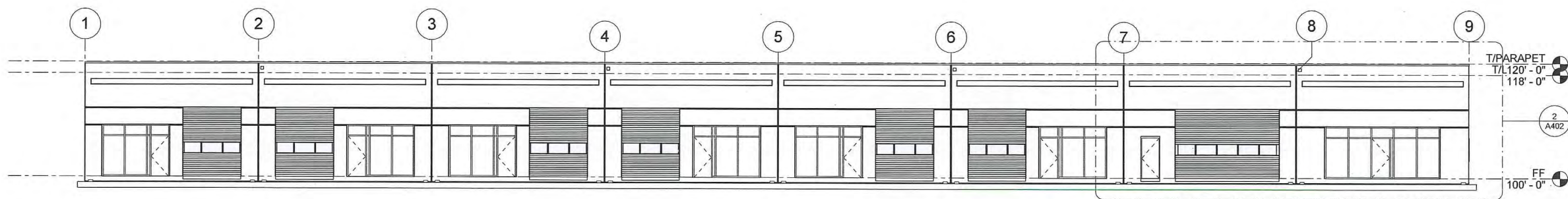
Project number	2017016
Date	05/30/17
Drawn by	NRS
Checked by	JTS
<b>A121</b>	
Scale	3/32" = 1'-0"

131

**FUTURE BUILDING**  
OCI INDUSTRIAL FLEX SPACE DEVELOPMENT  
OCI INVESTMENTS, CANBY, OR



2 BLDG 1 - WEST  
A201 3/32" = 1'-0"



1 BLDG 1 - EAST  
A201 3/32" = 1'-0"

**ELEVATIONS**  
OCI INDUSTRIAL FLEX SPACE DEVELOPMENT  
OCI INVESTMENTS, CANBY, OR

PRELIMINARY

Project number 2017016  
Date 05/30/2017  
Drawn by Author  
Checked by Checker

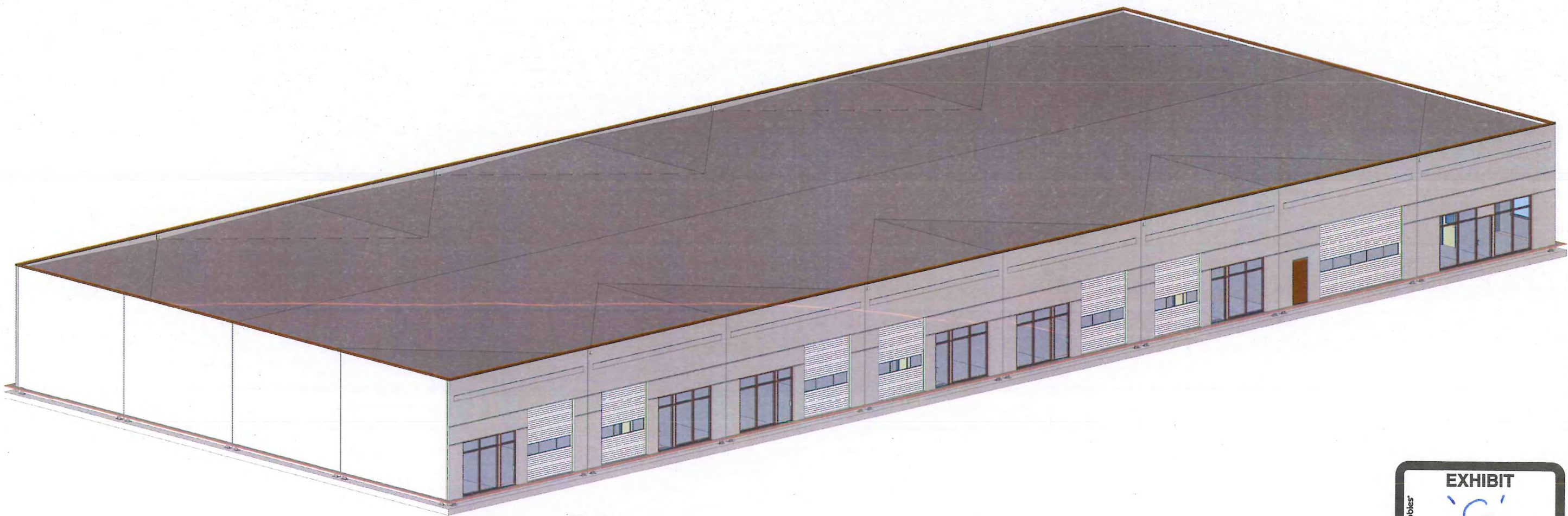
**A201**

Scale 132 3/32" = 1'-0"





2 VIEW 2  
A901



1 VIEW 1  
A901

**PILLAR  
CONSULTING  
GROUP, INC.**



835 NW 23rd ST  
CORVALLIS, OR 97330  
541-752-9202  
WWW.PILLAR-INC.COM

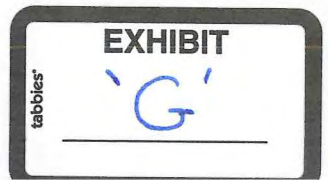
©PILLAR CONSULTING GROUP, INC.

No.	Description	Date
-----	-------------	------

**PERSPECTIVE**  
OCI INDUSTRIAL FLEX SPACE DEVELOPMENT  
OCI INVESTMENTS, CANBY, OR

**PRELIMINARY**

Project number	2017016
Date	05/30/2017
Drawn by	Author
Checked by	Checker
<b>A901</b>	
Scale	133



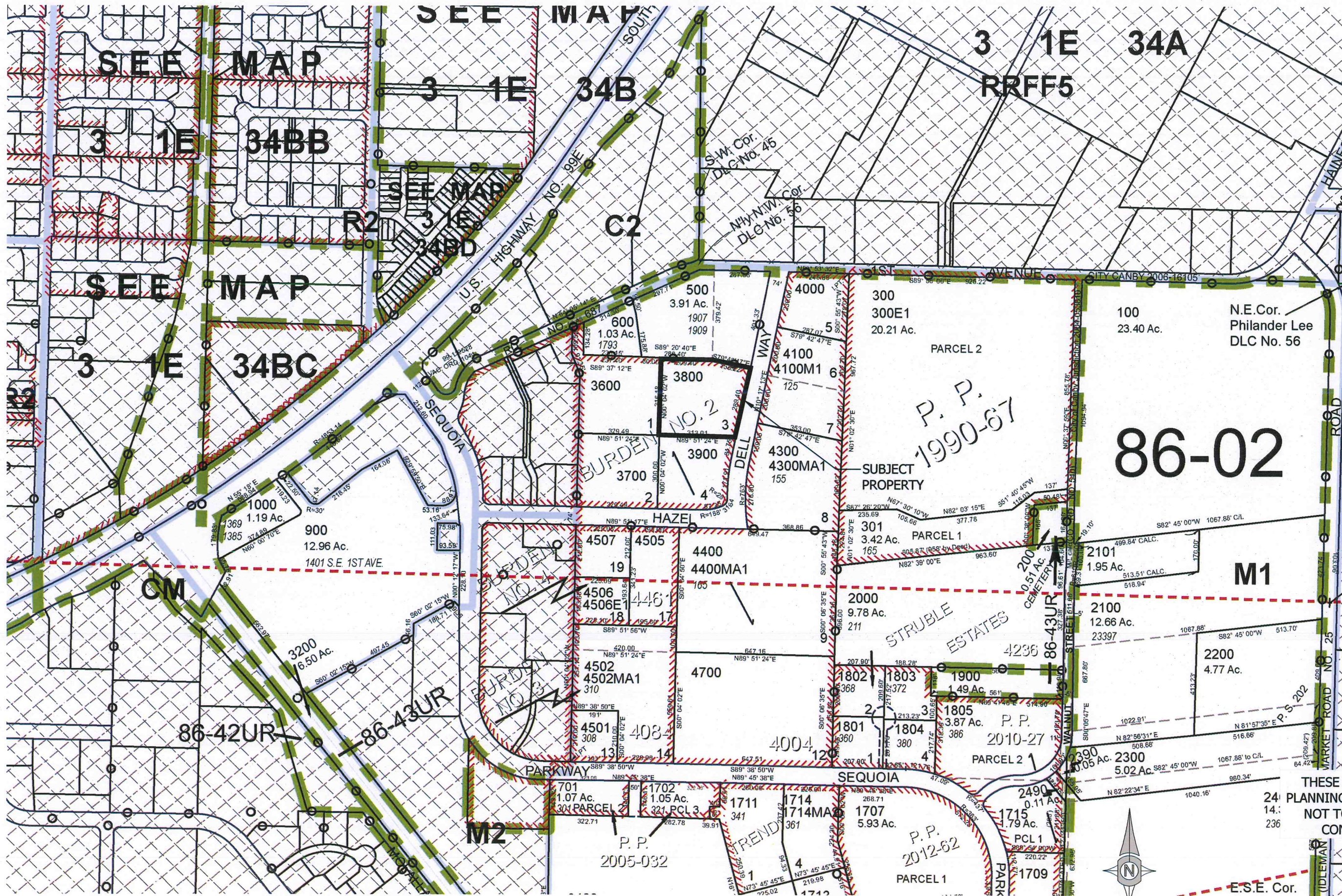


EXHIBIT 'F-1'  
VICINITY MAP

THESE PLANS ARE FOR  
PLANNING PURPOSES ONLY.  
NOT TO BE USED FOR  
CONSTRUCTION

CLIENT:  
OCI INVESTMENTS LLC  
3939 OLD SALEM RD., SUITE #200  
ALBANY, OREGON 97321  
(541) 979-7729

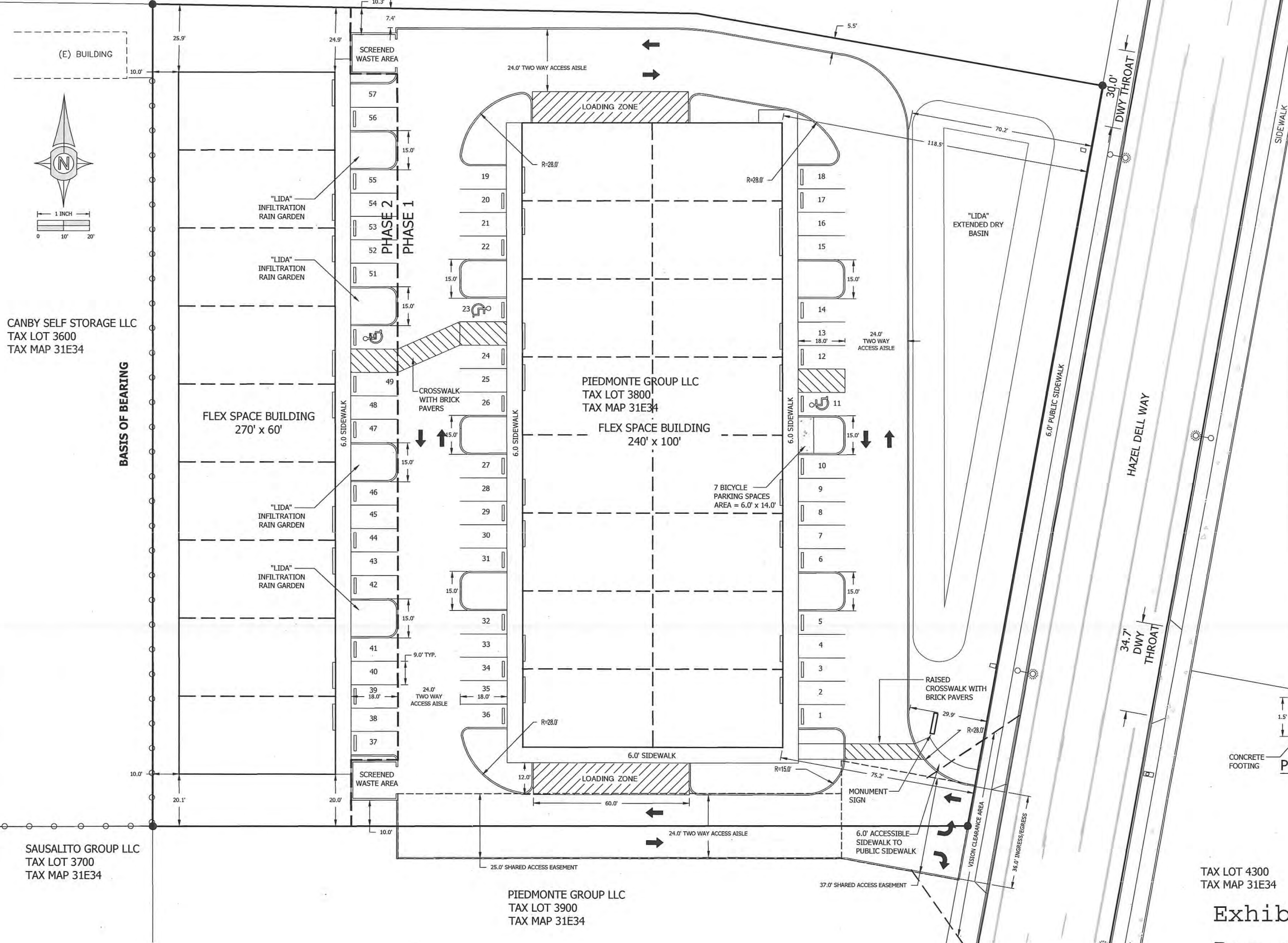
UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125 PH.  
(541) 451-1366 FAX

VICINITY MAP  
OCI INVESTMENTS INDUSTRIAL  
FLEX SPACE  
DEVELOPMENT  
CANBY, OREGON

DATE:  
MAY 30, 2017  
PROJECT:  
17-046 REIMBURS CANBY OFFICE  
DRAWN BY:  
MLK, BSJ  
CHECKED BY:  
BSJ

Sheet EX 'F-1'  
SCALE: SEE BARSCALE  
134

BRIAN D. CHENOWETH TRUSTEE  
TAX LOT 500  
TAX MAP 31E34



<b>OWNER</b>
PIEDMONTE GROUP LLC 138 NE 22nd AVENUE CANBY, OREGON 97013
<b>APPLICANT</b>
OCI INVESTMENTS, LLC 3939 OLD SALEM ROAD ALBANY, OREGON 97321
<b>ENGINEER</b>
BRIAN VANDETTA UDELL ENGINEERING AND LAND SURVEYING, LLC 63 E. ASH STREET LEBANON, OREGON 97355

**CLIENT:**  
OCI INVESTMENTS LLC  
3939 OLD SALEM RD. SUITE #200  
ALBANY, OREGON 97321  
(541) 979-7729

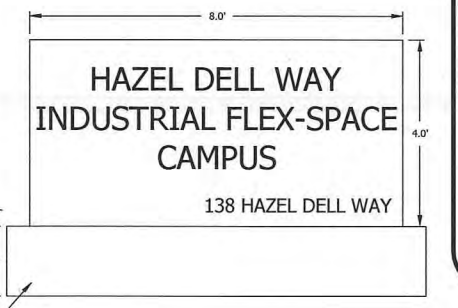
**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125 PH.  
(541) 451-1366 FAX

VEHICULAR PARKING SUMMARY:

BUILDING SPACE	GROSS FLOOR AREA	SPACES REQ'D
MANUFACTURING/ WAREHOUSE	34,500	35
OFFICE AREA	5,700	12
<b>TOTAL SPACES REQUIRED</b>		<b>47</b>
<b>TOTAL SPACES PROVIDED</b>		<b>57</b>

BICYCLE PARKING SUMMARY:

BUILDING SPACE	GROSS FLOOR AREA	SPACES REQ'D
WAREHOUSE	40,200	6
<b>TOTAL SPACES REQUIRED</b>		<b>6</b>
<b>TOTAL SPACES PROVIDED</b>		<b>7</b>



PRELIMINARY MONUMENT SIGN DETAIL

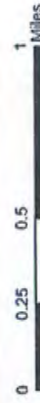
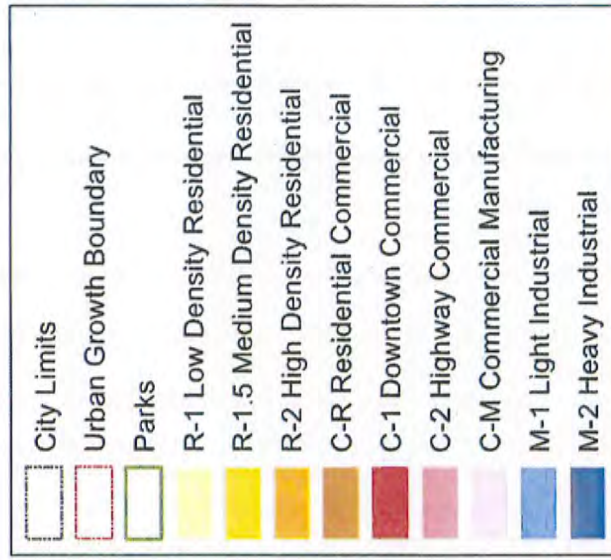
THESE PLANS ARE FOR  
PLANNING PURPOSES ONLY.  
NOT TO BE USED FOR  
CONSTRUCTION

TAX LOT 4300  
TAX MAP 31E34

Exhibit 'F'  
Proposed Site Plan

Sheet **EX 'F'**  
SCALE: SEE BARSCALE

# City of Canby Zoning Map



January 2014

The information depicted on this map is for general reference only. The City of Canby cannot accept any responsibility for errors, omissions, or positional accuracy. However, notification of errors would be appreciated.

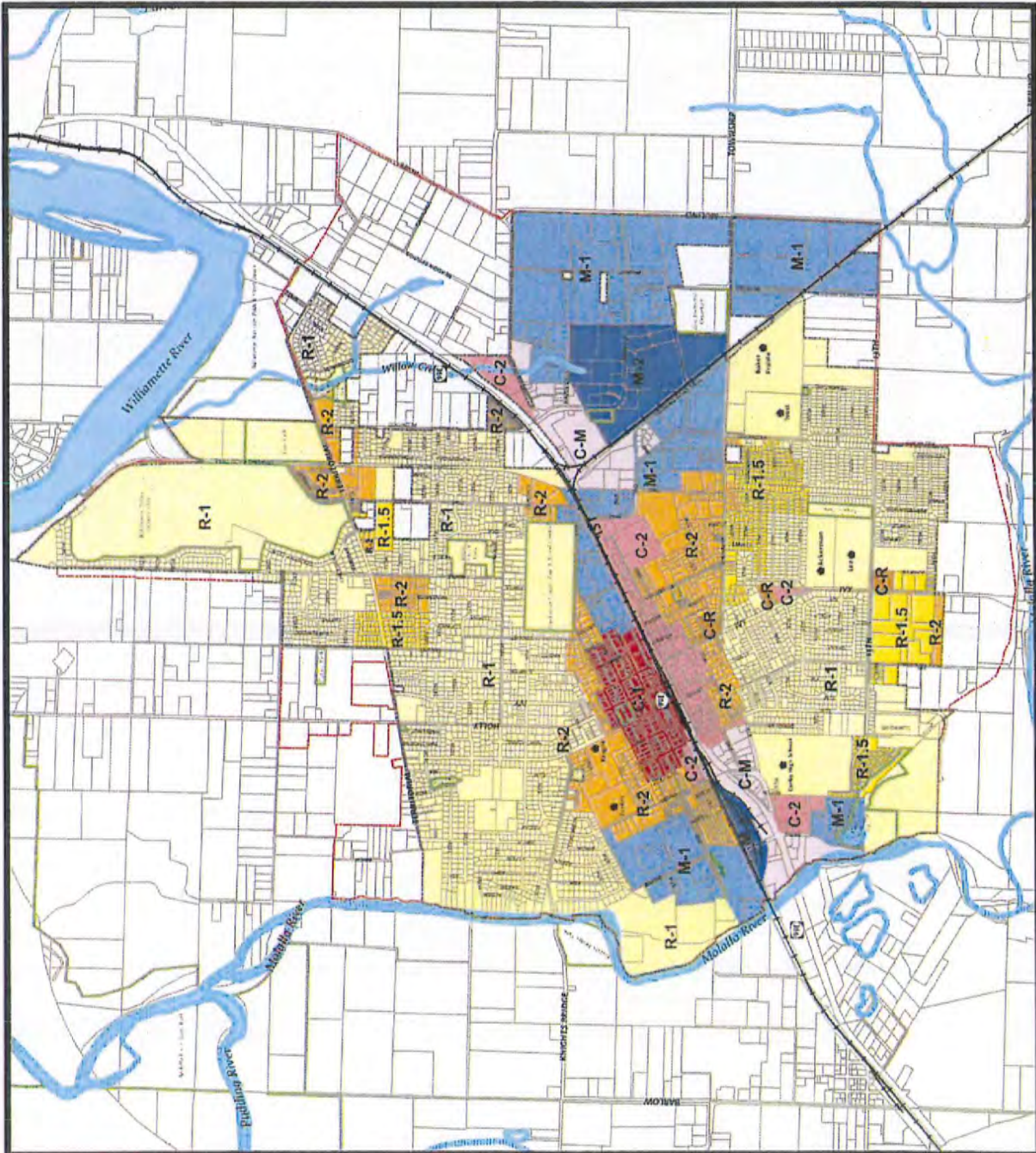
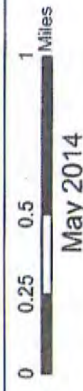
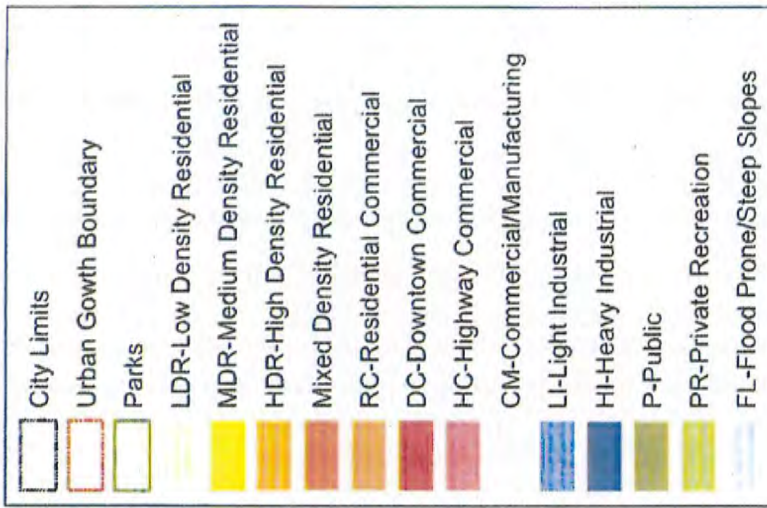


Exhibit 'E'  
Existing Zoning Map

# City of Canby Comprehensive Plan Map



May 2014

The information depicted on this map is for general reference only. The City of Canby cannot accept any responsibility for errors, omissions, or positional accuracy. However, notification of errors would be appreciated.

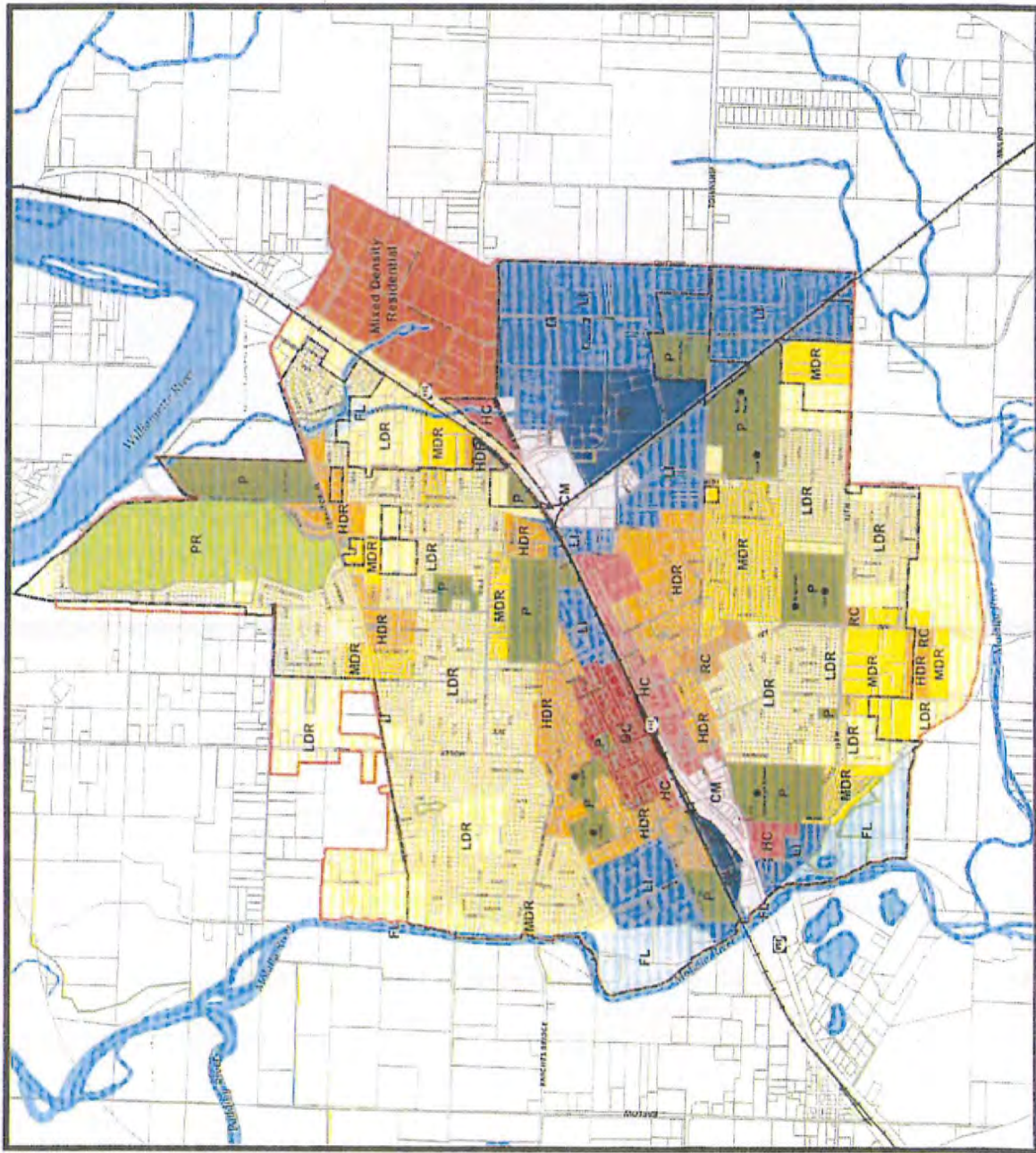


Exhibit 'D'

Existing Comprehensive Plan Map

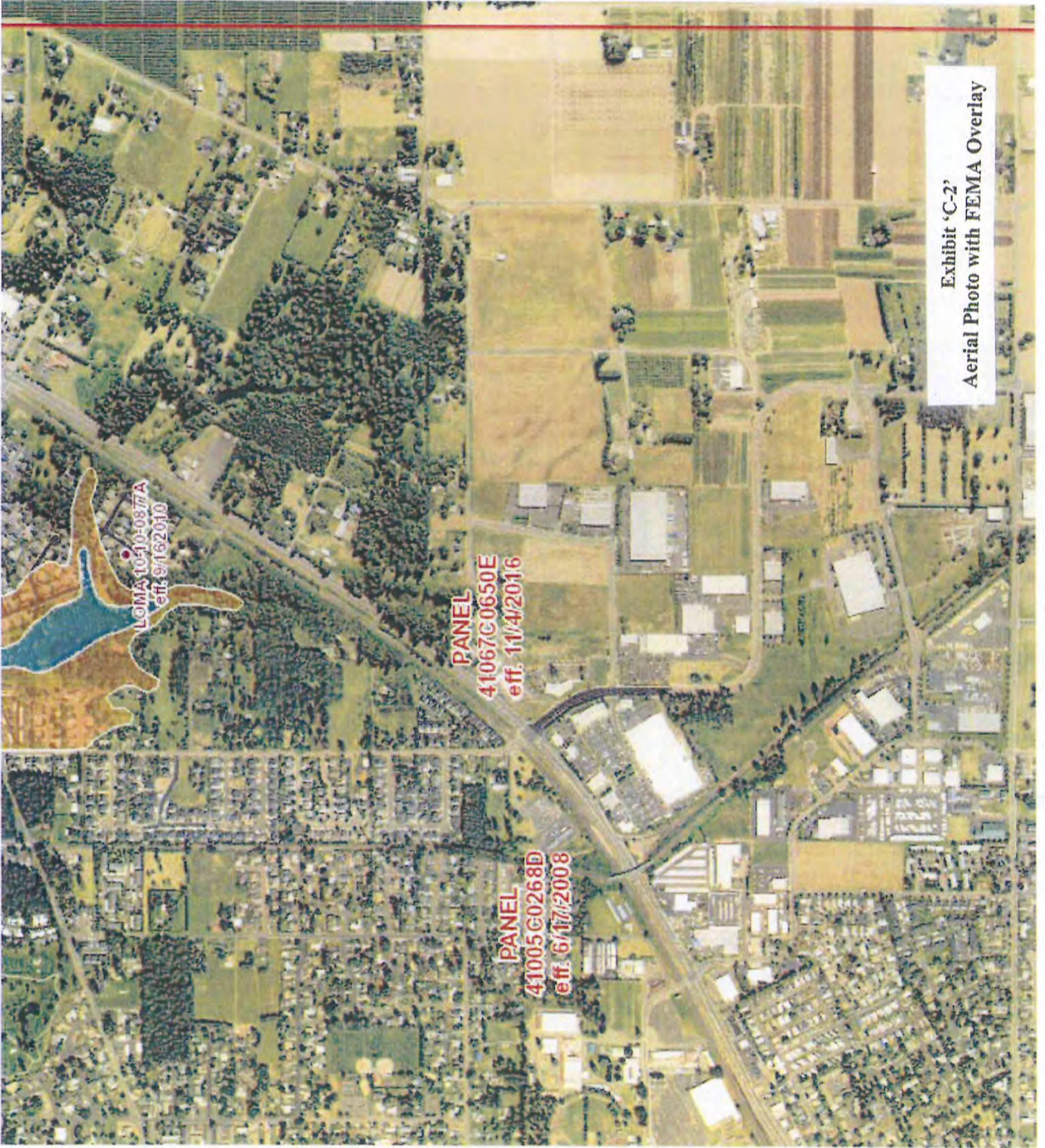


Exhibit 'C-2'  
Aerial Photo with FEMA Overlay





Exhibit 'C-1'  
Aerial Photo

3 1 E 34  
CANBY

SECTION 34 T.3S. R.1E. W.M.  
CLACKAMAS COUNTY

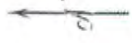
1" = 400'

D. L. C.  
PHILANDER LEE NO. 56  
WALTER FISH NO. 45

Compassed Tiedata

- 406
- 407
- 408
- 409
- 410
- 411
- 412
- 413
- 414
- 415
- 416
- 417
- 418
- 419
- 420
- 421
- 422
- 423
- 424
- 425
- 426
- 427
- 428
- 429
- 430
- 431
- 432
- 433
- 434
- 435
- 436
- 437
- 438
- 439
- 440
- 441
- 442
- 443
- 444
- 445
- 446
- 447
- 448
- 449
- 450
- 451
- 452
- 453
- 454
- 455
- 456
- 457
- 458
- 459
- 460
- 461
- 462
- 463
- 464
- 465
- 466
- 467
- 468
- 469
- 470
- 471
- 472
- 473
- 474
- 475
- 476
- 477
- 478
- 479
- 480
- 481
- 482
- 483
- 484
- 485
- 486
- 487
- 488
- 489
- 490
- 491
- 492
- 493
- 494
- 495
- 496
- 497
- 498
- 499
- 500

- Parcel Boundary
- Private Road R/W
- Public Boundary
- Highway Corridor
- Fire-Catch Lines
- Ship Piers
- Named lots
- Large Use Zones
- PLS Pits
- Seasonal Water
- CIP-MS
- Seismic Cover
- Stream Line
- Cloud Lot Line
- DLE Line
- Moorage Line
- PLS Section Line
- HOUSING CONTROLS 42
- HOUSING CONTROLS 20

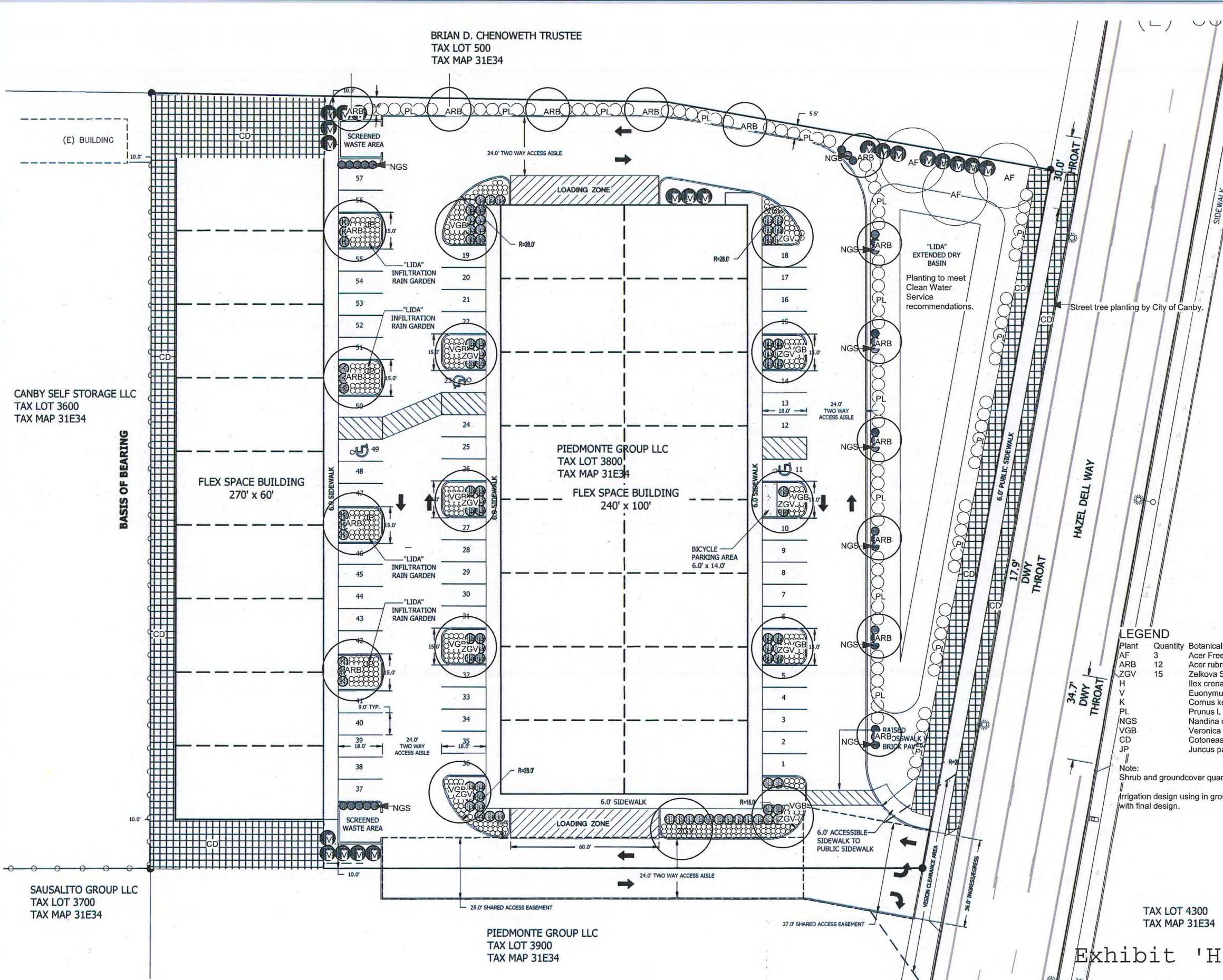


THIS MAP IS FOR ASSESSMENT  
PURPOSES ONLY

3 1 E 34  
CANBY



Exhibit 'C'  
Assessor's Tax Map



Landscape Design by:  
**GARLAND NURSERY**  
**LEE POWELL, RLA #288**  
 5476 N.E. HIGHWAY 20  
 CORVALLIS, OR 97330  
 (541) 753-6601

**CLIENT:**  
 OCI INVESTMENTS LLC  
 3809 OLD SALEM RD. SUITE #200  
 ALBANY, OREGON 97321  
 (541) 979-7779

**UDEL ENGINEERING AND LAND SURVEYING, LLC**  
 63 EAST 45th ST.  
 LEANOR, OREGON 97265  
 (541) 453-5125 PHL  
 (541) 451-1306 PMK

**PRELIMINARY PLANTING PLAN**  
**OCI INVESTMENTS INDUSTRIAL FLEX SPACE DEVELOPMENT**  
**CANBY, OREGON**

**LEGEND**

Plant	Quantity	Botanical Name	Common Name	Size	Spacing
AF	3	Acer Freemanii 'Celzam'	Celebration Maple	2 1/2" cal.	
ARB	12	Acer rubrum 'Bowhall'	Bowhall Red Maple	3" cal.	
ZGV	15	Zelkova Ser. Green Vase	Green Vase Zelkova	3" cal.	
H		Ilex crenata 'Helleri'	Helleri Holly	2 gal.	3' o.c.
V		Euonymus a. Compacta	Compact Burning Bush	5 gal.	5' o.c.
K		Cornus kelseyi	Kelsey Dogwood	2 gal.	3' o.c.
PL		Prunus l. 'Otto Luykens'	Otto Luykens Laurel	3 gal.	5' o.c.
NGS		Nandina d. 'Gulf Stream'	Gulf Stream Nandina	2 gal.	3' o.c.
VGB		Veronica 'Georgia Blue'	Georgia Blue Veronica	4 inch	2' o.c.
CD		Cotoneaster Dammeri	Cotoneaster dammeri	4 inch	2' o.c.
JP		Juncus patens 'Elk Blue'	Elk Blue Juncus	1 gal.	2' o.c.

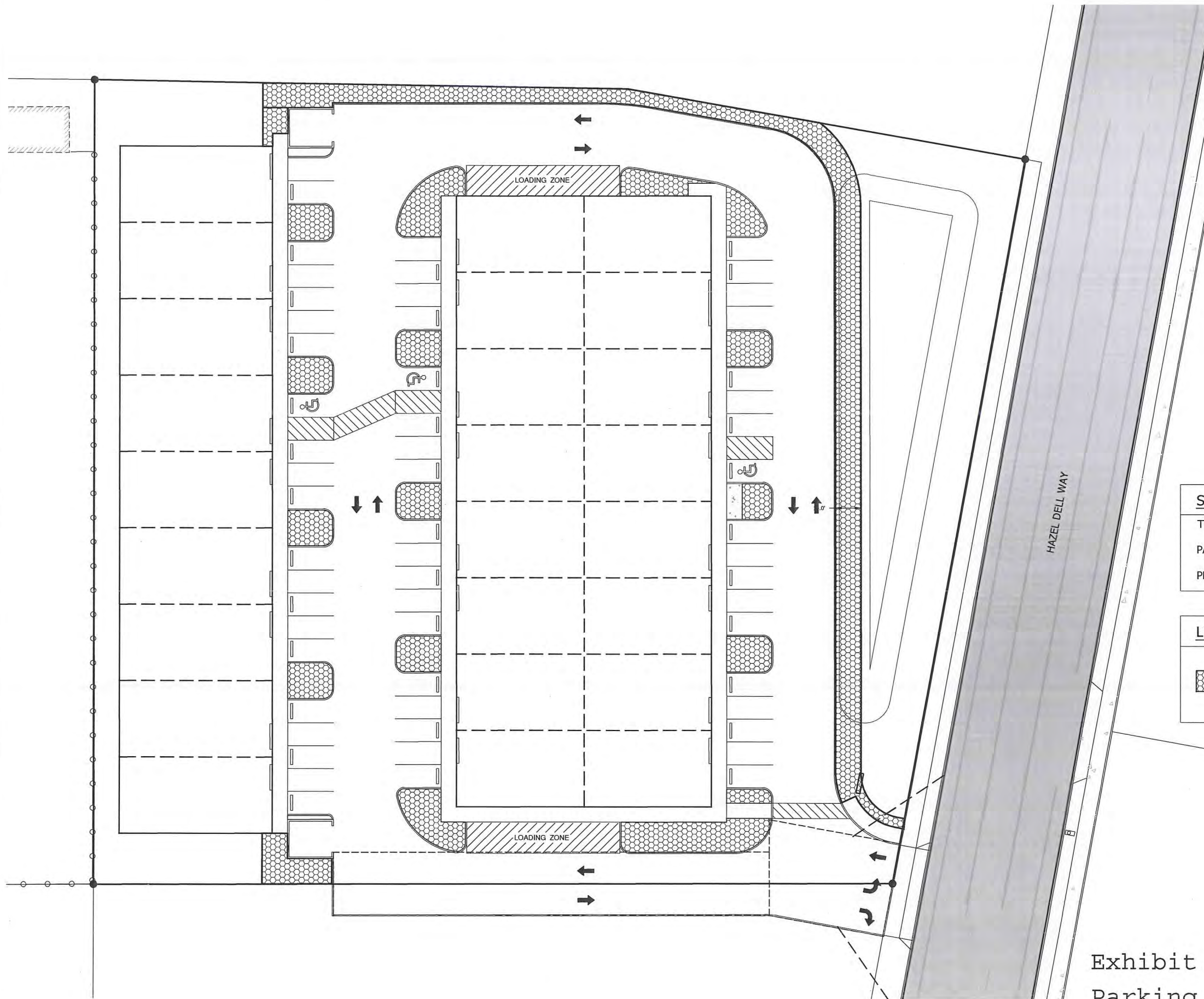
Note:  
 Shrub and groundcover quantities to be determined during final design.  
 Irrigation design using in ground system that meets City Standards will be submitted with final design.

**THESE PLANS ARE FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION**

TAX LOT 4300  
 TAX MAP 31E34

Exhibit 'H-2'  
 Preliminary Landscape Plan

SCALE: SEE BASESCALE  
**EX H-2**  
 141



**SUMMARY:**

TOTAL PARKING/HARDSCAPE AREA:	38,584 S.F.
PARKING LANDSCAPING AREA:	8,985 S.F.
PERCENTAGE PARKING LANDSCAPING AREA:	23.29%

**LEGEND:**

	PARKING LANDSCAPE AREAS
--	-------------------------



THESE PLANS ARE FOR  
PLANNING PURPOSES ONLY.  
NOT TO BE USED FOR  
CONSTRUCTION

Exhibit 'H-1'  
Parking Landscape Area Plan

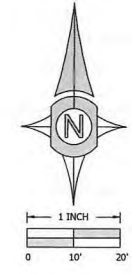
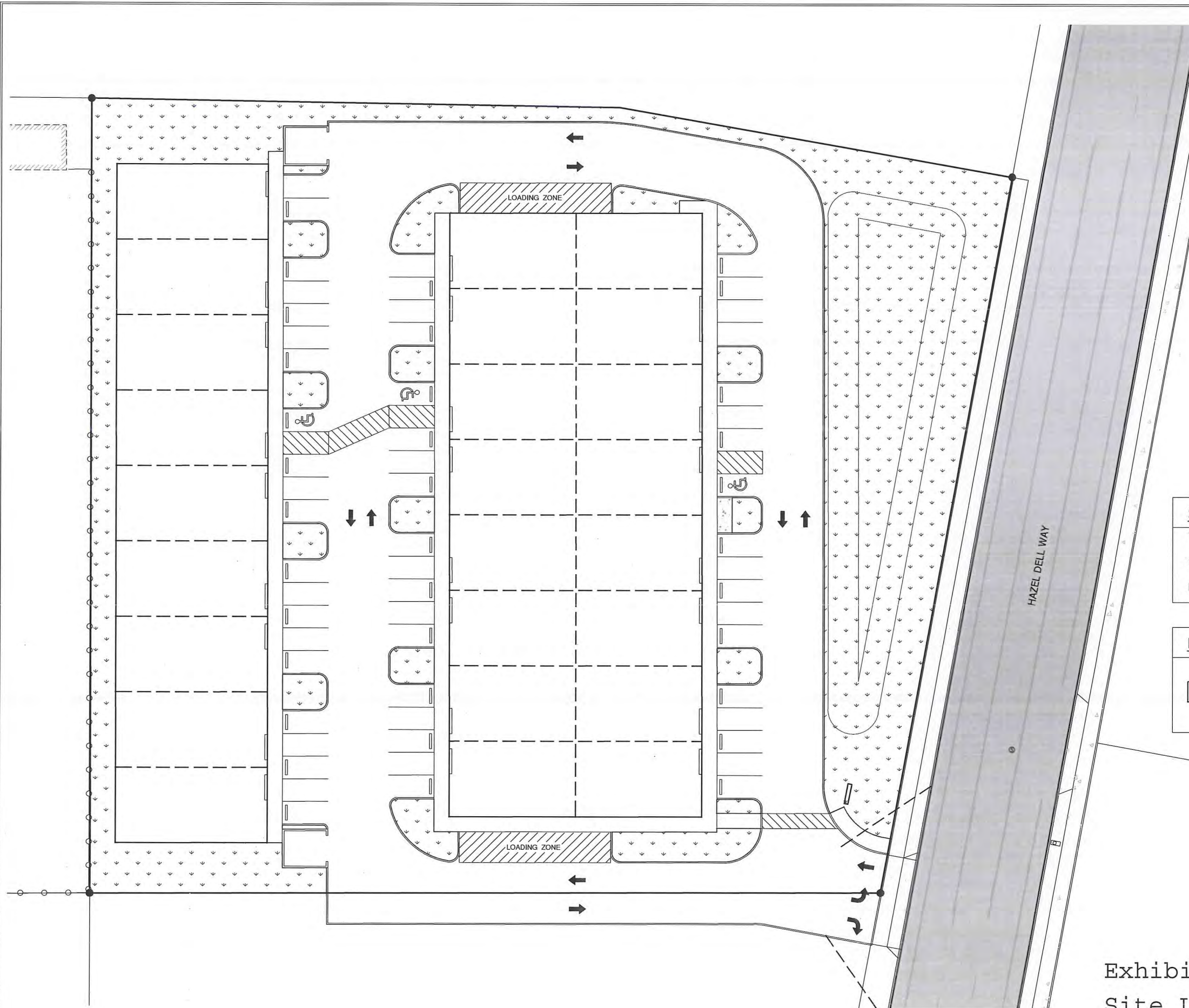
**CLIENT:**  
OCI INVESTMENTS LLC  
3939 OLD SALEM RD. SUITE #200  
ALBANY, OREGON 97321  
(541) 979-7729

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125 PH.  
(541) 451-1366 FAX

**PARKING LANDSCAPE AREA PLAN**  
OCI INVESTMENTS INDUSTRIAL FLEX SPACE DEVELOPMENT  
CANBY, OREGON

DATE: MAY 30, 2017  
PROJECT: 17-046 REIMERS CANBY OFFICE  
DRAWN BY: MLK, BSV  
CHECKED BY: BSV

Sheet **EX 'H-1'**  
SCALE: SEE BARSCALE



SUMMARY:	
TOTAL PROJECT SITE AREA:	104,843 S.F.
SITE LANDSCAPING AREA:	25,884 S.F.
PERCENTAGE SITE LANDSCAPING AREA:	24.69%

LEGEND:	
	SITE LANDSCAPING AREA

THESE PLANS ARE FOR  
PLANNING PURPOSES ONLY.  
NOT TO BE USED FOR  
CONSTRUCTION

Exhibit 'H'  
Site Landscape Area Plan

**CLIENT:**  
OCI INVESTMENTS LLC  
3939 OLD SALEM RD. SUITE #200  
ALBANY, OREGON 97321  
(541) 979-7729

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125 PH.  
(541) 451-1366 FAX

**SITE LANDSCAPE AREA PLAN**  
OCI INVESTMENTS INDUSTRIAL FLEX SPACE DEVELOPMENT  
CANBY, OREGON

DATE: MAY 30, 2017  
PROJECT: 17-048 REIMERS CANBY OFFICE  
DRAWN BY: MLM, BSV  
CHECKED BY: BSV

Sheet **EX 'H'**  
SCALE: SEE BARSCALE

REFPARCEL	OWNER	COOWNER	SITEADDRESS	SITECITY	SITESTATE	SZIPANDZIP
31E34 00301	Laruso Concrete Co Inc		165 S Walnut St	Canby	OR	97013-7810
31E34 00500	Brian Chenoweth		1907 SE 1st Ave	Canby	OR	97013-7793
31E34 00600	All Creatures Investment Co LLC		1793 SE 1st Ave	Canby	OR	97013-0000
31E34 03600	Canby Self Storage LLC		1753 SE 1st Ave	Canby	OR	97013-0000
31E34 03700	Sausalito Group LLC		*no Site Address*	OR	OR	00000-0000
31E34 03900	Piedmonte Group LLC		*no Site Address*	OR	OR	00000-0000
31E34 04000	Burden Polley LLC		*no Site Address*	OR	OR	00000-0000
31E34 04100	Hm Anderson Properties LLC		125 S Hazel Dell Way	Canby	OR	97013-7824
31E34 04100M1	Quality Spring Mfg Anderson		125 S Hazel Dell Way	Canby	OR	97013-7824
31E34 04300	Bowen Development Co LLC		155 S Hazel Dell Way	Canby	OR	97013-7824
31E34 04300MA1	Meadow Burke Products		155 S Hazel Dell Way	Canby	OR	97013-7824
31E34 04400	Jorken Oregon LLC		165 S Hazel Dell Way	Canby	OR	97013-7824
31E34 04400MA1	Kendal Floral Supply LLC		165 S Hazel Dell Way	Canby	OR	97013-7824
31E34 04503 & 4503E1	City Of Canby		185 S Hazel Dell Way	Canby	OR	97013-7824
31E34 04504	Pioneer Property LLC		175 S Hazel Dell Way	Canby	OR	97013-7824
31E34A 01200	Roger & Patricia Rydquist		2026 SE 1st Ave	Canby	OR	97013-9759
31E34A 01202	Patrick & Karen Imholt		2150 SE 1st Ave	Canby	OR	97013-9759
31E34A 01300	Andrew Sampson	Julie L Beck	2112 SE 1st Ave	Canby	OR	97013-9759
31E34A 01400	Barbara Nofziger		2190 SE 1st Ave	Canby	OR	97013-9759
31E34B 02201	Kwok-Palo Enterprises LLC		23300 S Highway 99e	Canby	OR	97013-2575
31E34B 02202	Ccd Hazel Dell LLC		23210 S Highway 99e	Canby	OR	97013-2568
31E34B 02203	Ccd Hazel Dell LLC		*no Site Address*	OR	OR	00000-0000
31E34B 02300	Canby Medical Center-I LLC		200 S Hazel Dell Way	Canby	OR	97013-7829
31E34B 02300E1	Canby Medical Center-I LLC		200 S Hazel Dell Way	Canby	OR	97013-7829
31E34B 02300E2	Canby Medical Center-I LLC		200 S Hazel Dell Way	Canby	OR	97013-7829
31E34B 02400	Providence Health & Services Or		280 S Hazel Dell Way	Canby	OR	97013-0000
31E34B 02500	Providence Health & Services Or		250 S Hazel Dell Way	Canby	OR	97013-0000
31E34B 02600	Providence Health & Services Or		220 S Hazel Dell Way	Canby	OR	97013-0000
31E34B 02700	Providence Health & Services Or		180 S Hazel Dell Way	Canby	OR	97013-0000
31E34B 02800	Providence Health & Services Or		176 S Hazel Dell Way	Canby	OR	97013-0000
31E34B 02900	Providence Health & Services Or		188 S Hazel Dell Way	Canby	OR	97013-0000
31E34B 03000	Providence Health & Services Or		192 S Hazel Dell Way	Canby	OR	97013-0000
31E34B 03100	Providence Health & Services Or		192 S Hazel Dell Way	Canby	OR	97013-0000

Exhibit 'M'

Notification Area & Notification List  
(Current Applications & Neighborhood Meeting)

31E34B 03200	Canby Medical Center-I LLC	*no Site Address*	OR	00000-0000
31E34B 03300	Willamette Falls Hospital	*no Site Address*	OR	00000-0000
31E34B 03400	Providence Health & Services Or	*no Site Address*	OR	00000-0000
31E34BD01500	Hazel LLC	1662 NE 10th Pl	Canby	97013-3053
31E34BD01600	Leslie Reznicek	1656 NE 10th Pl	Canby	97013-3053
31E34BD04400	William Smothers	1619 NE 10th Pl	Canby	97013-3053
31E34BD04500	Tina Renee Garza	1625 NE 10th Pl	Canby	97013-3053
31E34BD04600	Judith Boyd	1631 NE 10th Pl	Canby	97013-3053
31E34BD04700	Susan Henderson	1639 NE 10th Pl	Canby	97013-3053
31E34BD04800	Bob Stiner Sr.	1645 NE 10th Pl	Canby	97013-3053
31E34BD04900	Lighthouse Properties LLC	1651 NE 10th Pl	Canby	97013-3053
31E34BD05000	Carrie Anne Davis	1659 NE 10th Pl	Canby	97013-3053
31E34BD05100	Lawrence & Theresa Cunningham	1665 NE 10th Pl	Canby	97013-3053
31E34BD05200	Steve McLaren	1671 NE 10th Pl	Canby	97013-3053
31E34BD05300	Andrea Nordahl	1679 NE 10th Pl	Canby	97013-3053
31E34BD05400	Stephen & Lois Gustafson	1685 NE 10th Pl	Canby	97013-3053
31E34BD05500	Melinda Petersen	1691 NE 10th Pl	Canby	97013-3053
31E34BD05600	Garden Crossing LLC	*no Site Address*	OR	00000-0000
31E34C 04300	Zimmer Ventures LLC	195 S Hazel Dell Way	Canby	97013-7830
31E34C 04400	Zimmer Ventures LLC	197 S Hazel Dell Way	Canby	97013-7824

MAILADDRESS	MAILCITY	MAILSTATE	MZIPANDZIP	LANDUSE
165 S Walnut St	Canby	OR	97013-7810	IND,INDUSTRIAL LAND,IMPROVED
510 SW 5th Ave #FIFTH	Portland	OR	97204-2115	IND,INDUSTRIAL LAND,IMPROVED
225 S Pacific Hwy	Woodburn	OR	97071-5928	VACANT,INDUSTRIAL LAND
Po Box 2938	Oregon City	OR	97045-0272	VACANT,INDUSTRIAL LAND
18860 Deer Ln	Oregon City	OR	97045-8904	VACANT,INDUSTRIAL LAND
138 NE 22nd Ave	Canby	OR	97013-2001	VACANT,INDUSTRIAL LAND
3556 Crooked Finger Rd NE	Scotts Mills	OR	97375-9620	VACANT,FARM LAND,UNZONED
17830 S Nestle Ln	Oregon City	OR	97045-6831	IND,INDUSTRIAL LAND,IMPROVED
125 S Hazel Dell Way	Canby	OR	97013-7824	MISC,COUNTY INDUSTRIAL M&E
5650 SW Powhatan Ave	Tualatin	OR	97062-9759	IND,INDUSTRIAL LAND,IMPROVED
Po Box 80615	Indianapolis	IN	46280-0615	MISC,COUNTY INDUSTRIAL M&E
1960 Kellogg Ave	Carlsbad	CA	92008-6581	IND,INDUSTRIAL LAND,IMPROVED
165 S Hazel Dell Way	Canby	OR	97013-7824	MISC,COUNTY INDUSTRIAL M&E
Po Box 930	Canby	OR	97013-0930	VACANT,INDUSTRIAL LAND
1012 Island View St	Kemah	TX	77565-2167	VACANT,INDUSTRIAL LAND
2026 SE 1st Ave	Canby	OR	97013-9759	RES,RESIDENTIAL LAND,IMPROVED
2150 SE 1st Ave	Canby	OR	97013-9759	RES,RESIDENTIAL LAND,IMPROVED
2112 SE 1st Ave	Canby	OR	97013-9759	RES,RESIDENTIAL LAND,IMPROVED
2190 SE 1st Ave	Canby	OR	97013-9759	RES,RESIDENTIAL LAND,IMPROVED
23300 S Highway 99e	Canby	OR	97013-2575	COM,COMMERCIAL LAND,IMPROVED
23230 S Highway 99e	Canby	OR	97013-2568	AGR,FARM LAND,IMPROVED,UNZONED
23230 S Highway 99e	Canby	OR	97013-2568	VACANT,FARM LAND,UNZONED
2747 Pence Loop SE	Salem	OR	97302-1153	COM,COMMERCIAL LAND,IMPROVED
2747 Pence Loop SE	Salem	OR	97302-1153	COM,COMMERCIAL LAND,IMPROVED
2747 Pence Loop SE	Salem	OR	97302-1153	COM,COMMERCIAL LAND,IMPROVED
4400 NE Halsey St #2	Portland	OR	97213-1545	VACANT,COMMERCIAL LAND
4400 NE Halsey St #2	Portland	OR	97213-1545	VACANT,COMMERCIAL LAND
4400 NE Halsey St #2	Portland	OR	97213-1545	VACANT,COMMERCIAL LAND
4400 NE Halsey St #2	Portland	OR	97213-1545	VACANT,COMMERCIAL LAND
4400 NE Halsey St #2	Portland	OR	97213-1545	VACANT,COMMERCIAL LAND
4400 NE Halsey St #2	Portland	OR	97213-1545	VACANT,COMMERCIAL LAND
4400 NE Halsey St #2	Portland	OR	97213-1545	VACANT,COMMERCIAL LAND
4400 NE Halsey St #2	Portland	OR	97213-1545	VACANT,COMMERCIAL LAND
4400 NE Halsey St #2	Portland	OR	97213-1545	VACANT,COMMERCIAL LAND



Po Box 967	Salem	OR	97308-0967	VACANT,COMMERCIAL LAND
1500 Division St	Oregon City	OR	97045-1527	VACANT,COMMERCIAL LAND
4400 NE Halsey St #2	Portland	OR	97213-1545	VACANT,COMMERCIAL LAND
2415 Bellevue Ter	West Linn	OR	97068-2297	RES,RESIDENTIAL LAND,IMPROVED
1656 NE 10th Pl	Canby	OR	97013-3053	RES,RESIDENTIAL LAND,IMPROVED
1619 NE 10th Pl	Canby	OR	97013-3053	RES,RESIDENTIAL LAND,IMPROVED
1625 NE 10th Pl	Canby	OR	97013-3053	RES,RESIDENTIAL LAND,IMPROVED
1521 NE 10th Pl	Canby	OR	97013-3052	RES,RESIDENTIAL LAND,IMPROVED
1639 NE 10th Pl	Canby	OR	97013-3053	RES,RESIDENTIAL LAND,IMPROVED
1645 NE 10th Pl	Canby	OR	97013-3053	RES,RESIDENTIAL LAND,IMPROVED
Po Box 452	Canby	OR	97013-0452	RES,RESIDENTIAL LAND,IMPROVED
1659 NE 10th Pl	Canby	OR	97013-3053	RES,RESIDENTIAL LAND,IMPROVED
1665 NE 10th Pl	Canby	OR	97013-3053	RES,RESIDENTIAL LAND,IMPROVED
Po Box 141	Aurora	OR	97002-0141	RES,RESIDENTIAL LAND,IMPROVED
1679 NE 10th Pl	Canby	OR	97013-3053	RES,RESIDENTIAL LAND,IMPROVED
Po Box 129	Canby	OR	97013-0129	RES,RESIDENTIAL LAND,IMPROVED
1691 NE 10th Pl	Canby	OR	97013-3053	RES,RESIDENTIAL LAND,IMPROVED
Po Box 1988	Lake Oswego	OR	97035-0002	VACANT,RESIDENTIAL LAND
1434 N Fir St	Canby	OR	97013-4374	COM,COMMERCIAL LAND,IMPROVED
1434 N Fir St	Canby	OR	97013-4374	COM,COMMERCIAL LAND,IMPROVED

IMPRVMT	TOTALSF	LOTSQFT	BATHTOT	BEDROOMS	PRICE	DOCDATE	PARCEL
SGL FAMILY,R1-4,1-STORY (BASEMENT)	0	148975	0.00	0.0	615000	11/02/2006	01441808
SGL FAMILY,R1-3,1-STORY	0	170320	0.00	0.0	0		00797864
SGL FAMILY,R1-3,1-STORY	0	44867	0.00	0.0	250000	09/29/2005	00797873
*UNKNOWN IMPROVEMENT CODE*	0	111978	0.00	0.0	0	07/29/2016	05013090
*UNKNOWN IMPROVEMENT CODE*	0	98835	0.00	0.0	271923	09/27/2012	05013091
*UNKNOWN IMPROVEMENT CODE*	0	86792	0.00	0.0	490000	01/21/2014	05013093
*UNKNOWN IMPROVEMENT CODE*	0	67195	0.00	0.0	0	03/28/2014	05013094
*UNKNOWN IMPROVEMENT CODE*	0	128013	0.00	0.0	2420000	06/30/2011	05013095
*UNKNOWN IMPROVEMENT CODE*	0	0	0.00	0.0	0		05024217
*UNKNOWN IMPROVEMENT CODE*	0	150589	0.00	0.0	602974	06/01/2006	05013097
*UNKNOWN IMPROVEMENT CODE*	0	0	0.00	0.0	0		05024204
*UNKNOWN IMPROVEMENT CODE*	0	329698	0.00	0.0	1648506	01/16/2008	05013098
*UNKNOWN IMPROVEMENT CODE*	0	0	0.00	0.0	0		05022403
*UNKNOWN IMPROVEMENT CODE*	0	85072	0.00	0.0	217915	12/15/2016	05016486
*UNKNOWN IMPROVEMENT CODE*	0	85175	0.00	0.0	508266	02/25/2014	05016487
SGL FAMILY,R1-4,1-STORY (BASEMENT)	3498	125888	2.00	4.0	0	10/10/2008	00798337
SGL FAMILY,R1-5,1-STORY (BASEMENT)	3956	50094	2.50	3.0	27000	06/03/1992	00798346
SGL FAMILY,R1-4,1-STORY	1330	18295	1.50	3.0	231000	07/30/2014	00798355
SGL FAMILY,R1-3,1-STORY	944	79715	1.00	2.0	0	03/31/2014	00798364
*UNKNOWN IMPROVEMENT CODE*	0	83635	0.00	0.0	1882900	03/01/2016	05013081
*UNKNOWN IMPROVEMENT CODE*	0	251777	0.00	0.0	0		05013082
*UNKNOWN IMPROVEMENT CODE*	0	190357	0.00	0.0	0	03/28/2014	05016280
*UNKNOWN IMPROVEMENT CODE*	0	82339	0.00	0.0	0		05021020
*UNKNOWN IMPROVEMENT CODE*	0	0	0.00	0.0	0		05022050
*UNKNOWN IMPROVEMENT CODE*	0	0	0.00	0.0	0		05023732
*UNKNOWN IMPROVEMENT CODE*	0	15554	0.00	0.0	0		05021021
*UNKNOWN IMPROVEMENT CODE*	0	8785	0.00	0.0	0		05021022
*UNKNOWN IMPROVEMENT CODE*	0	12738	0.00	0.0	0		05021023
*UNKNOWN IMPROVEMENT CODE*	0	12554	0.00	0.0	0		05021024
*UNKNOWN IMPROVEMENT CODE*	0	15340	0.00	0.0	0		05021025
*UNKNOWN IMPROVEMENT CODE*	0	67003	0.00	0.0	0		05021026
*UNKNOWN IMPROVEMENT CODE*	0	12754	0.00	0.0	0		05021027
*UNKNOWN IMPROVEMENT CODE*	0	15969	0.00	0.0	0		05021028

*UNKNOWN IMPROVEMENT CODE*	0	5528	0.00	0.0	0	05021029
*UNKNOWN IMPROVEMENT CODE*	0	10856	0.00	0.0	0	05021030
*UNKNOWN IMPROVEMENT CODE*	0	14266	0.00	0.0	0	05021031
*UNKNOWN IMPROVEMENT CODE*	1521	2032	2.50	3.0	186255 08/24/2005	05008232
*UNKNOWN IMPROVEMENT CODE*	1521	2050	2.50	3.0	191705 08/25/2005	05008233
*UNKNOWN IMPROVEMENT CODE*	1521	2471	2.50	3.0	166617 04/02/2004	05008261
*UNKNOWN IMPROVEMENT CODE*	1521	2471	2.50	3.0	164900 12/09/2004	05008262
*UNKNOWN IMPROVEMENT CODE*	1511	2468	2.50	3.0	222500 01/28/2016	05008263
*UNKNOWN IMPROVEMENT CODE*	1511	2462	2.50	3.0	0 03/31/2017	05008264
*UNKNOWN IMPROVEMENT CODE*	1511	2454	2.50	3.0	164250 02/11/2005	05008265
*UNKNOWN IMPROVEMENT CODE*	1511	2443	2.50	3.0	240000 10/07/2016	05008266
*UNKNOWN IMPROVEMENT CODE*	1521	2429	2.50	3.0	0 07/26/2013	05008267
*UNKNOWN IMPROVEMENT CODE*	1521	2413	2.50	3.0	0 05/07/2015	05008268
*UNKNOWN IMPROVEMENT CODE*	1521	2393	2.50	3.0	0	05008269
*UNKNOWN IMPROVEMENT CODE*	1521	2372	2.50	3.0	227000 06/22/2016	05008270
*UNKNOWN IMPROVEMENT CODE*	1521	2347	2.50	3.0	158060 04/02/2004	05008271
*UNKNOWN IMPROVEMENT CODE*	1521	2304	2.50	3.0	140000 12/14/2012	05008272
*UNKNOWN IMPROVEMENT CODE*	0	33544	0.00	0.0	0	05008273
*UNKNOWN IMPROVEMENT CODE*	0	24737	0.00	0.0	0	05022334
*UNKNOWN IMPROVEMENT CODE*	0	151742	0.00	0.0	0	05022335



720 SW Washington St.  
 Suite 500  
 Portland, OR 97205  
 503.243.3500  
 www.dksassociates.com



EXPIRES: 12/31/18

# MEMORANDUM

**DATE:** May 4, 2017  
**TO:** Bryan Brown, City of Canby  
**FROM:** Chris Maciejewski, PE, PTOE  
 Jordin Kelly, EIT

**SUBJECT:** Canby Reimers Industrial Traffic Impact Study (TIS)

PH11010-081

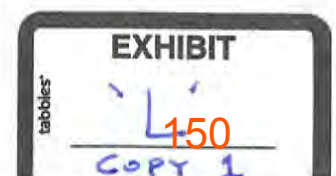
This memorandum describes the evaluation of the transportation impacts associated with the proposed development of a warehousing facility at 138 SE Hazeldell Way in Canby, Oregon. The 2.4 acre lot is currently undeveloped. The proposed development site will house warehousing and supporting office space for R.L. Reimers Company – General Contractors with additional industrial flex-space. An industrial/warehousing building space of 41,400 square foot is planned to be split up into one 17,400 square foot building and another 24,000 square foot building. The building spaces will be divided between 1,500 and 6,000 square feet depending on the tenant’s need. The site is zoned Light Industrial (M-1).

Access to the site will be provided by SE Hazeldell Way, which is classified as a collector roadway by the City of Canby. The proposed development was determined during study scoping to not likely generate enough traffic to warrant an off-site transportation impact analysis. Therefore, the following sections describe the limited transportation impact analysis focused on documenting estimated project trip generation and a review of the proposed site access (spacing and sight distance).

## Project Trip Generation

The amount of new vehicle trips generated by the proposed land use was estimated using trip generation estimates published in the ITE Trip Generation Manual for a similar land use.<sup>1</sup> Trip generation estimates for the proposed development are provided for daily, morning, and evening peak hours, and are summarized in Table 1. Since the additional morning and evening peak hour trip generation is relatively low, no off-site impacts were evaluated.

<sup>1</sup> Trip Generation Manual, Institute of Transportation Engineers, 9<sup>th</sup> Edition.





**Table 1: Vehicle Trip Generation Estimate**

Land Use (ITE Code)	Units	Total Daily Trips	Time	Trip	Peak Hour Trips		
			Period	Generation Rate	In	Out	Total
Warehouse (110)	41.4 KSF	231	AM Peak Hour	ITE Equation	40	11	51
			PM Peak Hour	ITE Equation	9	25	34

The following sections discuss the evaluation of the site access and sight distance.

**Site Access**

Access to the site is proposed to be provided by a shared driveway on the southern property boarder along SE Hazeldell Way, which is classified as a collector roadway. The property owner of the project site and the neighboring corner property to the south is requiring a shared driveway on the south boundary of the project site to assist in maintaining the 200-foot access spacing requirements on collector streets within the Industrial Overlay District and still maintain access to both properties.

While shared driveways are ideal, it is preferred that the shared driveway also aligns with the existing driveway across SE Hazeldell Way serving Anderson Quality Spring Manufacturing, Inc to reduce collision conflict points. However, if this alignment is not possible, the proposed driveway and the access to the development across the street are offset such that left turns from Hazeldell Way into either driveway would not conflict and thus, the offset configuration results in a lower safety risk.

SE Hazeldell Way currently meets the City’s cross-section requirements for standard collector streets (34-50 feet paved with 50-80 feet of ROW) and should safely accommodate additional vehicle, pedestrian, and bicycle traffic. The pedestrian and bicycle improvement plans provided in the city’s TSP<sup>2</sup> do not identify any pedestrian or bicycle projects in the site vicinity. The proposed on-site pedestrian facilities and their connection to facilities along SE Hazeldell Way appear to be adequate.

---

<sup>2</sup> Canby Transportation System Plan (TSP), December 2010; Figure 5-1 (Pedestrian Improvements) and Figure 6-1 (Bicycle Improvements).



## Sight Distance

Based on a posted speed of 25 mph, the American Association of State Highway and Transportation Officials (AASHTO) sight distance requirements specify that 240 feet and 280 feet for right and left turning vehicles, respectively, should be provided.<sup>3</sup> Existing intersection sight distance measurements are summarized in Table 2.

**Table 2: Intersection Sight Distance Evaluation**

Access Location	Posted Speed	Turning Direction	Required Intersection Sight Distance	Available Intersection Sight Distance	Sight Distance Adequate?
Proposed Driveway	25 mph	Right	240 feet	>350 feet	Yes
	25 mph	Left	280 feet	>350 feet	Yes

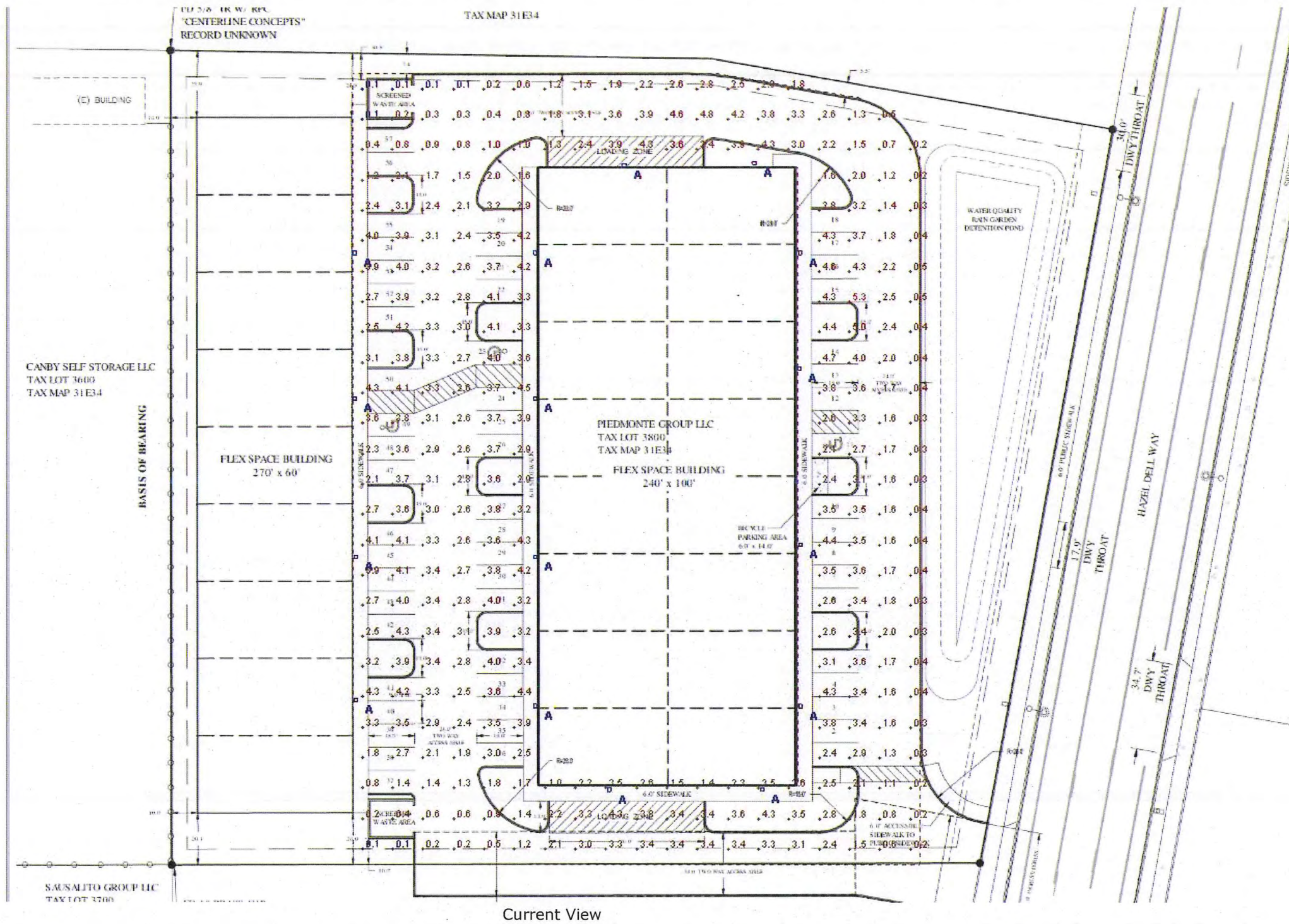
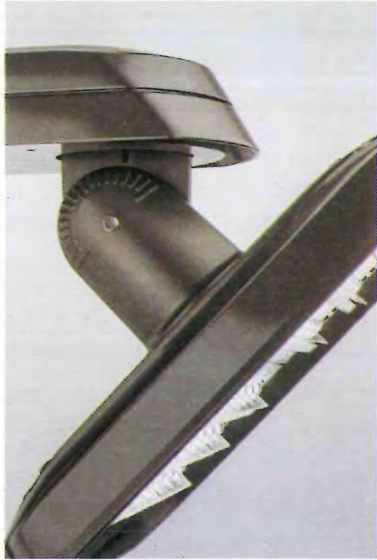
## FINDINGS

The proposed development would generate an additional 51 net new trips in the morning peak period and 34 net new trips in the evening peak period. The proposed site access meets City access spacing requirements and provides adequate connectivity to the site. Therefore, no mitigations are recommended for the proposed project.

If you have any questions, please feel free to call or email.

---

<sup>3</sup> AASHTO – *Geometric Design of Highways and Streets, 2004. Exhibit 9-55. Design Intersection Sight Distance – Case B1 – Left Turn from Stop, and Exhibit 9-58. Design Intersection Sight Distance – Case B2 – Right Turn from Stop and Case B3 – Crossing Maneuver.*



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	16	Lithonia Lighting	KAX1 LED P1 40K R3 MVOLT	KAX AREA SERIES SIZE 1, PERFORMANCE PACKAGE 1, 4000 K, TYPE 3, 120-277V	LED	1	6628	0.95	50

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.5 fc	5.3 fc	0.1 fc	53.0:1	25.0:1

Exhibit 'K' Photometric Plan



OCI Investments Industrial Flex Space

Designer  
Mychal Smith  
Date  
5/16/2017

Exhibit 'J'  
Storm Drainage Calculations

OCI INVESTMENTS LLC  
HAZEL DELL WAY – FLEX SPACE DEVELOPMENT

**PRELIMINARY STORMWATER REPORT  
STORM WATER QUALITY  
STORM WATER DISCHARGE**

May 30, 2017  
CANBY, OREGON

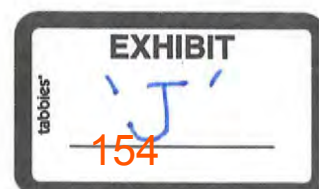


RENEWS: 06/30/2018

PREPARED BY:



UDELL ENGINEERING AND LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OR 97355





**Site Name:** Hazel Dell Way  
Industrial Flex Space Campus

**Property Location** T 03 S, R 1 E, 34  
TL 3800

**Site Property Owner:** Piedmounete Group, LLC  
138 NE 22<sup>nd</sup> Ave  
Canby, Oregon 97013

**Applicant:** Ron Reimers, OCI Investments, LLC  
3939 Old Salem Rd  
Albany, Oregon 97321

**Engineer:** Udell Engineering & Land Surveying, LLC  
63 East Ash St.  
Lebanon, Oregon 97355

**Date Prepared:** May 30, 2017

## Table of Contents

1.0 Purpose of Report .....	1
2.0 Site Description .....	1
3.0 Proposed Stormwater Facility Improvements .....	1
4.0 Design Methodology and Calculations .....	2-4
4.1 Water Quality .....	2
4.2 Retention and Infiltration Calculations .....	2-3
5.0 Conclusion .....	4

## Appendices

Water Quality Calculations Per CWS .....	Appendix A
Post-Construction Stormwater Model .....	Appendix B
Web-Soil Data .....	Appendix C

## Plot Sheets

Existing Conditions .....	Exhibit 1
Proposed Grading and Storm Drainage Plan .....	Exhibit 2

## **1.0 Purpose of Report**

Udell Engineering and Land Surveying, LLC, abbreviated UELS, was consulted by the applicant, OCI Investments, LLC to develop this Preliminary Stormwater Report for a proposed Industrial Flex Space development located at 138 S. Hazel Dell Way in Canby, Oregon. The proposed development consisting of approximately 2.4 acres of improvements including parking areas, drive aisles, loading zones, a 24,000-square foot building, a 16,200-square foot building and landscaping. The purpose of this report is to develop a storm water management plan that will provide for complete onsite infiltration of storm waters generated by a 10-year, 24-hour storm event and to provide water quality treatment of the volume of storm water generated by 0.36 inches of rainfall in 4 hour per the Low Impact Development Approaches (LIDA) handbook produced by Clean Water Services (CWS).

## **2.0 Site Description**

The site is located at 138 Hazel Dell Way which is on the west side of Hazel Dell Way and approximately 400 feet south of S. 1<sup>st</sup> Ave in Canby, Oregon. The site is currently vacant with ground cover of grasses and briars. The site slopes from southeast to northwest with approximately 10 feet of elevation change from east to west. The site appears to have been filled over the years and is elevated approximately 5 feet higher than the adjacent Hazel Dell Way street.

## **3.0 Proposed Stormwater Facility Improvements**

The proposed project includes various storm drainage features that will provide for storm water quality, onsite retention and infiltration and ground water recharge. The water quality features are LIDA surface features including Infiltration Rain Gardens and an Extended Dry Basin to provide the necessary storm water quality pollutant removal. The onsite retention and infiltration will be provided by the Extended Dry Basin by the volume capacity above the Water Quality Volume and permanent pool depth. The water quality design includes the effective treatment of the volume of storm water produced by 0.36 inches of rainfall over the total development impervious surface area in a period of 4 hours. The infiltration and retention design is for the storm water volume and peak flow rate produced by a 10-year, 24-hour storm event based on the NRCS Type IA rainfall distribution.

## 4.0 Design Methodology and Calculations

### 4.1 Water Quality

The water quality design includes the use of numerous Clean Water Services LIDA features including 4 Infiltration Rain Gardens and 1 Extended Dry Basin as well as 2 pollution control manholes (one upstream of the Extended Dry Basin and one upstream of the dry wells). The Extended Dry Basin is designed with adequate capacity to treat 100 percent of the required Water Quality Volume (2,369 cubic feet) as determined by Chapter 4 of the Clean Water Services Standard. See Appendix A for the actual calculations. Therefore, the Infiltration Rain Gardens are considered more of a pre-treatment feature for the western parking area and drive aisle. The Extended Dry Basin will contain a 0.40-foot depth permanent pool and the 2,369 cubic feet of Water Quality Volume will be accommodated in the 0.60 feet above the permanent pool.

### 4.2 Retention and Infiltration Calculations

In order to estimate the capacity of the proposed storm water Extended Dry Basin-Retention/Infiltration facility, Udell Engineering used the Santa Barbara Unit Hydrograph (SBUH) method to build a hydrologic model using Hydrocad software Version 10.00: The software model is comprised of 4 types of nodes: subcatchments, reaches, links, and ponds.

Subcatchments model the impervious areas of land that receive rainfall during a storm. They generate runoff hydrographs based on several factors, including the modified surface runoff curve numbers, time of concentration, and design storm. For this model, UELS used the curve number of 98 based on Tables 2-2a and 2-2c of TR-55. The Hydrologic Soil Group was estimated to be group B, based on NRCS Web-Soil Survey data. For the post-construction basin, UELS generally assumed a 5-minute time of concentration for impervious surfaces. The 24hr design storm values used in the model were taken from NOAA Isopluvial map for the 10-year, 24-hour storm event and 25-year, 24-hour storm event. The 25-year, 24-hour storm event was modeled to demonstrate the LIDA required 1 foot of free board above the 25-year event for an Extended Dry Basin.

In Hydrocad, reach nodes are used to model open channel flow through uniform pipes and channels. Each node takes incoming flows and runs them through manning's equation. UELS used reach nodes for each mainline in the project not used for detention. (NONE USED IN THIS REPORT)

The purpose of link nodes in the model is to combine runoff from multiple subcatchments without the use of a reach or pond. Link nodes are transparent; they do not alter incoming hydrographs entering. (NONE USED IN THIS REPORT)

In this hydrologic model, UELS used a pond node to model storm water storage in the Retention pond and storm water infiltration in the Dry Wells. The Retention pond was designed large enough to have a 1.0-foot free board to overflow during a 25-year, 24-hour storm event.

The following table displays the input parameters that UELS used in the Hydrocad model. Please see Exhibit 2 for a Preliminary Storm Drainage and Grading Plan for the post-construction site.

**Input Parameters used for Hydrologic Analysis**

Parameter	Value	Source
Modified Curve Numbers	Varies	SCS/NRCS TR-55
Rainfall Distribution	Type 1A	SCS/NRCS
Hydrologic Soil Group	B	Web-Soil Survey
Design Infiltration Rate	5.5 in/hr **	Onsite Testing
10-year, 24 hr Design Storm		
25-year, 24 hr Design Storm	3.50 inches/4.00 inches	NOAA Isopluvial Map

\*\* The design infiltration rate was selected to be the field tested rate divided by a factor of safety of 2.0.

The following table displays the results of the hydrologic calculations. Please see Appendices B for all input and output data from the Hydrocad model. The required Retention storage was determined based on the storm drainage unit hydrograph compared to the infiltration unit hydrograph of the dry wells.

**Summary of Hydrologic Analysis 10 yr storm**

Required Basin Storage	6,755 cf
10yr/24hr Peak Storage Elevation	138.65 ft
Available Storage	17,666 cf

**Summary of Hydrologic Analysis 25 yr storm**

Required Basin Storage	8,449 cf
10yr/24hr Peak Storage Elevation	138.96 ft
Available Storage	17,666 cf

## **5.0 Conclusion**

The Preliminary Stormwater Report demonstrates that storm water quality and ground water recharge along with onsite retention will be adequately provided by the use of various LIDA per the Clean Water Services including pre-treatment Pollution Control Manholes, Infiltration Rain Gardens and an Extended Dry Basin. This demonstrates compliance can be achieved per the City of Canby Storm Drainage Standards.

**APPENDIX A**  
**WATER QUALITY CALCULATIONS**  
**PER CLEAN WATER SERVICES**  
**CHAPTER 4**



PH: 541-451-5125

FAX: 541-451-1366

WEBSITE: [www.udelleng.com](http://www.udelleng.com)

Project: 17-046 OCI CANBY

Date: 5-18-2017

## WATER QUALITY VOLUME CALCULATION

THE PRIMARY TREATMENT FOR STORM WATER QUALITY IS AN EXTENDED DRY BASIN DESIGNED PER THE CLEAN WATER SERVICES LIDA HANDBOOK AND CHAPTER 4 OF THE CLEAN WATER SERVICES DESIGN STANDARDS.

$$WQV (CF) = \frac{0.36 \text{ IN} \times (\text{IMPERVIOUS AREA (SF)})}{12 \text{ IN/FT}}$$

IMPERVIOUS = 78,959 SF

$$WQV = \frac{0.36 \text{ IN} \times (78,959 \text{ SF})}{12 \text{ IN/FT}}$$

$$\underline{WQV = 2,369 \text{ CF}}$$



**APPENDIX B**

**POST-DEVELOPMENT HYDROCAD**

**SBUH HYDROLOGIC MODEL**



OCI Flex Space  
Development



Extended Dry Basin



Routing Diagram for 17-046 Reimers Canby Post Development Model  
Prepared by Microsoft, Printed 5/26/2017  
HydroCAD® 10.00-19 s/n 05283 © 2016 HydroCAD Software Solutions LLC

# 17-046 Reimers Canby Post Development Model

Prepared by Microsoft

HydroCAD® 10.00-19 s/n 05283 © 2016 HydroCAD Software Solutions LLC

Printed 5/26/2017

Page 2

## Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.890	98	Paved parking, HSG B (1S)
0.923	98	Roofs, HSG B (1S)
<b>1.813</b>	<b>98</b>	<b>TOTAL AREA</b>

**17-046 Reimers Canby Post Development Model**

Prepared by Microsoft

HydroCAD® 10.00-19 s/n 05283 © 2016 HydroCAD Software Solutions LLC

Printed 5/26/2017

Page 3

**Soil Listing (all nodes)**

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.813	HSG B	1S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
<b>1.813</b>		<b>TOTAL AREA</b>

**17-046 Reimers Canby Post Development Model**

Prepared by Microsoft

Printed 5/26/2017

HydroCAD® 10.00-19 s/n 05283 © 2016 HydroCAD Software Solutions LLC

Page 4

**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.890	0.000	0.000	0.000	0.890	Paved parking	1S
0.000	0.923	0.000	0.000	0.000	0.923	Roofs	1S
<b>0.000</b>	<b>1.813</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>1.813</b>	<b>TOTAL AREA</b>	

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points  
Runoff by SBUH method, Split Pervious/Imperv.  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: OCI Flex Space** Runoff Area=78,959 sf 100.00% Impervious Runoff Depth=3.27"  
Tc=5.0 min CN=0/98 Runoff=1.49 cfs 0.493 af

**Pond 2P: Extended Dry Basin** Peak Elev=138.65' Storage=6,755 cf Inflow=1.49 cfs 0.493 af  
Outflow=0.24 cfs 0.493 af

**Total Runoff Area = 1.813 ac Runoff Volume = 0.493 af Average Runoff Depth = 3.27"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.813 ac**

**Summary for Subcatchment 1S: OCI Flex Space Development**

Runoff = 1.49 cfs @ 7.90 hrs, Volume= 0.493 af, Depth= 3.27"

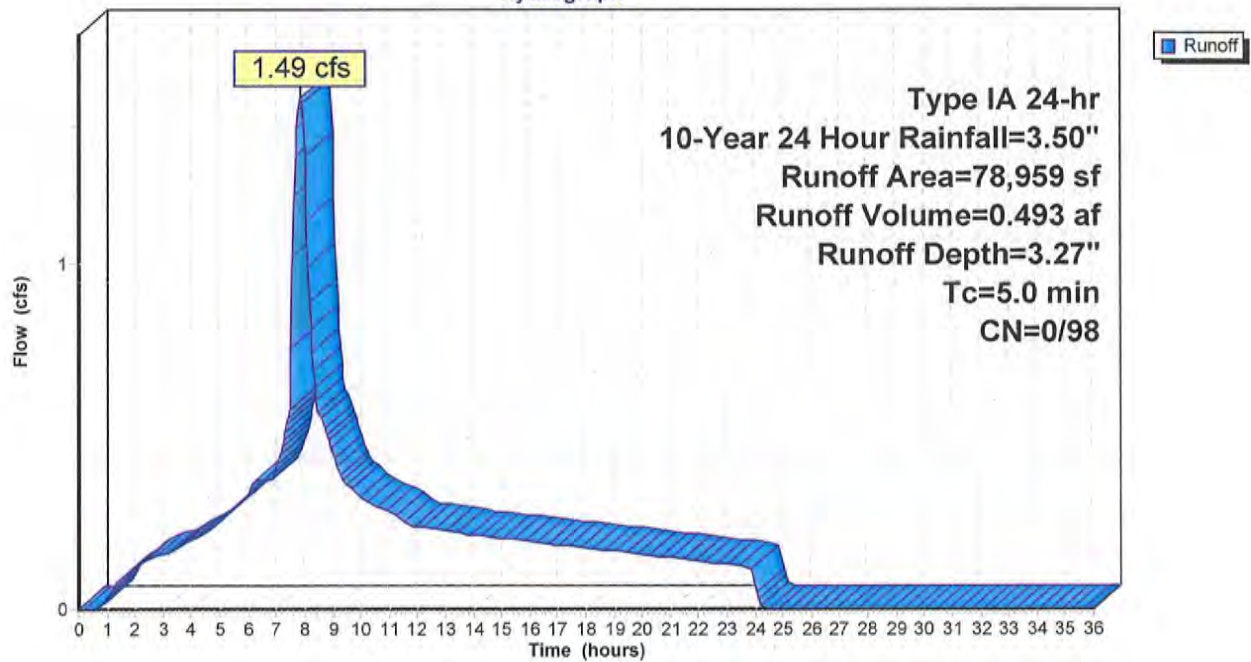
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 10-Year 24 Hour Rainfall=3.50"

Area (sf)	CN	Description
40,200	98	Roofs, HSG B
38,759	98	Paved parking, HSG B
78,959	98	Weighted Average
78,959	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Roofs

**Subcatchment 1S: OCI Flex Space Development**

Hydrograph



**Summary for Pond 2P: Extended Dry Basin**

Inflow Area = 1.813 ac, 100.00% Impervious, Inflow Depth = 3.27" for 10-Year 24 Hour event  
 Inflow = 1.49 cfs @ 7.90 hrs, Volume= 0.493 af  
 Outflow = 0.24 cfs @ 11.82 hrs, Volume= 0.493 af, Atten= 84%, Lag= 235.5 min  
 Discarded = 0.24 cfs @ 11.82 hrs, Volume= 0.493 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Peak Elev= 138.65' @ 11.82 hrs Surf.Area= 5,192 sf Storage= 6,755 cf

Plug-Flow detention time= 325.4 min calculated for 0.493 af (100% of inflow)  
 Center-of-Mass det. time= 325.5 min ( 989.6 - 664.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	137.00'	15,005 cf	<b>Custom Stage Data (Conic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
137.00	2,999	0	0	2,999
138.00	4,367	3,662	3,662	4,384
139.00	5,670	5,004	8,666	5,711
140.00	7,032	6,339	15,005	7,101

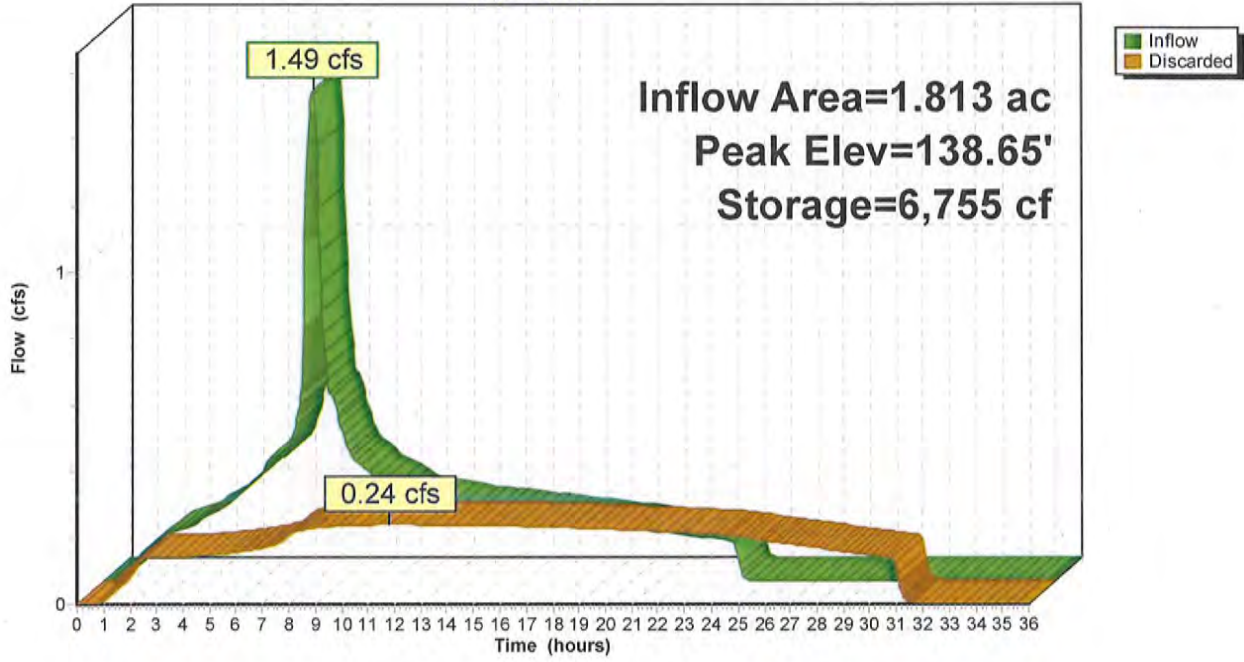
Device	Routing	Invert	Outlet Devices
#1	Discarded	137.00'	<b>2.000 in/hr Exfiltration over Wetted area</b>

Discarded OutFlow Max=0.24 cfs @ 11.82 hrs HW=138.65' (Free Discharge)  
 ←1=Exfiltration (Exfiltration Controls 0.24 cfs)



### Pond 2P: Extended Dry Basin

Hydrograph



Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points  
Runoff by SBUH method, Split Pervious/Imperv.  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: OCI Flex Space** Runoff Area=78,959 sf 100.00% Impervious Runoff Depth=3.77"  
Tc=5.0 min CN=0/98 Runoff=1.70 cfs 0.569 af

**Pond 2P: Extended Dry Basin** Peak Elev=138.96' Storage=8,449 cf Inflow=1.70 cfs 0.569 af  
Outflow=0.26 cfs 0.569 af

**Total Runoff Area = 1.813 ac Runoff Volume = 0.569 af Average Runoff Depth = 3.77"**  
**0.00% Pervious = 0.000 ac 100.00% Impervious = 1.813 ac**

**Summary for Subcatchment 1S: OCI Flex Space Development**

Runoff = 1.70 cfs @ 7.90 hrs, Volume= 0.569 af, Depth= 3.77"

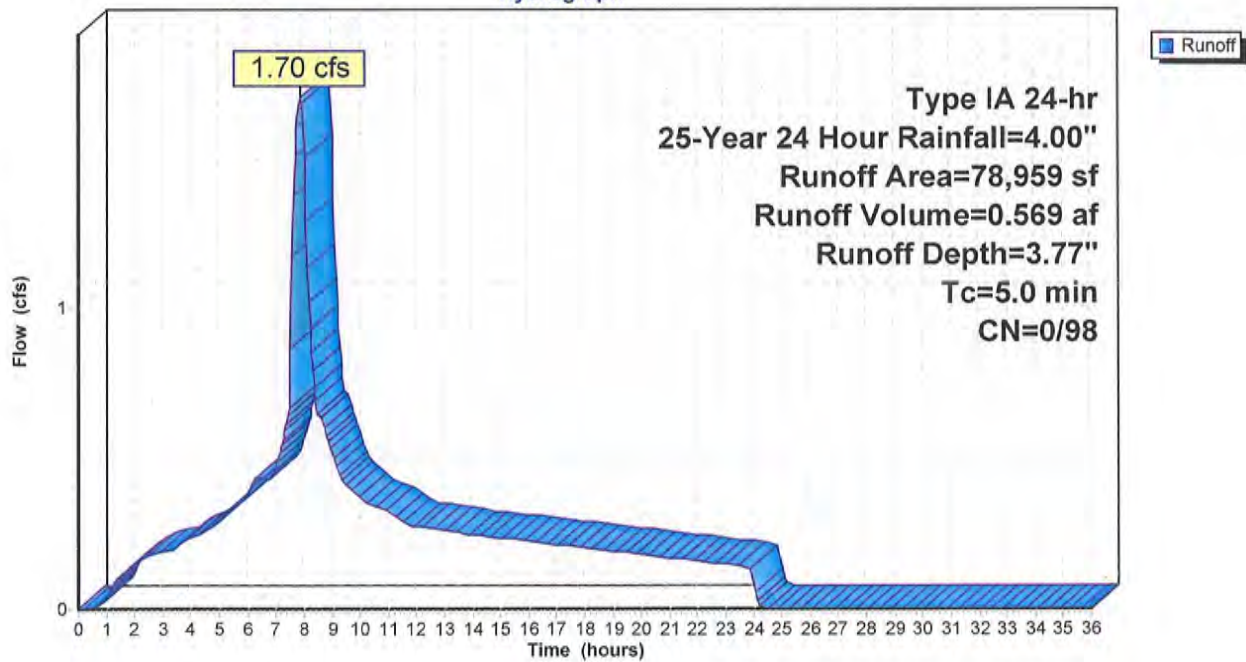
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-Year 24 Hour Rainfall=4.00"

Area (sf)	CN	Description
40,200	98	Roofs, HSG B
38,759	98	Paved parking, HSG B
78,959	98	Weighted Average
78,959	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Roofs

**Subcatchment 1S: OCI Flex Space Development**

Hydrograph



**Summary for Pond 2P: Extended Dry Basin**

Inflow Area = 1.813 ac, 100.00% Impervious, Inflow Depth = 3.77" for 25-Year 24 Hour event  
 Inflow = 1.70 cfs @ 7.90 hrs, Volume= 0.569 af  
 Outflow = 0.26 cfs @ 13.34 hrs, Volume= 0.569 af, Atten= 85%, Lag= 326.8 min  
 Discarded = 0.26 cfs @ 13.34 hrs, Volume= 0.569 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Peak Elev= 138.96' @ 13.34 hrs Surf.Area= 5,617 sf Storage= 8,449 cf

Plug-Flow detention time= 384.6 min calculated for 0.569 af (100% of inflow)  
 Center-of-Mass det. time= 384.5 min ( 1,045.3 - 660.7 )

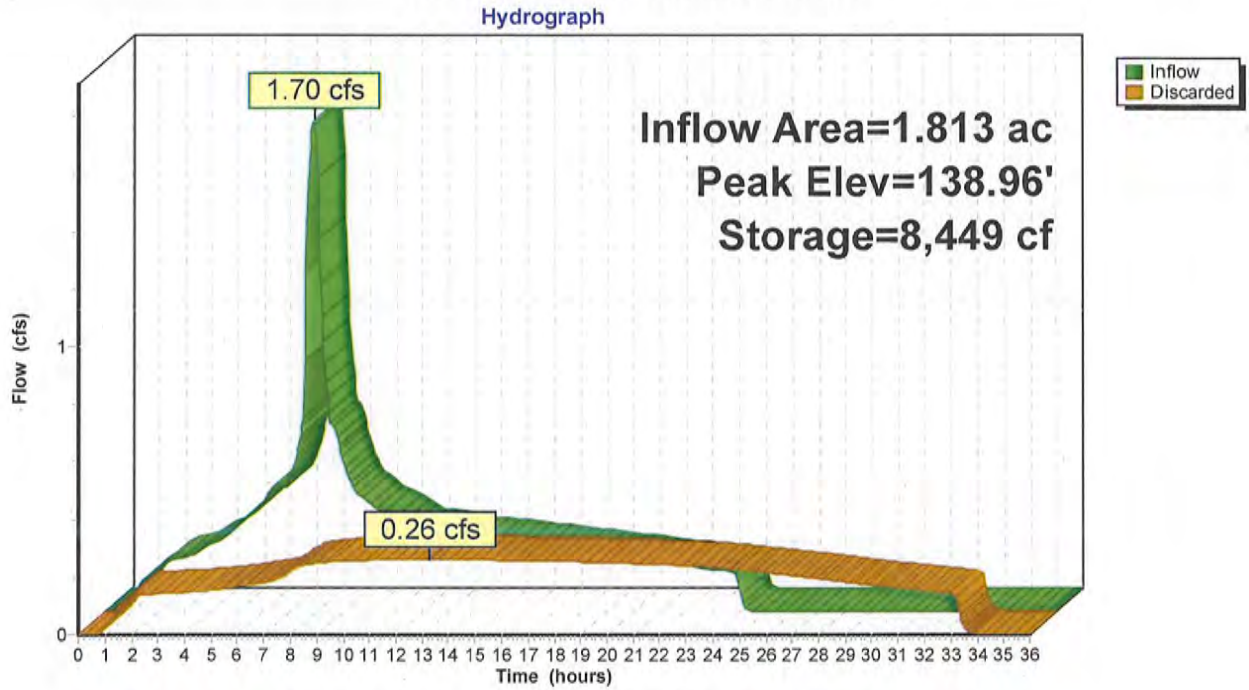
Volume	Invert	Avail.Storage	Storage Description
#1	137.00'	15,005 cf	<b>Custom Stage Data (Conic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
137.00	2,999	0	0	2,999
138.00	4,367	3,662	3,662	4,384
139.00	5,670	5,004	8,666	5,711
140.00	7,032	6,339	15,005	7,101

Device	Routing	Invert	Outlet Devices
#1	Discarded	137.00'	<b>2.000 in/hr Exfiltration over Wetted area</b>

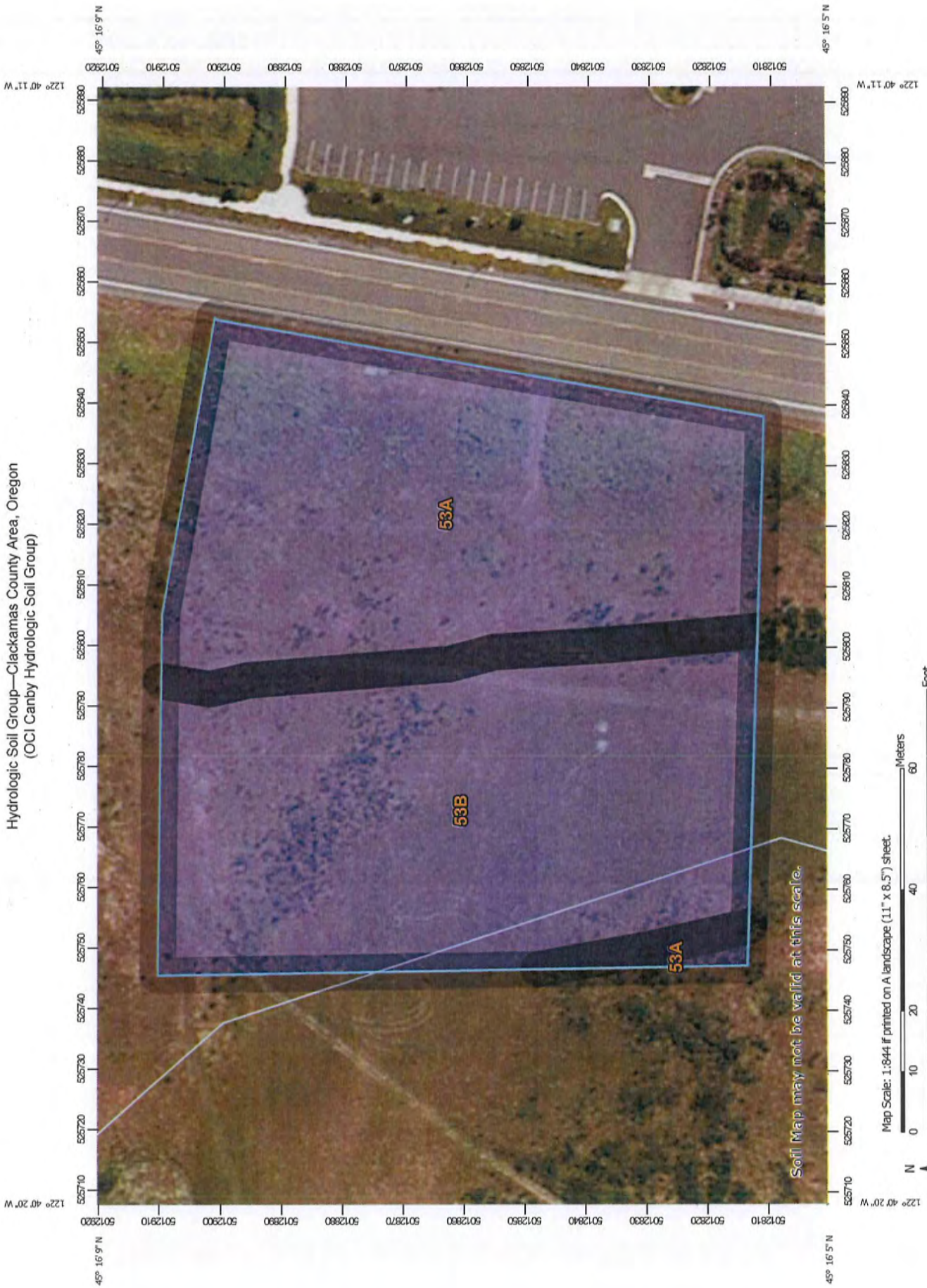
**Discarded OutFlow** Max=0.26 cfs @ 13.34 hrs HW=138.96' (Free Discharge)  
 ↑1=Exfiltration (Exfiltration Controls 0.26 cfs)

### Pond 2P: Extended Dry Basin



**APPENDIX C**  
**NRCS WEB-SOIL DATA**

Hydrologic Soil Group—Clackamas County Area, Oregon  
(OCI Canby Hydrologic Soil Group)








































Map Scale: 1:844 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

## MAP LEGEND

 Area of Interest (AOI)	 C
 Area of Interest (AOI)	 C/D
<b>Soils</b>	 D
<b>Soil Rating Polygons</b>	 Not rated or not available
 A	<b>Water Features</b>
 A/D	 Streams and Canals
 B	<b>Transportation</b>
 B/D	 Rails
 C	 Interstate Highways
 C/D	 US Routes
 D	 Major Roads
 Not rated or not available	 Local Roads
<b>Soil Rating Lines</b>	<b>Background</b>
 A	 Aerial Photography
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
<b>Soil Rating Points</b>	
 A	
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clackamas County Area, Oregon  
Survey Area Data: Version 11, Sep 16, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2010—Sep 4, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Clackamas County Area, Oregon (OR610)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
53A	Latourell loam, 0 to 3 percent slopes	B	1.2	49.1%
53B	Latourell loam, 3 to 8 percent slopes	B	1.2	50.9%
<b>Totals for Area of Interest</b>			<b>2.4</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

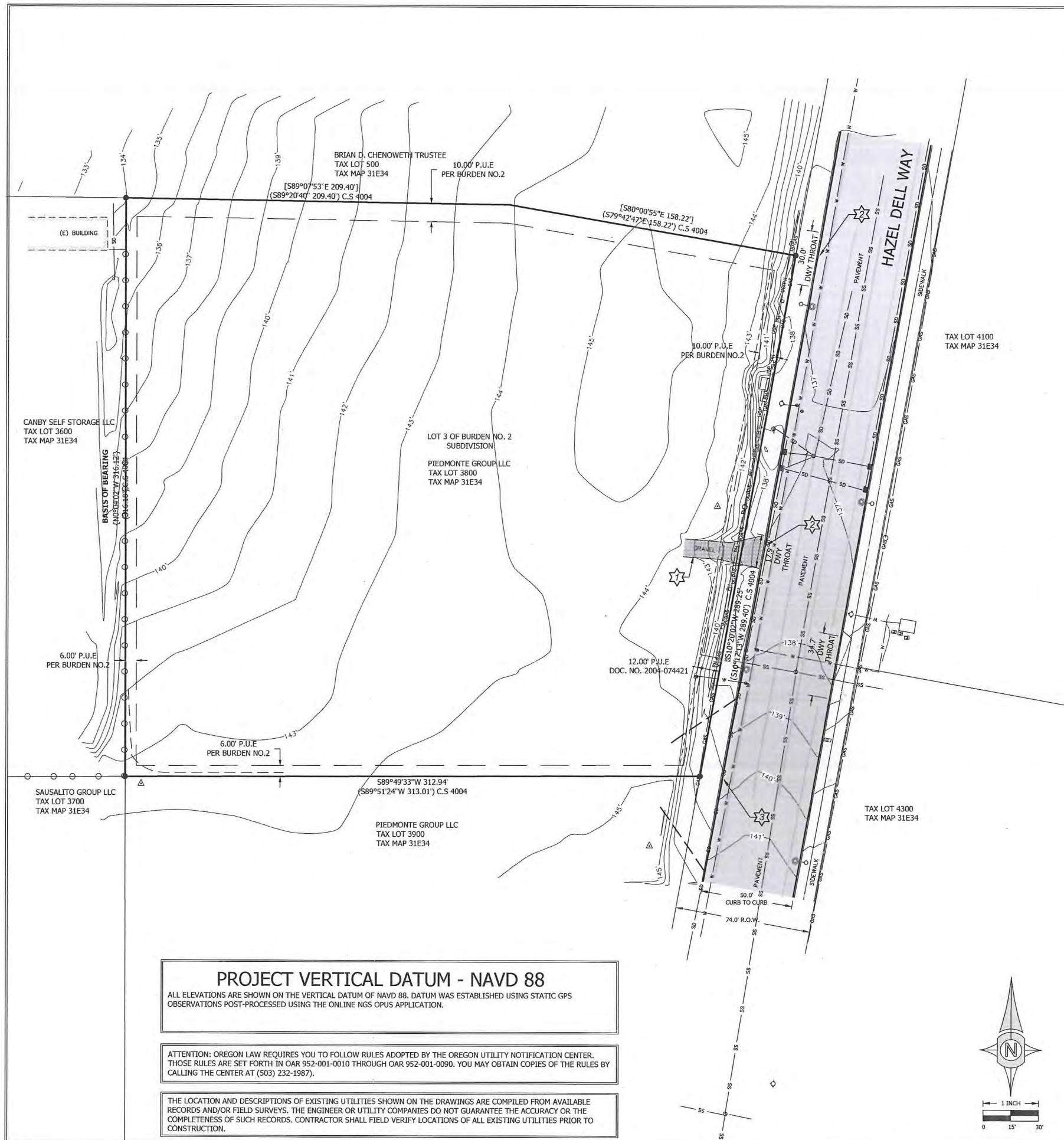
## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

# **EXHIBITS**



**EXISTING SYMBOL LEGEND**

- EXISTING CONTROL
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING POWER POLE W/ CONDUIT
- EXISTING LIGHT POLE
- SEWER MANHOLE
- PHONE PEDESTAL
- POWER PEDESTAL
- EXISTING CONCRETE SURFACE
- FOUND MONUMENT  
5/8" IR W/YPC "ZTEC LS 1944"  
PER C.S 4004 UNLESS OTHERWISE NOTED
- EXISTING 6' CYCLONE FENCE
- EXISTING 4' GAME FENCE
- EXISTING SD LINE LOCATE
- EXISTING SS LINE LOCATE
- EXISTING WATER LINE LOCATE
- EXISTING PHONE LINE LOCATE
- EXISTING UNDERGROUND POWER LOCATE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE LOCATE
- EXISTING COMMUNICATION LINE LOCATE

**ABBREVIATIONS LEGEND**

- (E) - EXISTING
- (P) - PROPOSED
- SS - SANITARY SEWER
- SD - STORM DRAIN
- MH - MANHOLE
- CB - CATCH BASIN
- B.O. - BLOWOFF
- BW - BARB WIRE
- CI - CURB INLET
- CO - CLEAN OUT
- C.S. - COUNTY SURVEY
- DOC. - DOCUMENT
- FD - FOUND
- IR - IRON ROD
- FF - FINISH FLOOR
- FH - FIRE HYDRANT
- FL - FLOW LINE
- LP/PP - POWER POLE WITH STREET LAMP
- NO. - NUMBER
- PP - UTILITY POLE
- PUE - PUBLIC UTILITY EASEMENT
- IE - INVERT ELEVATION (FLOW LINE)
- IR - IRON ROD
- R - RADIUS
- R.O.W - RIGHT-OF-WAY
- S.L. - STREET LIGHT
- TC - TOP FACE OF CURB
- TOP - TOP OF PIPE
- P.P - PARTITION PLAT
- P.U.E - PUBLIC UTILITY EASEMENT
- W/ - WITH
- OPC - ORANGE PLASTIC CAP
- YPC - YELLOW PLASTIC CAP
- RPC - RED PLASTIC CAP

DEMOLITION NOTES	
	UTILIZE EXISTING DRIVEWAY FOR CONSTRUCTION ENTRANCE. REMOVE AFTER NEW DRIVEWAY IS IN PLACE.
	SAWCUT AND REMOVE EXISTING CURB DROP. REPLACE WITH FULL HEIGHT CURB.
	SAWCUT AND REMOVE EXISTING CURB IN PREPARATION FOR NEW DRIVEWAY APPROACH.

**EASEMENTS OF RECORD**

A TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY OF OREGON, ORDER NO. 472517001325 DATED MARCH 20, 2017 REVEALED THE FOLLOWING EASEMENTS OF RECORD:

- TRANSMISSION LINE EASEMENT BENEFITING PORTLAND ELECTRIC POWER COMPANY AS RECORDED IN DEED RECORD BOOK 190, PAGE 557 DATED NOVEMBER 14, 1927. EXACT LOCATION CANNOT BE DETERMINED.
- PUBLIC UTILITY EASEMENT BENEFITING THE CITY OF CANBY AS RECORDED IN DEED DOCUMENT NO. 2004-074421 DATED AUGUST 13, 2004. AFFECTS PROPERTY AS SHOWN.
- EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED PLAT OF BURDEN NO. 2. PURPOSE: PUBLIC UTILITY AFFECTS PROPERTY AS SHOWN.

**PROJECT VERTICAL DATUM - NAVD 88**  
 ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NAVD 88. DATUM WAS ESTABLISHED USING STATIC GPS OBSERVATIONS POST-PROCESSED USING THE ONLINE NGS OPUS APPLICATION.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



**CLIENT:**  
 OCI INVESTMENTS LLC  
 3939 OLD SALEM RD. SUITE #200  
 ALBANY, OREGON 97321  
 (541) 979-7729

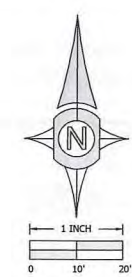
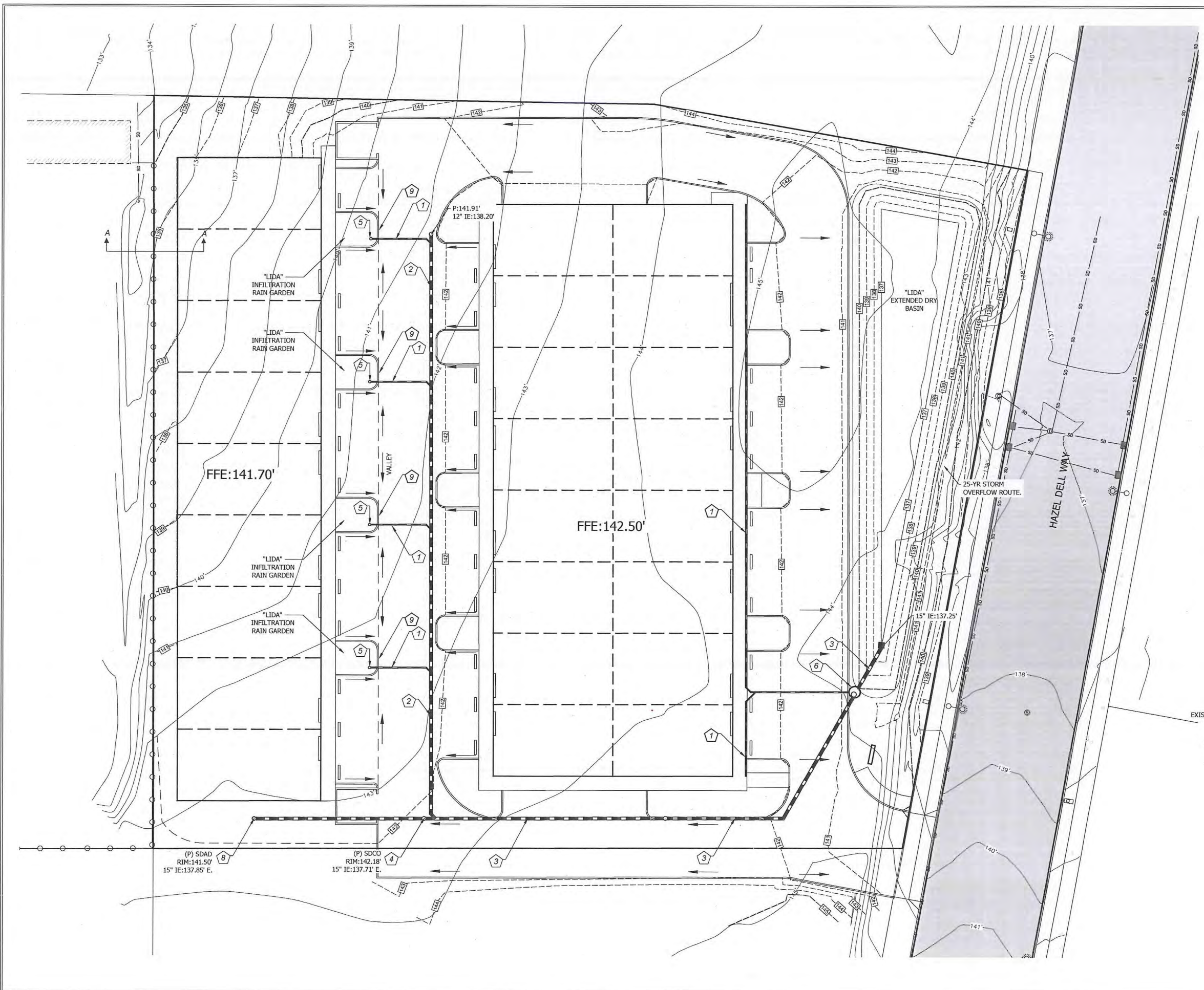
**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 (541) 451-5125 PH.  
 (541) 451-1366 FAX

**EXISTING CONDITIONS/DEMO PLAN  
 OCI INVESTMENTS INDUSTRIAL  
 FLEX SPACE  
 DEVELOPMENT  
 CANBY, OREGON**

DATE: MAY 30, 2017  
 PROJECT: 17-046 REPAIRS CANBY OFFICE  
 DRAWN BY: MILK BSV  
 CHECKED BY: BSV

THESE PLANS ARE FOR  
 PLANNING PURPOSES ONLY.  
 NOT TO BE USED FOR  
 CONSTRUCTION

Sheet **EXHIBIT 1**  
 SCALE: SEE BARSCALE



**GRADING LEGEND:**

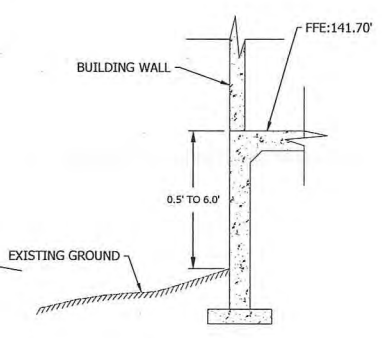
- 143' — -EXISTING GROUND CONTOURS
- - - 142' - - - -PROPOSED FINISH GROUND CONTOURS
- - - - - -PROPOSED SURFACE DRAINAGE PATTERN

**PRIVATE STORM DRAIN NOTES**

- 1 INSTALL 6" PRIVATE PVC STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
- 2 INSTALL 12" PRIVATE PVC STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
- 3 INSTALL 15" PRIVATE PVC STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
- 4 INSTALL PRIVATE STORM CLEAN OUT PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE. USE CAST IRON FRAME AND COVER IN TRAFFIC AREAS.
- 5 INSTALL PRIVATE RAIN GARDEN OVERFLOW STANDPIPE.
- 6 INSTALL PRIVATE 60" DIAMETER POLLUTION CONTROL STORM MANHOLE.
- 7 NOT USED THIS PROJECT.
- 8 CONSTRUCT PRIVATE AREA DRAIN PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
- 9 CONSTRUCT PRIVATE CURB OPENING TO ALLOW PARKING LOT DRAINAGE TO ENTER INTO WATER QUALITY FEATURE.

**ROOF DRAIN CONNECTIONS**

ALL ROOF DRAIN DOWNSPOUTS SHALL BE CONNECTED TO THE PIPED STORM DRAINAGE SYSTEM.



SECTION A-A

THESE PLANS ARE FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION

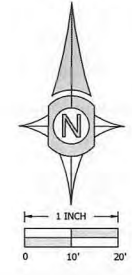
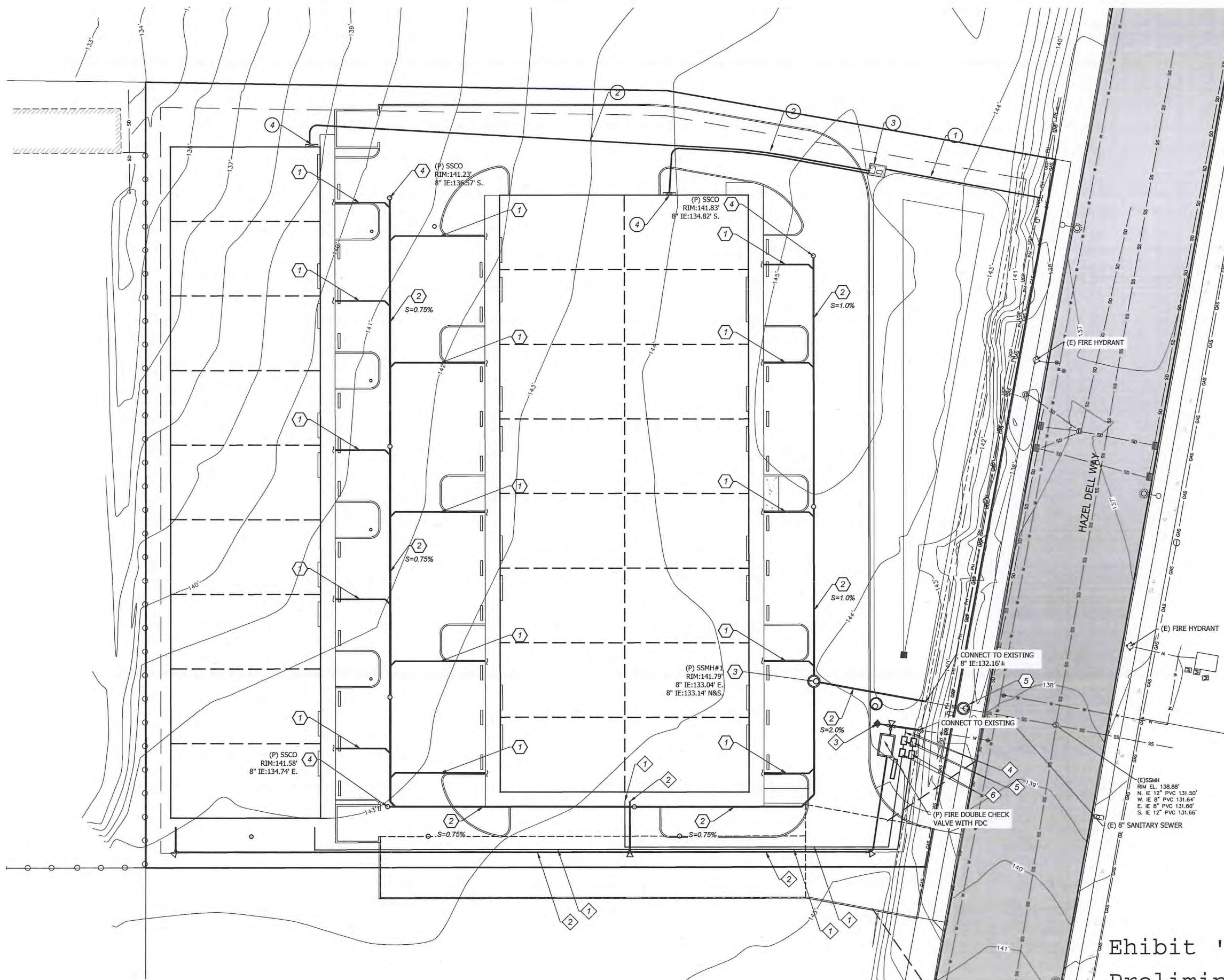
**CLIENT:**  
 OCI INVESTMENTS LLC  
 3939 OLD SALEM RD. SUITE #200  
 ALBANY, OREGON 97321  
 (541) 979-7729

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 (541) 451-5125 PH.  
 (541) 451-1366 FAX

**PRELIMINARY GRADING & DRAINAGE PLAN**  
 OCI INVESTMENTS INDUSTRIAL FLEX SPACE DEVELOPMENT  
 CANBY, OREGON

DATE: MAY 30, 2017  
 PROJECT: 17-046 REHEARS CANBY OFFICE  
 DRAWN BY: MAM BSY  
 CHECKED BY: BSY

Sheet **EHIBIT 2**  
 SCALE: SEE BARSCALE



- SEWER NOTES**
- 1 INSTALL 8" PRIVATE PVC SEWER PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
  - 2 INSTALL 8" PRIVATE PVC SEWER PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
  - 3 CONSTRUCT 48" PRIVATE SANITARY SEWER MANHOLE.
  - 4 INSTALL PRIVATE SANITARY SEWER CLEAN OUT PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE. 100' MAX SPACING.
  - 5 CONSTRUCT 48" PUBLIC MONITORING SANITARY SEWER MANHOLE.

- WATER NOTES**
- 1 INSTALL PRIVATE 3" PVC DOMESTIC WATER LINE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE FOR BUILDING WATER.
  - 2 INSTALL 4" PRIVATE FIRE SPRINKLER SUPPLY PER NFPA 24.
  - 3 INSTALL PUBLIC FIRE HYDRANT PER CITY OF CANBY STANDARD SPECIFICATIONS.
  - 4 INSTALL PRIVATE 2" PVC DOMESTIC WATER LINE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE FOR BUILDING WATER.
  - 5 INSTALL PUBLIC 1-1/2" METER IN METER BOX PER CITY OF CANBY STANDARD SPECIFICATIONS.
  - 6 INSTALL PRIVATE 2" BACKFLOW PREVENTION DEVICE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE. INSTALL DEVICE IN BROOKS METER BOX.

- FRANCHISED UTILITY NOTES**
- 1 INSTALL ELECTRICAL CONDUIT, COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY.
  - 2 INSTALL ELECTRICAL CONDUIT, COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY.
  - 3 INSTALL ELECTRICAL VAULT, COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY.
  - 4 INSTALL ELECTRICAL GEAR, COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY.

**CLIENT:**  
 OCI INVESTMENTS LLC  
 3939 OLD SALEM RD. SUITE #200  
 ALBANY, OREGON 97321  
 (541) 979-7729

---

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 (541) 451-5125 PH  
 (541) 451-1366 FAX

---

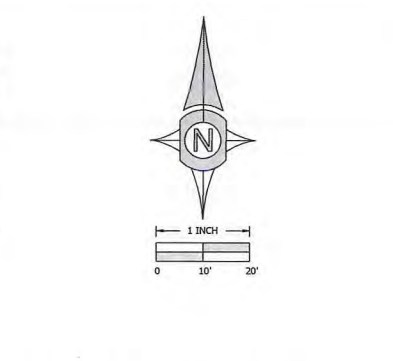
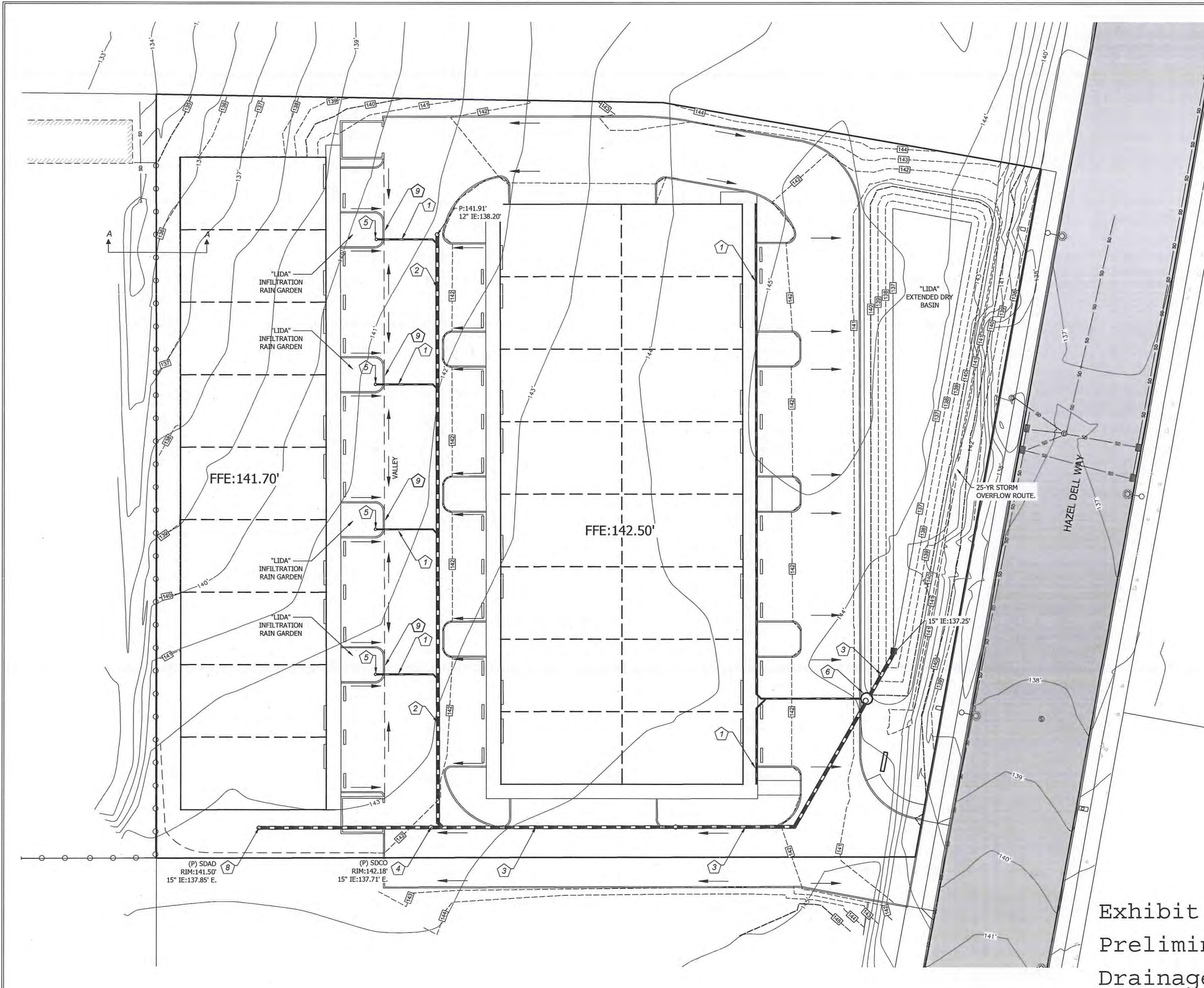
**PRELIMINARY UTILITY PLAN**  
 OCI INVESTMENTS INDUSTRIAL FLEX SPACE DEVELOPMENT  
 CANBY, OREGON

---

DATE: MAY 30, 2017  
 PROJECT: 17-046 REIMERS CANBY OFFICE  
 DRAWN BY: MLM, BSY  
 CHECKED BY: BSY

THESE PLANS ARE FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION

Ehibit 'I-2'  
Preliminary Utility Plan



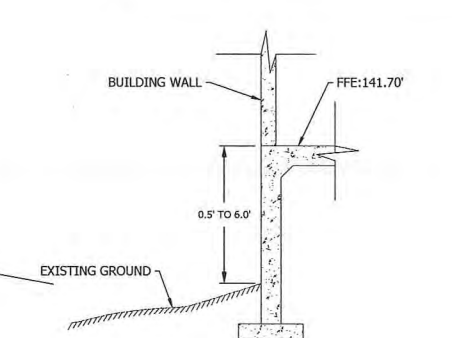
- GRADING LEGEND:**
- 143' — EXISTING GROUND CONTOURS
  - - - 142' - - - PROPOSED FINISH GROUND CONTOURS
  - PROPOSED SURFACE DRAINAGE PATTERN

**PRIVATE STORM DRAIN NOTES**

1	INSTALL 6" PRIVATE PVC STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
2	INSTALL 12" PRIVATE PVC STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
3	INSTALL 15" PRIVATE PVC STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
4	INSTALL PRIVATE STORM CLEAN OUT PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE. USE CAST IRON FRAME AND COVER IN TRAFFIC AREAS.
5	INSTALL PRIVATE RAIN GARDEN OVERFLOW STANDPIPE.
6	INSTALL PRIVATE 60" DIAMETER POLLUTION CONTROL STORM MANHOLE.
7	NOT USED THIS PROJECT.
8	CONSTRUCT PRIVATE AREA DRAIN PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
9	CONSTRUCT PRIVATE CURB OPENING TO ALLOW PARKING LOT DRAINAGE TO ENTER INTO WATER QUALITY FEATURE.

**ROOF DRAIN CONNECTIONS**

ALL ROOF DRAIN DOWNSPOUTS SHALL BE CONNECTED TO THE PIPED STORM DRAINAGE SYSTEM.



THESE PLANS ARE FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION

Exhibit 'I-1'  
Preliminary Grading and  
Drainage Plan

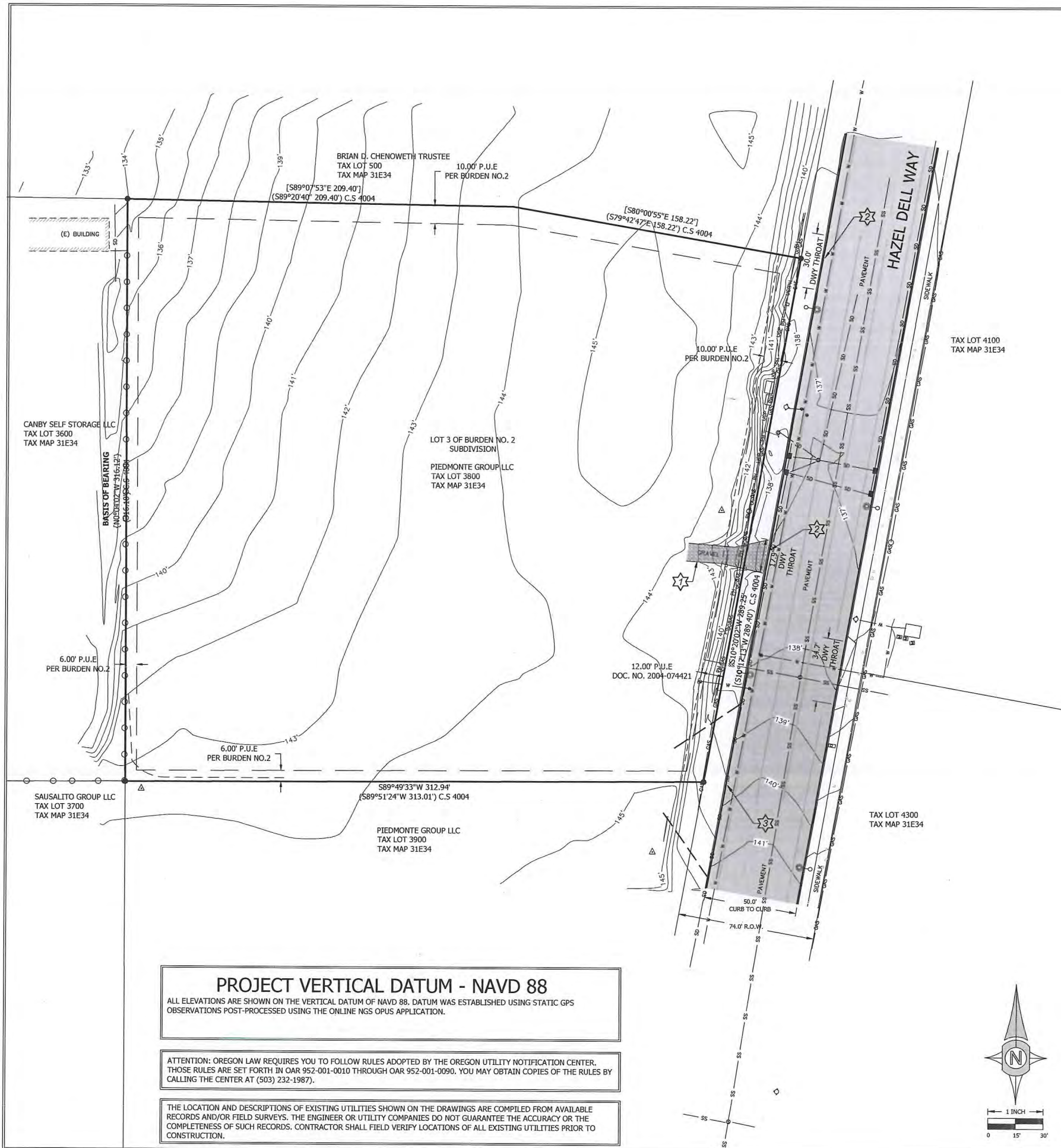
**CLIENT:**  
OCI INVESTMENTS LLC  
3939 OLD SALEM RD. SUITE #200  
ALBANY, OREGON 97321  
(541) 979-7729

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125 PH.  
(541) 451-1366 FAX

**PRELIMINARY GRADING & DRAINAGE PLAN**  
OCI INVESTMENTS INDUSTRIAL FLEX SPACE DEVELOPMENT  
CANBY, OREGON

DATE: MAY 20, 2017  
PROJECT: 17-046 BERNERS CANBY OFFICE  
DRAWN BY: MLK, BSV  
CHECKED BY: BSV

Sheet **EX 'I-1'**  
SCALE: SEE BARSCALE



**EXISTING SYMBOL LEGEND**

- EXISTING CONTROL
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING POWER POLE W/ CONDUIT
- EXISTING LIGHT POLE
- SEWER MANHOLE
- PHONE PEDESTAL
- POWER PEDESTAL
- EXISTING CONCRETE SURFACE
- FOUND MONUMENT  
5/8" IR W/YPC "ZTEC LS 1944"  
PER C.S 4004 UNLESS OTHERWISE NOTED
- EXISTING 6' CYCLONE FENCE
- EXISTING 4' GAME FENCE
- EXISTING SD LINE LOCATE
- EXISTING SS LINE LOCATE
- EXISTING WATER LINE LOCATE
- EXISTING PHONE LINE LOCATE
- EXISTING UNDERGROUND POWER LOCATE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE LOCATE
- EXISTING COMMUNICATION LINE LOCATE

**ABBREVIATIONS LEGEND**

- (E) - EXISTING
- (P) - PROPOSED
- SS - SANITARY SEWER
- SD - STORM DRAIN
- MH - MANHOLE
- CB - CATCH BASIN
- B.O. - BLOWOFF
- BW - BARB WIRE
- CI - CURB INLET
- CO - CLEAN OUT
- C.S. - COUNTY SURVEY
- DOC. - DOCUMENT
- FD - FOUND
- IR - IRON ROD
- FF - FINISH FLOOR
- FH - FIRE HYDRANT
- FL - FLOW LINE
- LP/PP - POWER POLE WITH STREET LAMP
- NO. - NUMBER
- PP - UTILITY POLE
- PUE - PUBLIC UTILITY EASEMENT
- IE - INVERT ELEVATION (FLOW LINE)
- IR - IRON ROD
- R - RADIUS
- R.O.W - RIGHT-OF-WAY
- S.L. - STREET LIGHT
- TC - TOP FACE OF CURB
- TOP - TOP OF PIPE
- P.P - PARTITION PLAT
- P.U.E - PUBLIC UTILITY EASEMENT
- W/ - WITH
- OPC - ORANGE PLASTIC CAP
- YPC - YELLOW PLASTIC CAP
- RPC - RED PLASTIC CAP

DEMOLITION NOTES	
	UTILIZE EXISTING DRIVEWAY FOR CONSTRUCTION ENTRANCE. REMOVE AFTER NEW DRIVEWAY IS IN PLACE.
	SAWCUT AND REMOVE EXISTING CURB DROP. REPLACE WITH FULL HEIGHT CURB.
	SAWCUT AND REMOVE EXISTING CURB IN PREPARATION FOR NEW DRIVEWAY APPROACH.

**EASEMENTS OF RECORD**

A TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY OF OREGON, ORDER NO. 472517001325 DATED MARCH 20, 2017 REVEALED THE FOLLOWING EASEMENTS OF RECORD:

- TRANSMISSION LINE EASEMENT BENEFITING PORTLAND ELECTRIC POWER COMPANY AS RECORDED IN DEED RECORD BOOK 190, PAGE 557 DATED NOVEMBER 14, 1927. EXACT LOCATION CANNOT BE DETERMINED.
- PUBLIC UTILITY EASEMENT BENEFITING THE CITY OF CANBY AS RECORDED IN DEED DOCUMENT NO. 2004-074421 DATED AUGUST 13, 2004. AFFECTS PROPERTY AS SHOWN.
- EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED PLAT OF BURDEN NO. 2. PURPOSE: PUBLIC UTILITY AFFECTS PROPERTY AS SHOWN.

**PROJECT VERTICAL DATUM - NAVD 88**  
ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NAVD 88. DATUM WAS ESTABLISHED USING STATIC GPS OBSERVATIONS POST-PROCESSED USING THE ONLINE NGS OPUS APPLICATION.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



**CLIENT:**  
OCI INVESTMENTS LLC  
3939 OLD SALEM RD., SUITE #200  
ALBANY, OREGON 97321  
(541) 979-7729

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125 PH.  
(541) 451-1366 FAX

**EXISTING CONDITIONS/DEMO PLAN**  
OCI INVESTMENTS INDUSTRIAL FLEX SPACE DEVELOPMENT  
CANBY, OREGON

DATE: MAY 30, 2017  
PROJECT: 17-046 REIMERS CANBY OFFICE  
DRAWN BY: MLX, BSV  
CHECKED BY: BSV

THESE PLANS ARE FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION

Exhibit 'I'  
Existing Conditions Map

Sheet **EX 'I'**  
SCALE: SEE BARSSCALE





## R.L. REIMERS COMPANY GENERAL CONTRACTORS

April 25, 2017

**RE: Neighborhood Meeting Scheduled for Tuesday, May 16, 2017 at 7:00 p.m. at the Hope Village Center Located at 1589 S. Ivy Street, Canby Oregon.**

Dear Neighbor,

You are cordially invited to an informational meeting intended to answer any questions you have relative to applications for Site Plan Review with concurrent Conditional Use for property located at 138 S. Hazeldell Way (formerly 2035 SE 1<sup>st</sup> Avenue) which is on the west side of Hazeldell Way, south of SE 1<sup>st</sup> Avenue and east of S. Sequoia Parkway (see attached County Assessor's Map).

The area being considered for the proposed Site Plan Review approval consists of Tax Lot 3800, Clackamas County Tax Map T3SR1E34 which contains 2.4 acres (see attached Site Plan). The Site Plan Review application is for the construction of an industrial flex-space development containing 2 buildings containing a total of 41,400 square feet. The buildings will be one-story concrete tilt-up (see attached Building Elevations), from 17,400 to 24,000 square feet in size. The building spaces will be divided between 1,500 and 6,000 square feet depending on the tenant's need. Each space will have overhead doors and a small office space. The concurrent Conditional Use application is required because the property is located in the industrial overlay zone and the City of Canby has a requirement for a minimum of 12 employees per acre within the industrial overlay zone.

The purpose of this informational meeting is to provide a forum for you to review the proposal and to identify issues so that such issues may be considered before the formal hearing before the Planning Commission. You will receive notice from the City to participate at a public hearing at a later date.

The proposed development will be served entirely from Hazeldell Way by a joint-access driveway located on the south side of the property. Site lighting will be provided. Lighting will be provided from wall-mounted fixtures on all of the buildings or from light poles in the parking lot. Front and side glare shields will be placed on all lighting fixtures to reflect the light from the wall-mounted or pole fixture onto the buildings and access aisles within the development. No lighting will reflect on adjacent properties, streets, or into the night sky.

Any noise emitted from the proposed development will be well within the Department of Environmental Quality (DEQ) and the City of Canby's standards for the purposes of noise regulations. No smoke, dust, or gas is expected to be emitted from the development.

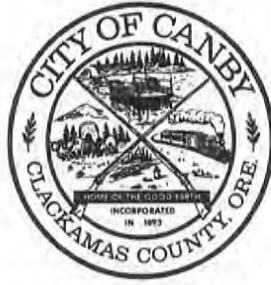
We look forward to more specifically discussing the proposed developments with you. If you cannot attend, we encourage you to share your comments in writing so that we may address your concerns to the extent possible.

If you have any questions, please do not hesitate to call me at 541-926-7766; or e-mail me at [ron\\_rlrc@yahoo.com](mailto:ron_rlrc@yahoo.com); or write to me at 3939 Old Salem Road, Suite 200 Albany OR 97321 if you are unable to attend the meeting.

Sincerely,

Ron Reimers  
R L Reimers Company

**Exhibit 'M-1'**  
**Neighborhood Meeting Letter**



## Pre-Construction Meeting

### **OIC Investments – Commercial Flex Building**

**March 28, 2017**

**10:30 am**

#### **Attended by:**

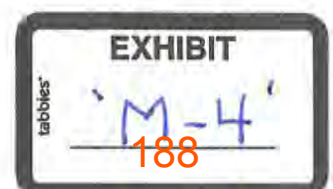
Tyler Dean, Representative for Seller, 503-833-2702  
Ron Reimers, RL Reimers, 541-979-7729  
Jerry Simnitt, Piedmont, 503-266-2904  
Jerry Nelzen, Public Works, 971-253-9173  
Shane Hester, Public Works, 503-266-0698

John Wilson Gordon, RL Reimers, 541-619-9599  
Hassan Ibrahim, Curran-McLeod End, 503-684-3478  
Bryan Brown, Planning Department, 503-266-0702  
Gary Stockwell, Canby Utility, Electric, 503-263-4307  
Todd Gary, Canby Fire Department, 503-266-5851

*This document is for preliminary use only and is not a contractual document.*

#### **R.L. REIMERS/OIC INVESTMENTS, Ron Reimers**

- This is a 2.4 acre site and from a market analysis report a commercial flex-building is in need. The basic building will be 18 to 24,000 sq ft, concrete tilt up and the spaces will be divided between 1,500 and 6,000 sq ft depending on need. Each space will have overhead doors and a small office space.
- Ron asked about the hydrant at the self-storage business adjacent to their site and if it was public or private and Todd stated private. Ron asked if we allowed private hydrants behind a double check and/or a 400 ft hose run and Todd said yes. Discussion followed. Ron inquired if they could use the storage facility's private hydrant and Todd said no.
- Will water quality basins be allowed in the existing PUE's and Gary said he tries to prevent it because when you dig a hole to hold water and our conduits are sticking out of the ground and it does not work well. Bryan said there are some easements around the property lines with no utilities and Gary said these lots were platted before the easement guidelines had changed and now we have to prove we will occupy the requested easements. In the past, the property owner has approached each utility provider and asked for permission to encroach in the easement.
- What type of use will you classify this as specifically for the parking requirements? Bryan said generally warehousing and manufacturing are the same standard and the only difference is an office. If you wanted to calculate office size for the same cubical areas in your leased spaces it will up your parking. For example, in your narrative you can calculate parking spaces if you address a 3,000 sq ft space and each space has a little office and the rest is general warehousing.
- Sewer, water and storm are they all city based and the answer was sewer and storm are the City of Canby's jurisdiction and the water is under the jurisdiction of Canby Utility. Hassan said all the onsite storm is under Clackamas County's authority.



- When we submit our plan does our engineer have to submit to everyone and Bryan said for land use approval plan or construction and Ron said both. Bryan stated you submit them both to the planning department and we will route those to all the services providers. You will get their comments, minutes from meetings and Hassan said you will have to submit your on-site stormwater management, plumbing and electrical to Clackamas County. Ron asked if Canby had a building department and Bryan said no, we have contracted with the county to do all the building requirements and at the same time you apply for a building permit with Clackamas County you will be applying with our office. This will trigger us to calculate your system development charges and we give you a release letter to Clackamas County before they will issue any permits.
- Who is the phone provider in Canby and the answer was DirectLink.
- Who is the cable provider and the answer was both DirectLink and Wave Broadband.
- Hassan said NW Natural is the gas provider.
- Does the actual stormwater permit come from DEQ or how does it work. Hassan said if you are putting a UIC on your site it will be a DEQ permit and the city will need a copy of their letter for the UIC requirements. Ron asked if there were other options and Hassan said if you do a retention pond it is not a UIC and does not need DEQ approval. Bryan said there are examples for you to see on retention facilities in the industrial park.

#### **CURRAN-MCLEOD ENGINEERING, Hassan Ibrahim**

- There is an 8 inch water and sewer line extended to this site.
- Hazeldell Way is a fully improved street.
- You will be required to do a 6 ft sidewalk half a foot from the property line and then a 5 ft planter strip dirt based. Ron said this may be a challenge with the grades because the property is 6 ft above the roadway. Hassan said this is a cross section we are applying and you may need a retaining/block wall stacked at the back of the walk.
- I believe at one time a residence was on this site and Jerry Simnitt said yes. Is there a septic and a well needing decommissioned or has it been done and the answer was they did not know. Hassan said the city does not have any record of it being abandoned and we will need to have clarification in a form of a letter stating it was decommissioned. If you find them and they are not decommissioned you will need to take the proper steps and have them decommissioned and send the paperwork showing it to us.
- All stormwater drainage will stay on site and we have very poor drainage in this area. Ron asked if the city had a drainage system and Hassan said percolation is not very good. Jerry said you need to go down at least 18 ft to access good percolation, it is all clay above it.
- There is a depressed curb along the frontage and will you be utilizing it as your driveway approach and Ron said he doubted it. Hassan said the depressed curb will have to be restored to our standards and the two driveways will have to be our standard industrial 8 inch thick concrete with welded wire fabric or any sort of reinforcement.
- Depending on the usage we will need a monitoring manhole over the sanitary sewer line. Jerry said he would like them to talk to Daryll Hughes, Waste Water Treatment Plant Department, (WWTP) and he will be back next week in regards to the monitoring manhole requirements. Hassan said the required monitoring manhole will be place anywhere in the right-of-way (ROW) above the sewer lateral.

**CITY OF CANBY, PUBLIC WORKS DEPARTMENT, Jerry Nelzen**

- There is an elevation change on the site and we need to make sure all of your stormwater stays on your site and we do not know what your plans are at this time and Ron asked if there was any stormwater allowable? Jerry said we will be reasonable from your driveway approach and what I am saying is nothing from your hard surface areas will be coming into our system. Hassan said you can place a catch basin or a trench drain to take it back onto your site.
- I only saw one driveway is there another one and Hassan stated there is one from the old residence. Ron said the engineer who designed this site for us thought we needed two driveways and Jerry said we have our UIC in our ROW along the frontage of this site and will that be a problem? Ron said we can work around it and we have not completed a full survey yet and I thought we were only required one access per site. Bryan said you should be looking at one driveway approach because you do not have space for two. Ron asked if the driveway access needed to be aligned with the driveway across the street and Hassan said no. Bryan said it would be a nice feature if you can do it and Hassan said on these types of collector roadways we have a 200 ft spacing requirements between driveways on the same side of the street. Tyler said there was an agreement between the landowners on shared driveway accesses on the property lines for future developments on lot 4, but it all depends on us coming to an agreement on the access between the buyers and sellers and mainly Ron's layout of the building. Ron asked if the access agreement was removed and Tyler stated lots 8 and 9 did get removed and Jerry said they were planning on doing three agreements? Hassan said for clarification there will be three each common driveways on the property lines and Jerry said it would be 50 ft easements going back and Tyler said common driveways shared by both parcels on either side.
- It is a standard for commercial construction to have a sanitary sewer monitoring sample manhole and again you will need to have a conversation with Daryll Hughes. Hassan said if you look at the Clean Water Services Act they have a detail showing the monitoring manhole.

**CANBY UTILITY, ELECTRIC DEPARTMENT, Gary Stockwell**

- There is a vault adjacent to the site and it is more towards the north side of the property and it will be the point of contact.
- You will be going with the main building up front according to your narrative and the second building in the future and we would want to arrange the transformer to serve both buildings.
- The issue we have will be seizing the transformer for these types of loads. You are calling one of the buildings a warehouse and it will be simple to size this building, but what we want to avoid is having a tenant wanting to do a server farm and need an additional 1,000 KVA. When we get your electrical engineer on board we will have to work together on a size service for each space because we do not want large transformers on site doing nothing.
- We do this differently than Portland General Electric and our requirements through our scope of work is you provide the trenching, grading, staking and backfill. We provide and install the conduit, transformers and vaults to a cost to be determined.

- Temporary power is available per request and your contractor will need to contact us and Ron said they will probably look for the temporary power around late June.

#### **CITY OF CANBY, PUBLIC WORKS, EROSION CONTROL, Shane Hester**

- You will need to apply for an erosion control application and I will be doing the inspections and if you have questions regarding our rules let me know.
- If you start construction during the summer be aware of control dust. Jerry asked if they would be exporting dirt and the answer was yes.

#### **CANBY PLANNING DEPARTMENT, Bryan Brown**

- Our biggest concern was the driveway approach and we discussed it. I heard the property owner was exploring shared easements on the property lines along with shared driveways. I am not sure if there is a definitive decision if the north property boundary needs a shared driveway, but it will make a difference on how this is designed and it makes it difficult to respond in any decisive way if you are not going to have two entrances with circular traffic. Ron said they will have a circular pattern for the site. Bryan said the driveways are important because of the 200 ft driveway spacing requirements and if you propose two driveways on this property it will not meet the 200 ft spacing and you will need to apply for a variance and variances are not the best thing to go through and Ron said we will not do a second driveway. Hassan said for the property site to the north they have to be 200 ft from the intersection of SE 1<sup>st</sup> Avenue to place their driveway approach. There are some restrictions they need to look at and they will have to be creative. Bryan said you will need to have this addressed and finalize your site design and Ron asked if Jerry Simnitt had an agreement with the owner and Jerry said yes.
- I have determined you will need to have a traffic impact study for the site and I encourage people if they have a fast paced timeline to get this process started. You can find this information about our traffic studies in our municipal code and because of the projected increase in traffic generation for this site and the potential impact on the level it will effect the intersection of Hazeldell Way and Sequoia Parkway. There is a planned signal light for the intersection of Hazeldell Way and Sequoia Parkway and we have had one development already contribute their proportional share, which was 4 percent of its cost. I do not actually think you will be hit with it because they were rezoning their property and you are not and I think the collection of SDC's will probably satisfy your contribution towards it. What we need to figure out is whether there will be any other traffic issues and what kind of volume of traffic it will generate. The process starts with you giving us a \$500 deposit and with the help of our traffic engineers we will develop a scope of work for the study and the scope of work will tell you how much the traffic study will cost. You have the choice of using our traffic engineers finishing it or choosing your own and if you choose your own the scope of work will also tell you how much it will cost for our traffic engineer to review the study you submit from your traffic engineers. The study typically from what I have seen can range from \$3,500 to \$7,500 for a project like yours and I have the discretion on whether a traffic study is needed and basically for any industrial development I have defaulted making a traffic study needed. It takes three weeks to do a scoping from the time you give me the deposit and a study takes usually five weeks roughly possibly longer and you will need to

build it into your timeline process. Just for your information the study can go faster if you have a firm layout of your site along with the driveway placement.

- Do you want to proceed through the planning commission getting approval of your master plan and phase it in and not go through the public hearings in the future or will you be in a position to do it or do you just want approval of the 24,000 sq ft building? Ron asked how long the approval was good for and Bryan said the approval is good forever unless you change it and then there would be a modification. Ron said to clarify this will be a full planning commission hearing review and Bryan said yes. Any new construction over 5,000 sq ft in size will require a site and design review application and will be a type 3 application from the planning commission. It is a two month process from the time you submit and we do not have a particular submission date. We have up to 30 days to declare it complete by state law and we try not to take that long. As soon as it is complete we set a public hearing and it will be 30 days out from the date we declared it complete. After the decision there will be a 10 day appeal period.
- You will need to have a conditional use permit and I mentioned this because you are in the industrial overlay zone and we have a provision stating a minimum of 12 employees per acre and we know you will not meet it and Ron asked why they thought it. Bryan said we have not had anyone meet this provision and if you think you can meet it, show us the calculation and you will not need a conditional use permit.
- Just a clarification as you develop your site plan for submittal for the planning commission review, the minimum landscaping is 15 percent for the total site and if you have more than 16 parking spaces you are required to have the 15 percent of your landscaping be within 10 ft of the edge of your paving and circulation area. It is not an additional 15 percent, but you also have the requirement of 15 percent parking lot landscaping. This helps distribute some of the total 15 percent near the parking area. There are requirements for banks of parking of more than 8 spaces and you will need a landscape island a minimum of 48 sq ft by 6 ft wide and it must contain a tree.
- When these lots were created your property had a SE 1<sup>st</sup> Avenue address and it will need to be readdressed and we are proposing 138 S Hazeldell Way. Do not use the county map's address of 2035 SE 1<sup>st</sup> Avenue. We will send out an official letter stating the new address.
- There is no minimum in the lot coverage in the M-1 zone industrial overlay. You have a 20 ft front for buildings up to 25 ft tall and 35 ft for buildings that are between 25 and 45 ft in height. Parking is prohibited within 20 ft of the property boundary.
- The interior yard requirements are a 10 ft setback.
- Height maximum is 45 ft.
- There is a building orientation requirement that requires generally one public entrance to face the street and they want a presence on the street. You will have to have a direct pedestrian connection out to the public sidewalk.
- In chapter 16.43 for photometric lighting plans the main issue is to have good even lighting on your site. We are looking to assure the fixtures will be shielded and aimed down and from the property line at a 3 ft height you cannot see the bare bulbs. We do not want any light trespass to adjacent properties. In the lighting ordinance we have a chart and reads about maximum lumens allowed.

- If you have any questions about your narrative call me and I can give you the list of code sections to help you.

**CANBY FIRE DEPARTMENT, Todd Gary**

- Since I came in late I didn't get the description of the project. I have completed a further review and I believe the building will be classified as an IIIB. At the max 24,000 sq ft it would require a fire flow of 3,250 gpm for 3 hours. Occupancy type will be S, B or F they all require fire sprinklers when fire area exceeds 12,000 sq ft. Canby Fire will do all the fire flow and access review on project.
- Are you planning on sprinkling the buildings and Ron said no. Todd stated this will limit the usage of the building for height storage or similar types of businesses.
- I have not done the fire flow calculation and have not received the hydrant locations yet.
- Make sure the addressing can be seen from the street and addressing during construction.



# R.L. REIMERS COMPANY GENERAL CONTRACTORS

## OCI Canby Commercial Park Neighborhood Meeting May 16, 2017

Ron Reimers called the meeting to order at 7:00 pm.

This meeting was publicized by mailing invitations to all the owners of property within 1,000 feet of the proposed construction.

There were three attendees from the community. Susan Myers and Edward Montecucco are family members, longtime Canby residents and the current property owners. Bob Zimmer is also a long time resident and owner of the Wilco property.

See attached for handouts that were reviewed at the meeting prior to discussions.

All present supported the project and saw a need for the space. The history of the industrial park was shared by all the parties.

The only questions came from Bob Zimmer and were related to parking requirements and the onsite detention facilities. I relayed that all city Requirements were being followed in the design. He seemed mostly interested that we had to follow all the rules the city has had regarding the Wilco site. The following questions and concerns were raised:

- What are the building heights?
  - 20' – 22'
- Is there room for landscape?
  - Yes, landscape islands are in the design and everything will meet city code.
- How many parking spaces are required?
  - We have 57, which is more than revised for current building configuration.
- What's your timing?
  - Biggest building goes in first and smaller building will be based on demand. Hoping to be excavating in early July.

There were no requests for design changes or consideration.

Susan Myers relayed that there is an understanding letter with the Property to the north for a 30' wide by 50' deep joint access. She is trying to contact the owner to finalize the Access easement.

The meeting was adjourned at 7:50 pm.

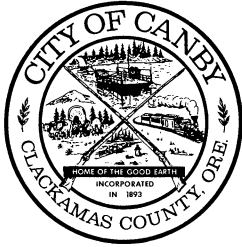
Exhibit 'M-3'  
Neighborhood Meeting Minutes



OCI CANBY COMMERCIAL PARK SIGN IN

COMPANY	REP. NAME	ADDRESS
ZIMMER VENTURES	BOB ZIMMER	1434 N. Fir St Canby
Piedmonte Group LLC	Susan Myers	1590 N. Pandora St. Canby
Piedmonte Group LLC	Edward Montecinos	3468 N. Holly Canby
Gardner's Ranchettes Assoc.	"	"

Exhibit 'M-2'  
Neighborhood Meeting Sign-in Sheet



**BEFORE THE PLANNING COMMISSION  
OF THE CITY OF CANBY**

<b>A REQUEST FOR SITE AND DESIGN</b>	)	<b>FINDINGS, CONCLUSION &amp; FINAL ORDER</b>
<b>REVIEW AND CONDITIONAL USE</b>	)	<b>DR 17-05 &amp; CUP 17-02</b>
<b>PERMIT FOR OCI - REIMERS</b>	)	<b>OCI -REIMERS</b>
<b>INDUSTRIAL FLEX SPACE FACILITY</b>	)	
<b>138 SE HAZEL DELL WAY</b>	)	

**NATURE OF THE APPLICATION**

The Applicant has sought an approval for a Site and Design Review DR 17-05 and Conditional Use Permit CUP 17-02 to construct a two industrial Buildings with a total of 40,200 square feet for a flex space type of facility to provide work space for various industrial businesses on property addressed as 138 SE Hazel Dell Way otherwise described as Tax Lot 31E34 03800, City of Canby, Clackamas County, Oregon. The property is zoned Light Industrial (“M-1”) and Canby Industrial Area Overlay (I-O) Zone under the Canby Municipal Code (“CMC”).

**HEARINGS**

The Planning Commission considered application **DR 17-05 & CUP 17-02 OCI - Reimers** after the duly noticed hearing on July 10, 2017 during which the Planning Commission by a \_\_\_ / \_\_\_ vote approved **DR 17-05 & CUP 17-02 OCI - Reimers**. These findings are entered to document the specifics of the approval.

**CRITERIA AND STANDARDS**

In judging whether or not a Site and Design Review and Conditional Use Permit application shall be approved, the Planning Commission determines whether criteria from the Code are met, or can be met by observance of conditions, in accordance with Chapter 16.49.040 Site and Design Review, 16.50 Conditional Uses and other applicable code criteria and standards reviewed in the Staff Report prepared for and presented at the July 10, 2017 meeting of the Canby Planning Commission.

**FINDINGS AND REASONS**

The Staff Report was presented by staff with a recommendation for approval of the Site and Design Review and Conditional Use Permit applications (without benefit of the public hearing) along with Conditions of Approval in order to ensure that the proposed development will meet all required City of Canby Land Development and Planning Ordinance approval criteria.

After holding the public hearing where written and oral testimony was received from the applicant, other proponents, those who were neutral, and opponents in attendance; the Planning Commission closed the public hearing and moved into deliberation where they utilized the findings and conditions listed in the staff report along with the overall presentation record at the public hearing to make the following findings beyond those contained in the staff report to arrive at their decision and support their recommended conditions of approval and the exact wording thereof:

## **CONCLUSION**

In summary, the Planning Commission adopted the findings contained in the Staff Report along with the modifications indicated above, concluded that the Site and Design Review and Conditional Use Permit application meets all applicable approval criteria, and recommended that File DR 17-05 and CUP 17-02 be approved with the Conditions of Approval stated below. The Planning Commission decision is reflected in the written Order below.

## **ORDER**

The Planning Commission concludes that based on the record on file including testimony of the applicant and public at the public hearing, that the application will meet the requirements for Site and Design Review and Conditional Use Permit approval. Therefore, **IT IS ORDERED BY THE PLANNING COMMISSION** of the City of Canby that **DR 17-05 & CUP 17-02** is approved, subject to the following conditions of approval:

### **Conditions of Approval**

Staff concludes that, with conditions, the application will meet the requirements for site and design review and conditional use permit approval. The city will not approve the building permit until all applicable conditions of approval are either met or shown to be met on the final construction plans. Staff has concluded the following conditions of approval are appropriate to assure conformance with applicable review criterion:

### **Conditions Unique to this Proposal**

1. The applicant shall file a sign permit for the future planned monument sign that shall be limited to the size and height standards applicable to the I-O (Canby Industrial Area Overlay Zone) as indicated in Section 16.42.050, Table 7, of the sign ordinance. The proposed signs, after been found to conform to the sign ordinance, must secure a building permit from Clackamas County Building Inspection prior to their installation.
2. The final construction design plans shall conform to the requirements of the City Engineer.
3. The applicant shall provide documentation from the Department of State Lands (DSL) regarding the status of the stream and if any permits are required from the agency.

### **Procedural Conditions**

#### **Prior to Issuance of a Building Permit the following must be completed:**

4. The design engineer shall submit to the City of Canby for review and approval at the time of final construction plan approval a storm drainage analysis and report applicable to the defined development area detailing how storm water disposal from both the building and the parking areas is being handled. Any drainage plan shall conform to an acceptable methodology for meeting adopted storm drainage design standards as indicated in the Public Works design standards.

5. A Sediment and Erosion Control Permit will be required from the City prior to commencing site work.
6. Prior to the issuance of a building permit, the installation of public or private utilities, or any other site work other than rough site grading, construction plans must be approved and signed by the City and all other utility/service providers. A Pre-Construction Conference with sign-off on all final construction plans is required. The design, location, and planned installation of all roadway improvements and utilities including but not limited to water, electric, sanitary sewer, natural gas, telephone, storm water, cable television, and emergency service provisions is subject to approval by the appropriate utility/service provider. The City of Canby's preconstruction process procedures shall be followed.
7. Construction plans shall be designed and stamped by a Professional Engineer registered in the State of Oregon.
8. Clackamas County will provide structural, mechanical, grading, and review of Fire & Life Safety, Plumbing, and Electrical permits for this project.

**Prior to Occupancy of the Facility:**

9. Prior to occupancy of the facility, all landscaping plant material indicated on the submitted landscape plan shall either be installed and irrigated with a fully automatic design/build irrigation system as proposed, or with sufficient security (bonding, escrow, etc.) pursuant to the provisions of CMC 16.49.100 (B).

**I CERTIFY THAT THIS ORDER** approving **DR 17-05/CUP 17-02 OCI-Reimers** was presented to and **APPROVED** by the Planning Commission of the City of Canby.

**DATED** this 10th day of July, 2017

---

John Savory  
 Planning Commission Chair

---

Bryan Brown  
 Planning Director

---

Laney Fouse, Attest  
 Recording Secretary

**ORAL DECISION: July 10, 2017**

<i>Name</i>	<i>Aye</i>	<i>No</i>	<i>Abstain</i>	<i>Absent</i>
<i>John Savory</i>				
<i>John Serlet</i>				
<i>Larry Boatright</i>				
<i>Derrick Mottern</i>				
<i>Tyler Hall</i>				
<i>Shawn Varwig</i>				
<i>Andrey Chernishov</i>				

**WRITTEN DECISION: July 10, 2017**

<i>Name</i>	<i>Aye</i>	<i>No</i>	<i>Abstain</i>	<i>Absent</i>
<i>John Savory</i>				
<i>John Serlet</i>				
<i>Larry Boatright</i>				
<i>Derrick Mottern</i>				
<i>Tyler Hall</i>				
<i>Shawn Varwig</i>				
<i>Andrey Chernishov</i>				