



City of Canby

SITE AND DESIGN REVIEW STAFF REPORT

FILE #: DR 15-03

Prepared for the August 24, 2015 Planning Commission Meeting

LOCATION: 1178 & 1158 SW Berg Parkway

TAXLOT: 41E04B00901 & 41E04B00903 (Both properties bordered in red on map below)



LOT SIZE: 2.14 acre parcel

ZONING: M-1 Light Industrial

OWNER: Tracy and Melody Boyce, LLC

APPLICANT: Tracy Boyce – OBC Northwest (AKS Engineering)

APPLICATION TYPE: Site & Design Review (Type III)

CITY FILE NUMBER: DR 15-03

APPLICANT'S REQUEST:

The applicant is seeking site and design approval to construct a 15,000 square foot metal industrial warehouse building on a 2.14 acre parcel. Office space is not proposed for the project. The applicant previously submitted a Lot Line Adjustment Application (LLA15-02) to combine the two existing lots into a single legal parcel. The lot line adjustment Consolidation Deed has been recorded. As proposed on the site plan, the warehouse will be placed on the northern portion of the property that was identified as tax lot 903 prior to consolidation of the parcels. Building across existing property lines is not an issue since the two lots have been combined into one parcel.

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**
- 16.42 Signs**
- 16.43 Outdoor Lighting Standards**
- 16.46 Access Limitations**
- 16.49 Site and Design Review**
- 16.89 Application and Review Procedures**
- 16.120 Parks, Open Space, and Recreation 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 a review of Assessor's information and previous land use cases approved by the City, staff determined that the property consisted of two legally created lots until the recording of the consolidation deed for LLA15-02 which combined the two lots into one parcel.

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: Sidewalks and curbs on the Berg Parkway street frontages are previously developed and adequate for this proposal. All sidewalks within the development area shall meet required standards.

16.08.050 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 available information, it was determined that a TIS was not needed for the project. However, in response to the proposal, DKS performed a study for the type of use in relation to its location on SW Berg Parkway and issued a memo dated July 24, 2015 to address concerns. The DKS findings concluded that the proposed warehouse would not generate enough traffic to impact traffic operations. However, an existing shared driveway to the property did not provide adequate site distance for vehicles exiting onto SW Berg Parkway. Site distance is restricted by an existing building and chain link fence. To maintain site distance, the links in the fence should remain open. DKS recommended the construction of a new driveway for the development that provides access south onto SW Berg Parkway. Also, any additional fencing should be constructed 10-15 feet from the interior side of the existing sidewalk. Prior to occupancy, sight distance at the new access point will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer.

According to the submitted site plan, the applicant has complied with all DKS recommendations.

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 proposing a use that is allowed in the zone and near other similar uses in the area. Other uses will not occupy the structure and office space is not proposed with the development.

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: 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 proposal consists of a 15,000 square foot warehouse with no office space which amounts to a total of 15 required parking spaces. The applicant is requesting a modification to the above formula to reduce the standard to allow 2 parking spaces per 3000 square feet of warehouse space for a total of 5 parking spaces for the development. To justify the reduction in the number of required parking spaces, the applicant stated that “Employees and other personnel are not anticipated to be regularly working in the proposed storage warehouse;”

Section 16.10.010(A) states: “A lesser number of spaces may be permitted by the Planning Commission based on clear and objective findings that a lesser number of parking spaces will be sufficient to carry out the objective of this section.” At the public hearing, the applicant must present sufficient information to the Planning Commission to justify the reduction in the number of required parking spaces.

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 square footage of the proposed building, one loading berth is required and one is delineated on the applicant’s site plan. 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 information 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. The project will be serviced by a new site access constructed to required Public Works standards.

16.32 M-1 (Light Industrial Zone)

Findings: The zoning of the property is M-1 (Light Industrial). Section 16.32.010(T) lists Warehouse as a use permitted outright in the zone. Subsequently, the use proposed by the applicant is permitted in the zone.

16.32.030 Development standards

The following subsections indicate the required development standards of the M-1 zone:

- A. Minimum lot area: five thousand square feet;
- B. Minimum width and frontage: fifty feet;
- C. Minimum yard requirements:
 - 1. Street yard: twenty feet where abutting Highway 99-E and S. Ivy Street. Gas station canopies shall be exempted from the twenty foot setback requirements. Remaining property none, except ten feet where abutting a residential zone. Sign setbacks along Highway 99-E and S. Ivy Street are to be measured from the face of the curb rather than the lot line. Where no curb exists, the setback shall be measured from the property line. Other than signs which are nonconforming structures and street banners which have been approved per the requirements of the Uniform Sign Code, no signs will be allowed to be located within, or to project over, a street right-of-way.
 - 2. Interior yard: none, except ten feet where abutting a residential zone.
- D. Maximum building height:
 - 1. Freestanding signs: thirty feet;
 - 2. All other structures: forty-five feet.
- E. Maximum lot coverage: no limit.
- F. Other regulations:
 - 1. Vision clearance distances shall be fifteen feet from any alley or driveway and thirty feet from any other street or railroad.
 - 2. All setbacks to be measured from the foundation line of the building. Overhangs shall not exceed two feet.
 - 3. Prior to issuance of a building permit, wireless/cellular towers require written certification of approval/compliance from the Federal Communications Commission, Federal Aviation Administration and the Oregon Department of Transportation (Department of Aeronautics). (Ord. 890 section 33, 1993; Ord. 830 section 11, 12, 1989; Ord. 740 section 10.3.31(C), 1984; Ord. 955 section 12, 1996; Ord. 981 section 51, 1997; Ord. 1237, 2007)
 - 4. Outside storage areas abutting a residential zone shall be screened from view by a site-blocking fence, landscaping, or berm and shall be of such material and design as will not detract from adjacent residences.

Findings: Based on available information in the file, the proposal meets the above criteria

16.42.040 Signs

Findings: The applicant is not proposing any new signage at the time of this application.

16.43 Outdoor Lighting Standards

Findings: The applicant did not submit a lighting plan at this time but indicated that a plan would be submitted with the building permit application as permitted under Section 16.43.110. As a condition of approval, the applicant shall submit a lighting plan to the Planning Department at the time of submitting a Site Plan Review Application for the building permit. The Lighting Plan shall meet criteria listed in Section 16.43.110.

16.46 Access Limitations on Project Density

Findings: Ingress and egress for the project will be from a new driveway access as discussed above. According to submitted information the driveway will be constructed to meet required standards listed in this section. As mentioned above, prior to occupancy, sight distance at the new access point will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer.

16.49.030 Site and design review plan approval required.

A. The following projects require site and design review approval, except as exempted in B below:

1. All new buildings.
2. All new mobile home parks.
3. Major building remodeling above 60% of value.
4. Addition of more than 5,000 square feet of additional gross floor area in a one year period.
5. Construction activity which causes a decrease in pervious area in excess of 2,500 square feet in a one year period.

None of the above shall occur, and no building permit for such activity shall be issued, and no sign permit shall be issued until the site and design review plan, as required by this Ordinance, has been reviewed and approved by the Board and their designees for conformity with applicable criteria

Findings: A Site and Design Review Type III Application as required under 16.49.030(A) and 16.49.035(B). The applicant filed a Type III application, and asks the Planning Commission to waive parking standards listed in 16.10.050.

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 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 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 provided a response to Table 16.49.040 and demonstrated compliance with the total point menu and meets criterion in "B" above.

16.49.065 Bicycle and pedestrian facilities.

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

Findings: The submitted site plan demonstrated that the proposal meets this criteria.

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 a scaled landscape plan and detailed Landscaping Calculation Form to address planting and landscape provisions listed in this section. Based on the information provided, the proposed landscaping meets necessary requirements and facilitates Low Impact Development (LID) techniques.

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.

16.89.050 Type III Decision

Findings: Requirements under this section are included in the application materials. The Pre-application meeting was held on June 30, 2015, and the neighborhood meeting was held on July 22, 2015.

16.120 Parks, Open Space, and Recreation Land

Findings: The applicant requested that in lieu of land dedication, a parks SDC fee assessment prior to issuance of a building permit. The City agrees to payment of SDC fees.

Public Comments:

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

Agency Comments:

Comments concerning the proposal were received from the following agencies and included as attachments.

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 15-03 subject to **Planning Commission findings waiving the development standards that are not met and meeting the following conditions of approval. The Commission should make findings on the following:**

1. Prior to any approval the applicant shall meet the parking standards listed in 16.10.050 of 15 parking spaces for a 15,000 square foot building unless the specific standards are waived and approved by the Commission.

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 file no. DR15-03, 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. Prior to occupancy, sight distance at the new access point will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer.

Procedural Conditions

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

2. 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.
3. A Sediment and Erosion Control Permit will be required from the City prior to commencing

site work.

4. 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.
5. Construction plans shall be designed and stamped by a Professional Engineer registered in the State of Oregon.
6. Clackamas County will provide structural, mechanical, grading, and review of Fire & Life Safety, Plumbing, and Electrical permits for this project.
7. The applicant shall submit a lighting plan to the Planning Department at the time of submitting a Site Plan Review Application for the building permit. The Lighting Plan shall meet criteria listed in Section 16.43.110.
8. Parks SDC fee shall be assessed prior to issuance of a building permit.

Section V Attachments

1. Application
2. Written Narrative
3. Pre-app Meeting Minutes
4. AKS Memo
5. Preliminary Plan Set
6. Landscaping Plan
7. Agency Comments

LAND USE APPLICATION FOR OBC NORTHWEST

DATE: July 31, 2015

SUBMITTED TO: City of Canby
Planning Department
111 NW 2nd Ave.
Canby, OR 97013

APPLICANT: Tracy Boyce
P.O. Box 759
Canby, OR 97013

PREPARED BY: AKS Engineering & Forestry Salem-Keizer, LLC
4300 Cherry Avenue NE
Keizer, OR 97303



4300 CHERRY AVENUE NE
KEIZER, OR 97303
PHONE: (503) 400-6028
FAX: (503) 400-7722
WEB: WWW.AKS-ENG.COM



City of Canby
 Planning Department
 111 NW 2nd Avenue
 PO Box 930
 Canby, OR 97013
 (503) 266-7001

LAND USE APPLICATION

SITE AND DESIGN REVIEW General Type III

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

Applicant Name: _____ Phone: _____
 Address: _____ Email: _____
 City/State: _____ Zip: _____

Representative Name: _____ Phone: _____
 Address: _____ Email: _____
 City/State: _____ Zip: _____

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

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

- ❶ 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.
- ❷ 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.
- ❸ 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:

 Street Address or Location of Subject Property Total Size of Property Assessor Tax Lot Numbers

 Existing Use, Structures, Other Improvements on Site Zoning Comp Plan Designation

 Describe the Proposed Development or Use of Subject Property

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

SITE AND DESIGN REVIEW APPLICATION – TYPE III–INSTRUCTIONS

All required application submittals detailed below must also be submitted in electronic format on a CD, flash drive or via email. Required application submittals include the following:

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*.
- Mailing labels (1" x 2-5/8") 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, a label for each unit on the site must also be prepared and addressed to “occupant.”** A list of property owners may be obtained from a title insurance company or from the County Assessor.
- One (1) copy of a written, narrative statement describing the proposed development and detailing how it conforms with the Municipal Code and to the approval criteria, including the applicable Design Review Matrix, and availability and adequacy of public facilities and services. **Ask staff for applicable Municipal Code chapters and approval criteria.**
Applicable Code Criteria for this application includes:

- NA Three (3) copies of a Traffic Impact Study (TIS), conducted or reviewed by a traffic engineer that is contracted by the City and paid for by the applicant (payment must be received by the City before the traffic engineer will conduct or review a traffic impact study.
Ask staff to determine if a TIS is required.
- One (1) copy in written format of the minutes of the neighborhood meeting as required by Municipal Code 16.89.020 and 16.89.070. The minutes shall include the date of the meeting and a list of attendees.
- One (1) copy in written format of the minutes of the pre-application meeting
- 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.
- NA 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.

Applicant City
Check Check

Ten (10) 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);
 - 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;
 - Location of all jurisdictional wetlands or watercourses on or abutting the property;
 - Finished grading contour lines of site and abutting public ways;
 - Location of all existing structures, and whether or not they are to be retained with the proposed development;
 - Layout of all proposed structures, such as buildings, fences, signs, solid waste collection containers, mailboxes, exterior storage areas, and exterior mechanical and utility equipment;
 - Location of all proposed hardscape, including driveways, parking lots, compact cars and handicapped spaces, loading areas, bicycle paths, bicycle parking, sidewalks, and pedestrian ways;
 - 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;
 - Location of vision clearance areas at all proposed driveways and streets.
- Landscape Plan, with the following general information:
 - Layout and dimensions of all proposed areas of landscaping;
 - 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);
 - Identification of any non-vegetative ground cover proposed, and dimensions of non-vegetative landscaped areas;
 - Location and description of all existing trees on-site, and identification of each tree proposed for preservation and each tree proposed for removal;
 - 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;
 - Profile of proposed screening for garbage containers and exterior storage areas;
 - Profile of proposed fencing.
- Sign Plan.
 - Location and profile drawings of all proposed exterior signage.
- Color and Materials Plan.
 - Colors and materials proposed for all buildings and other significant structures.

One (1) copy of a completed landscaping calculation form (see page 5)

One (1) copy of a completed Design Review Matrix (see page 6)

OBC NORTHWEST LAND USE NARRATIVE

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I. LAND USE APPLICATION NARRATIVE

A. EXECUTIVE SUMMARY

Our client, Tracy Boyce, owner of OBC Northwest, has retained our services for the planned warehouse building and accompanying site work. The applicant is initiating a Type III Site and Design Review Land Use Application within the City of Canby to facilitate the proposed development as shown on the preliminary drawings in Exhibit A. The project site is located on Tax Map 41E04B, Tax Lots 901 and 903. A lot consolidation application combining lots 901 and 903 has been submitted to the City and is currently under review.

AKS Engineering and Forestry has engaged the City of Canby in numerous discussions and coordination in an effort to present a complete application for consideration.

B. SITE DESCRIPTION

I. EXISTING SITE DESCRIPTION

The subject property is approximately 2.17 acres of vacant land located in Tax Map 4S1E04B, Tax Lots 901 & 903. Existing site topography is generally flat across the site. The Existing Conditions Plan is included as Sheet C2 of Exhibit A.

II. ZONING

The subject site is currently designated as M-1 (Light Industrial) on the City of Canby zoning map and LI (Light Industrial) designation on the Canby Comprehensive Plan. Adjoining properties include R-1.5 (Medium Density Residential) zoned properties to the east and M-1 (Light Industrial) zoned properties to the west and north.

III. PROPOSED UTILITIES AND IMPROVEMENTS

The proposed project includes construction of a 15,000 SF warehouse for storage of surplus horticulture materials and supplies. The proposed building is type II-N construction and will be connected to the proposed sanitary and water services as well and franchise utilities. The following summarizes the anticipated utility and infrastructure improvements.

- Streets/Access/Parking: The proposed 36’ wide driveway drop access will connect to SW Berg Parkway on the south side of the project site. This proposed access is designed to the maximum industrial driveway width to accommodate anticipated truck turning movements. The proposed driveway is 30’ wide. A secondary connection to the existing AC pavement north of the property is provided for truck maneuverability in the northwest

corner of the property. Trucks will not be accessing or leaving the site through this gated connection. Other than instances where loading trucks need the additional room for maneuvering into the loading dock, the gate will be locked.

- Pedestrian access to the site is being provided to the building main entrance by a 4' sidewalk/walkway from SW Berg Parkway along the west side of the proposed driveway. The walkway has been designed in accordance with ADA pedestrian access standards.
- The required parking for industrial use is 2 spaces per 1,000 gross square feet of office space, plus 1 space per 1,000 gross square feet of non-office warehouse space according to Table 16.10.050 (Off-Street Parking Provisions). No office space is proposed within the warehouse; therefore, the required parking for the proposed warehouse is 15 spaces. Employees and other personnel are not anticipated to be regularly working in the proposed storage warehouse; therefore, we request that the minimum parking requirement for this development be changed to 1.00 space per 3,000 gross square feet of non-office warehousing space. In result, the number of required parking stalls would be 5. As shown on Sheet C3 of Exhibit A, there are 5 parking stalls provided, including one ADA accessible space. Two bicycle parking spaces have also been provided in accordance with Table 16.10.100.
- The loading berth requirement is one 12'x 60' space, according to 16.10.060. The proposed warehouse includes a 43'x 60' loading dock area to serve three trucks and is located on the west side of the building; this criteria has been satisfied.
- Sanitary Sewer Design: As shown on Sheet C3 of Exhibit A, there is an existing sanitary manhole near the north property line with an 8" line running south. The sanitary service for the building is proposed to connect at this location.
- Storm Drainage Design: The proposed development will retain and infiltrate storm water on-site and utilize the Low Impact Development Approach (LIDA). Located on the west side of the proposed development is a detention pond that is sized to contain the 100 year storm event. Location and size of each facility type will be determined during the final design stage and coordinated with the project geotechnical engineer.
- Franchise Utilities: The proposed warehouse will be served by extending power from existing conduit running south within the existing access and utility easements at the north end of the site.

-
- Grading: The site grading will be designed to include minimal cut/fill and maintain an earthwork balance across the project site. Excess cut material will be utilized to create a small landscaped berm along SW Berg Parkway to help screen the site from the public right of way.

C. APPLICABLE REVIEW AND APPROVAL CRITERIA

The following sections of the City of Canby Municipal Code are applicable to the proposed project:

CITY OF CANBY MUNICIPAL CODE

- Chapter 16.08 – General Provisions
- Chapter 16.10 – Off-Street Parking
- Chapter 16.32 – M-1 Light Industrial Zone
- Chapter 16.42 – Signs
- Chapter 16.43 – Outdoor Lighting Standards
- Chapter 16.46 – Access Limitations
- Chapter 16.49 – Design Review
- Chapter 16.89 – Application and Review Procedures
- Chapter 16.120 – Parks, Open Space, and Recreation Land

I. CHAPTER 16.08: GENERAL PROVISIONS

16.08.110 Fences.

A. Fences not more than three and one-half feet in height may be constructed within the street setbacks of any R-1, R-1.5, R-2 or C-1 zone. Fences not more than six feet in height may be constructed in any interior yard, rear yard, or street yard along an alley; provided, however, that in no case shall a fence be constructed in violation of the requirements of a vision clearance area.

Response:

The proposed perimeter fencing includes 6' cyclone fence with sight obscuring inserts along SW Berg Parkway and 6' cyclone fence without sight obscuring inserts along the east and west property lines.

16.08.150 Traffic Impact Study (TIS).

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.

Response:

The City of Canby has reviewed the traffic generation letter prepared by DKS and Associates and has determined that a traffic impact study is not required for this development.

II. CHAPTER 16.10: OFF STREET PARKING

16.10.050 Parking standards designated.

The parking standards set out in Table 16.10.050 shall be observed. (Ord. 854 section 2, [part], 1991; Ord. 848 section 1, 16.10.050, 1990; Ord. 740 section 10.3.10(E), 1984; Ord. 981 section 20, 1997)

*b. Warehousing 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*

Response:

As previously discussed, the proposed development requests that the minimum parking requirement for this development be changed to 1.00 space per 3,000 gross square feet of non-office warehousing space. In result, the number of required parking stalls would be 5. As shown on sheet C3 of Exhibit A, there are 5 parking stalls provided, including one ADA accessible space.

16.10.060 Off-street loading facilities

A. The minimum number of off-street loading berths for commercial and industrial uses is as follows:

<i>SQUARE FEET OF FLOOR AREA</i>	<i>NUMBER OF BERTHS</i>
<i>Less than 5,000</i>	<i>0</i>
<i>5000 – 25,000</i>	<i>1</i>
<i>25,000 – 60,000</i>	<i>2</i>
<i>60,000 and over</i>	<i>3</i>

Response:

The proposed building is 15,000 square feet in size and includes 3 proposed loading berths shown in Exhibit A, sheet C3. This criteria has been satisfied.

16.10.070 Parking lots and access.

A. Parking Lots.

3. Areas used for standing or maneuvering of vehicles shall have paved asphalt, concrete, solid concrete paver surfaces, or paved “tire track” strips maintained adequately for all weather use and so drained as to avoid the flow of water across sidewalks or into public streets, with the following exception:

a. The Planning Director or Planning Commission may approve the use of an engineered aggregate system for outdoor storage and/or non-required parking areas provided that the applicant can demonstrate that City Standards related to:

- i. minimizing dust generation,
- ii. minimizing transportation of aggregate to city streets, and
- iii. minimizing infiltration of environmental contaminants including, but not limited to, motor oils, fuels, volatile organic compounds (e.g. benzene, toluene, ethylbenzene, xylene), and ethylene glycol are met.

Response:

All areas used for vehicle maneuverability will be paved consistent to the asphalt design of Redmond Geotechnical Services.

4. The full width of driveways must be paved in accordance with (3) above:

a. For a minimum of 20 feet from the right-of-way line back into the private property to prevent debris from entering public streets, and

b. To within 150 feet of all portions of the exterior wall of the first story of any structure(s) served by the driveway to ensure fire and emergency service provision.

Response:

The proposed driveway is paved from SW Berg Parkway to the building entrance as shown on sheet C3 in Exhibit A.

7. Off-street parking areas, and the accesses to them, shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and the maximum safety of pedestrian and vehicular traffic on the site and in adjacent roadways. The Planning Director or Planning Commission may require engineering analysis and/or truck turning diagrams to ensure safe and efficient traffic flow based on the number and type of vehicles using the site, the classification of the public roadway, and the design of the parking lot and access drives.

Response:

The proposed driveway, parking and truck maneuvering areas have been designed to accommodate passenger vehicles as well as anticipated truck traffic. The ingress and egress of loading trucks was taken into account when sizing the paved areas as well as the size and shape of the driveway. The proposed driveway connects to SW Berg Parkway, which is classified as an

arterial street by the City of Canby. Based on City and DKS Associates recommendations, the driveway and surrounding infrastructure has been designed to accommodate a 350' site distance for left turning movements and a 315' sight distance for right turning movements, shown on sheet C3 in Exhibit A. The proposed design intends to maximum safety of vehicles and pedestrians onsite and within adjacent roadways.

8. Parking bumpers or wheel stops shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.

Response:

No parking is proposed along street right-of-way or adjacent to landscaping pedestrian areas. Wheel stops have been provided within the parking spaces in front of the building to protect the adjacent pedestrian walkway.

9. Accessible parking shall be provided, constructed, striped, signed and maintained as required by ORS 447.233 and all Oregon Structural Specialty Code requirements.

Response:

The proposed development includes 1 ADA accessible parking stall, satisfying ORS 447.233.

B. Access.

5. Required sidewalks shall extend from the ground floor entrances or the ground floor landing of a stairs, ramps or elevators to the sidewalk or curb of the public street or streets that provide the required access and egress.

Response:

The proposed development includes a 4' wide sidewalk/walkway extending from the main building entrance to the sidewalk of SW Berg Parkway as shown on sheet C3 in Exhibit A.

16.10.070(B)(10): Minimum access requirements for industrial uses - ingress and egress for industrial uses shall not be less than the following:

<i>Parking spaces required</i>	<i>Minimum number accesses required</i>	<i>Minimum access width</i>	<i>Sidewalks & curbs (in addition to driveways)</i>
<i>1-250</i>	<i>1</i>	<i>24 feet</i>	<i>Curbs required; sidewalks on one side minimum</i>
<i>Over 250</i>	<i>As required by Public Works Director</i>		

Response:

The proposed driveway is 30' wide and includes curbs on both sides. A concrete sidewalk/walkway is included running along the west side of the driveway access. This criteria has been satisfied.

16.10.100 Bicycle Parking.

A. Dimensions and characteristics: Bicycle parking spaces shall be a minimum of six (6) feet long and two (2) feet wide, and overhead clearance in covered spaces shall be a minimum of seven (7) feet. A minimum five (5) foot aisle for bicycle maneuvering shall be provided and maintained beside or between each row of bicycle parking. Bicycle racks located on a sidewalk shall provide a minimum of two (2) feet between the rack and a wall or other obstacle, and between the rack and curb face. Bicycle racks or lockers shall be securely anchored to the surface or a structure. Bicycle racks located in the Downtown Commercial Zone shall be of the inverted U style (a.k.a. staple racks). See Figure 20 of the Canby Downtown Plan for correct rack placement.

Response:

The proposed bicycle parking spaces are shown as 6' long and 2' wide in accordance with this code requirement.

B. Location: Bicycle parking shall be located in well-lit, secure locations within fifty (50) feet of the main entrance to a building, but not further from the entrance than the closest automobile parking space, and in no case further than 50 feet from an entrance when several entrances are involved.

Response:

The proposed bicycle parking stalls are shown to be located near the main building entrance. Parking lot lighting will be provided by lights attached to the building. This criteria has been satisfied.

C. Number of spaces: The bicycle parking standards set out in Table 16.10.100 shall be observed. (Ord. 1019 section 1, 1999; Ord. 1076, 2001)

Warehouse 2, or .1 space per 1000 ft², whichever is greater

Response:

The proposed warehouse building is 15,000 square feet in size, therefore the bicycle parking requirement is 2 stalls. Two bicycle parking stalls have been provided in front of the main building entrance as shown on sheet C3 in Exhibit A.

III. CHAPTER 16.32: M-1 LIGHT INDUSTRIAL ZONE

16.32.010 Uses permitted outright.

T. Warehouse

Response:

The proposed development is a 15,000 square foot warehouse building used for storing surplus horticulture materials and supplies. This proposed use is permitted outright within the light industrial zone.

16.32.030 Development standards.

The following subsections indicate the required development standards of the M-1 zone:

A. Minimum lot area: five thousand square feet;

Response:

The proposed development is located on Tax Lots 901 and 903 of Tax Map 41E04B. A lot consolidation application has been submitted to the City of Canby for these two lots and is currently under review. The combined areas of the two lots is approximately 95,000 square feet, meeting the minimum lot area of 5,000 square feet.

B. Minimum width and frontage: fifty feet;

Response:

The proposed development has approximately 466' of frontage along SW Berg Parkway, satisfying the minimum frontage requirement.

C. Minimum yard requirements:

2. Interior yard: none, except ten feet where abutting a residential zone.

Response:

The proposed development shares a property line with a residential zone to the East. The proposed warehouse building is set back 10' from the shared property line. This criteria has been satisfied.

D. Maximum building height:

2. All other structures: forty-five feet.

Response:

The proposed warehouse building has a maximum height of 25'-2", as shown on sheet S3 in Exhibit A. This criteria has been satisfied.

IV. CHAPTER 16.42: SIGNS

16.42.040 Design standards for signs.

Response:

No building signage is proposed with this development however, the applicant does propose to install property address number signage on the fence along the right of way displaying the property address number. The proposed location of the sign is shown on sheet C3 in Exhibit A.

V. CHAPTER 16.43: OUTDOOR LIGHTING STANDARDS

16.43.110 Lighting Plan Required

A lighting plan shall be submitted with the development or building permit application and shall include:

Response:

A lighting plan will be submitted along with the building permit application in accordance with the standards in this section.

VI. CHAPTER 16.46: ACCESS LIMITATIONS

16.46.030 Access connection.

A. Spacing of accesses on City streets. The number and spacing of accesses on City streets shall be as specified in Table 16.46.030. Proposed developments or land use actions that do not comply with these standards will be required to obtain an access spacing exception and address the joint and cross access requirements of this Chapter. (Ord. 1043 section 3, 2000; Ord. 1076, 2001; Ord. 1237, 2007)

Response:

According to Table 16.46.30, Access Management Guidelines for City Streets, the required minimum spacing between two driveways on an arterial street (SW Berg Parkway) is 330'. The proposed driveway is approximately 345' from the nearest driveway and complies with this code section.

VII. CHAPTER 16.49: DESIGN REVIEW

16.49.040 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 stormwater management facilities, and retaining native vegetation.

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 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 CITY OF CANBY October 2014 Chapter 16.49 – Page 8

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).

Response:

The applicant believes that the criteria and standards in this section have been satisfied in this Type III Site and Design Review application.

VIII. CHAPTER 16.89: APPLICATION AND REVIEW PROCEDURES

16.89.050 Type III Decision.

A. Pre-application conference. A pre-application conference may be required by the Planning Director for Type III applications.

Response:

A pre-application conference was held on June 30, 2015 at 10:30am discussing the proposed project. This criteria has been satisfied. Meeting minutes have been included in Exhibit G.

B. Neighborhood meetings. As directed in Table 16.89.020, the applicant may be required to present their development proposal at a neighborhood meeting before the City accepts the application as complete. See Section 16.89.070.

Response:

A neighborhood meeting was held on July 23, 2015 at 7:00pm. Notices were mailed out to the surrounding residential area 2 weeks prior to the meeting. Meeting minutes have been included in Exhibit H.

C. Application requirements. Type III applications shall be made on forms provided by the Planning Director. The application shall be accompanied by all required information and fees.

Response:

This Type III Site and Design Review application has been provided with all forms provided by the City and is accompanied with all required information and fees.

IX. CHAPTER 16.120: PARKS, OPEN SPACE, AND RECREATION LAND

16.120.020 Minimum standard for park, open space and recreation land

2. The City shall require land dedication or payment of the system development charge (SDC) in lieu of land dedication (Section 4.20.170). In addition, the City may credit private on-site park, open space and recreation area(s) and facilities (Section 16.120.060). The City may approve any combination of these elements. Prior to parkland dedication, a Level I Environmental Assessment of the lands proposed for dedication shall be performed by the applicant as part of the site plan approval for the project.

Response:

Land dedication is not proposed in this development. In lieu of land dedication the applicant requests a parks SDC fee be assessed at the time of building permit submittal.

X. DESIGN REVIEW MATRIX

The following provides clarification of specific criteria in the Design Review Matrix and how it applies to the proposed development;

Criteria: Both criteria applying to trash storage are proposed to be omitted from the design review matrix.

Clarification: The applicant proposes the omission of these two criteria for the following reasons;

- Employees and other personnel are not anticipated to be regularly working in the proposed warehouse; therefore, will generate very little trash.
- The applicant proposes that the small amount of trash generated by the storage warehouse be taken to their currently owned and operated OBC Northwest facility at 1076 SW Berg Parkway, which has a trash storage area.

Criteria: Both criteria applying to signs are proposed to be omitted from the design review matrix.

Clarification: The applicant proposes the omission of these two criteria because there are no proposed signs in this project that apply to the City of Canby Municipal Code. A small address

marker along SW Berg Parkway, attached to the perimeter fence is proposed. The purpose of this small marker is to display the address number of the warehouse for truck drivers to easily recognize the property. A profile sketch of the address marker and fence is shown in Exhibit B.

Criteria: Provision of public art (i.e. murals, statues, fountains, decorative bike racks, etc.)

Clarification: The applicant intends to install a decorative bike rack in front of the main entrance of the building in order to satisfy this criteria.

The applicant has demonstrated that the proposed development satisfies the requirements of the design review matrix. The requirement of the design review matrix include earning 60% of the applicable points within Table 16.49.040 and 10% of the total points possible must be from LID (Low Impact Development) elements. The total applicable points available in the design review menu is 64. The points determined for this development is 42 with 11 points being earned from LID elements. The percentage of points earned are as follows;

Percentage of possible points: 65%

Percentage of points from LID elements: 17%

A completed design review matrix for this proposed development is provided in Exhibit E of this report.

D. CONCLUSION

The above findings and accompanying documentation demonstrate that this application is consistent with the applicable provisions of the City of Canby Municipal Code. Therefore, the applicant respectfully requests approval of this application for the OBC Northwest warehouse building.

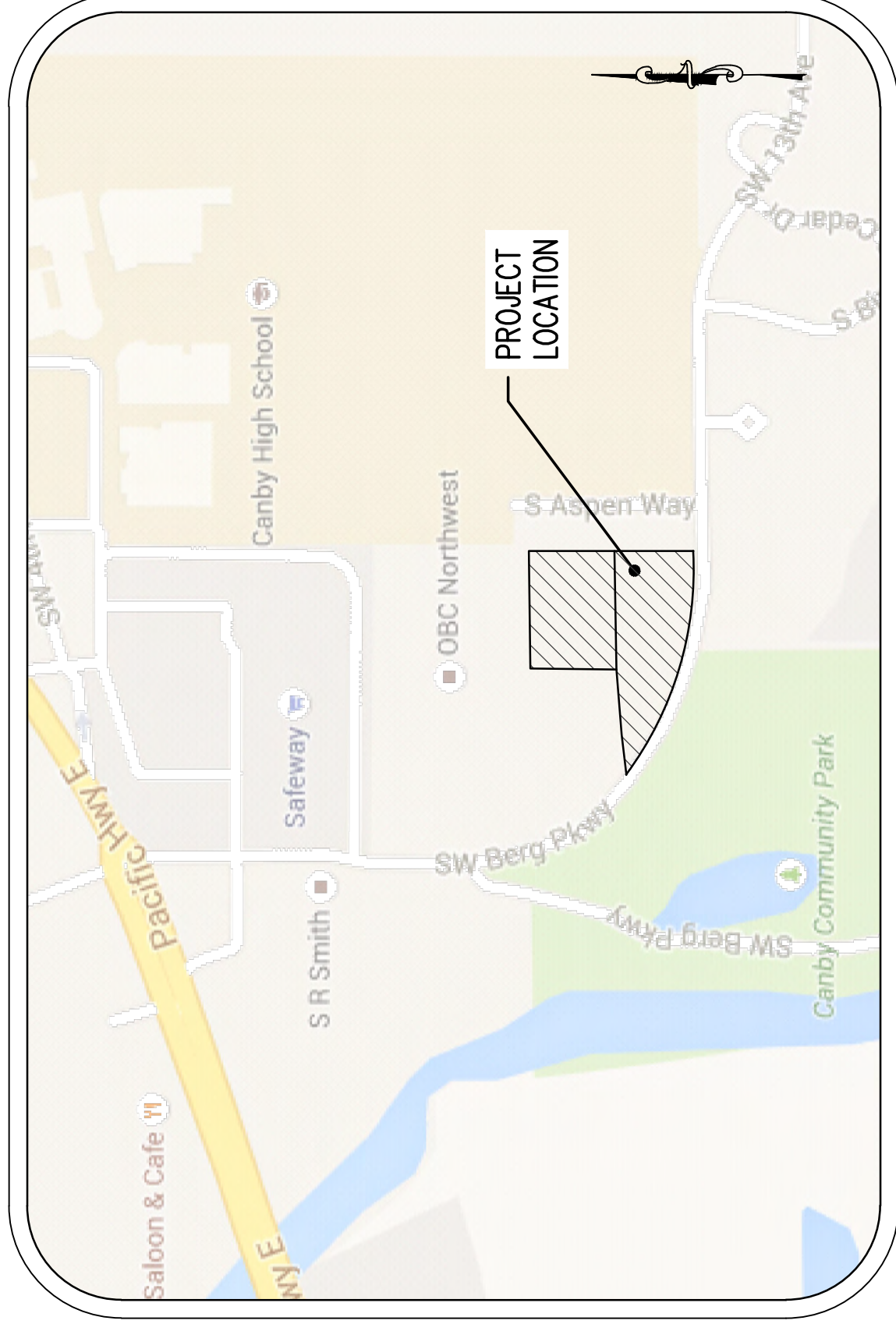
If there is a need for any further clarification please contact Michael Poissant, PE at (503) 400-6028 or michaelp@aks-eng.com.



EXHIBIT A - PRELIMINARY PLAN SET

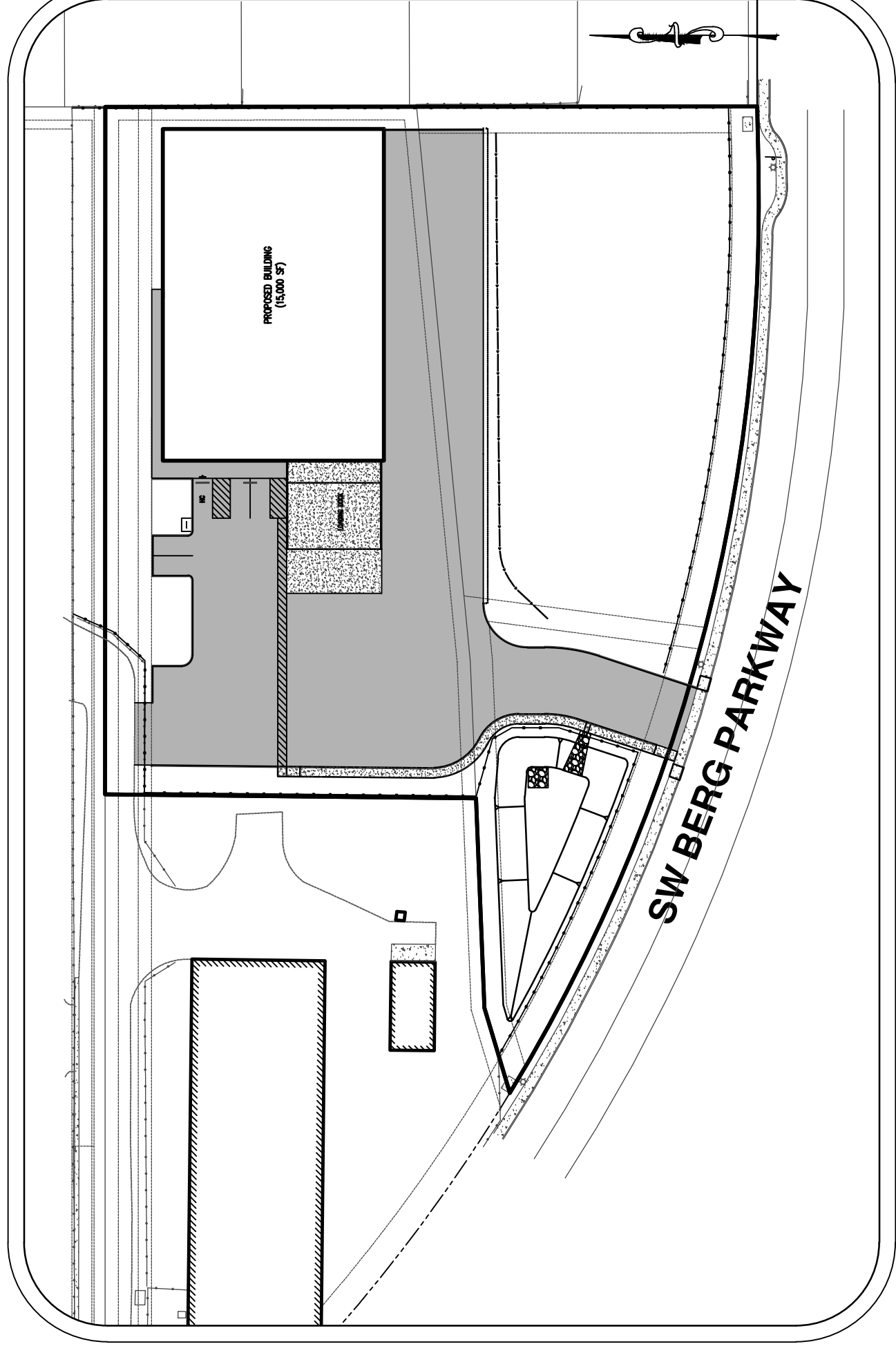
OBC NORTHWEST

PRELIMINARY PLANS FOR SITE AND DESIGN REVIEW



VICINITY MAP

NOT TO SCALE



SITE MAP

NOT TO SCALE

LEGEND	
EXISTING	PROPOSED
DECIDUOUS TREE	STORM SEWER CLEAN OUT
CONIFEROUS TREE	STORM SEWER CATCH BASIN
FIRE HYDRANT	STORM SEWER MANHOLE
WATER BLOWOFF	GAS METER
WATER METER	GAS VALVE
WATER VALVE	GUY WIRE ANCHOR
DOUBLE CHECK VALVE	POWER POLE
AIR RELEASE VALVE	POWER VAULT
SANITARY SEWER CLEAN OUT	POWER JUNCTION BOX
SANITARY SEWER MANHOLE	POWER PEDESTAL
SIGN	COMMUNICATIONS VAULT
STREET LIGHT	COMMUNICATIONS JUNCTION BOX
MAILBOX	COMMUNICATIONS RISER
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	

PROPERTY DESCRIPTION:

TAX LOTS 901 & 903 (CLACKAMAS COUNTY)
 TAX MAP 4S1E04B LOCATED IN NORTHWEST
 ¼ OF SECTION 4, TOWNSHIP 4 SOUTH,
 RANGE 1 EAST, WILLAMETTE MERIDIAN,
 CLACKAMAS COUNTY, OREGON.

CONTRACTOR

OREGON PACIFIC CONSTRUCTION, INC.
 CONTACT: EARL REEDER
 180 SOUTH PACIFIC HIGHWAY
 WOODBURN, OR 97071
 PH: 503-981-8147

STRUCTURAL ENGINEER

MSC ENGINEERS, INC.
 CONTACT: BILL PEASE, PE, SE
 3470 PIPEBEND PLACE NE, SUITE 120
 SALEM, OR 97301
 PH: 503-600-2647

VERTICAL DATUM

VERTICAL DATUM: ELEVATIONS ARE BASED ON USGS BENCHMARK
 NO. A 14, A 3 1/4" BRASS DISK LOCATED AT THE SW CORNER
 OF N GRANT STREET AND NW 1ST AVENUE WITH, ELEVATION OF
 BENCHMARK = 156.53 (NAVD 88).

CIVIL ENGINEERING & SURVEYING FIRM

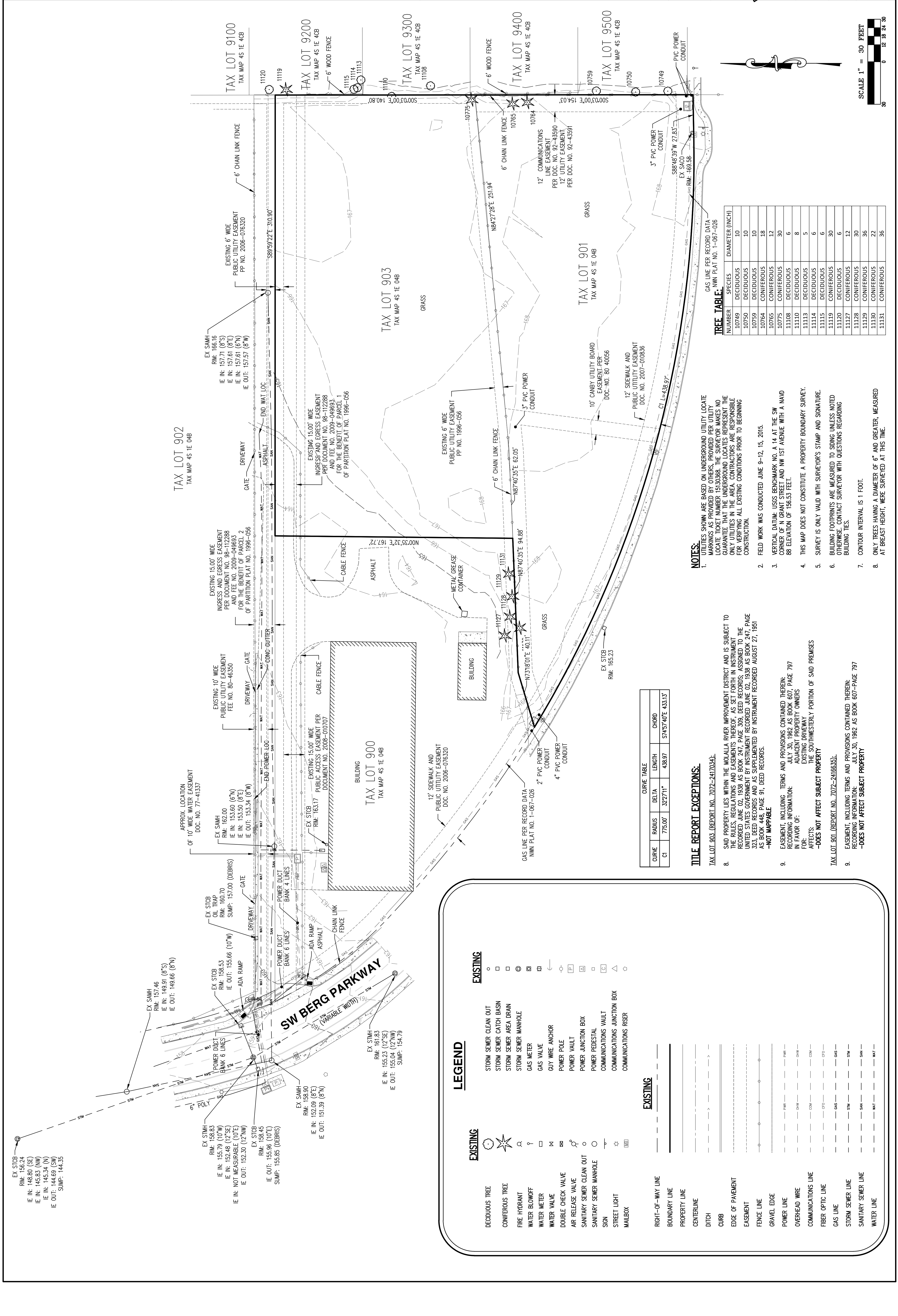
AKS ENGINEERING & FORESTRY
 CONTACT: MICHAEL POISSANT, PE
 4300 CHERRY AVE NE
 KEIZER, OR 97303
 PH: 503-400-6028
 FAX: 503-400-7722

OWNER

OBC NORTHWEST
 CONTACT: TRACY BOYCE
 PO BOX 759
 1076 SW BERG PARKWAY
 CANBY, OR 97013
 PH: 503-266-2021

SHEET INDEX

C1	COVER SHEET WITH VICINITY AND SITE MAP
C2	EXISTING CONDITIONS PLAN
C3	PRELIMINARY SITE AND DIMENSIONING PLAN
C4	PRELIMINARY GRADING PLAN
L1	PRELIMINARY LANDSCAPE PLAN
L2	PRELIMINARY IRRIGATION PLAN
S3	ELEVATIONS PLAN



TREE TABLE: NWN PLAT NO. 1-067-026

NUMBER	SPECIES	DIAMETER (INCH)
10749	DECIDUOUS	10
10750	DECIDUOUS	10
10759	DECIDUOUS	18
10765	CONIFEROUS	12
10775	CONIFEROUS	30
11108	DECIDUOUS	6
11113	DECIDUOUS	5
11114	DECIDUOUS	6
11119	CONIFEROUS	30
11120	DECIDUOUS	6
11127	CONIFEROUS	12
11128	CONIFEROUS	30
11129	CONIFEROUS	36
11130	CONIFEROUS	22
11131	CONIFEROUS	36

- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS. PROVIDED PER UTILITY LOCATE TICKET NUMBER 1530388. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED JUNE 9-12, 15, 2015.
 - VERTICAL DATUM: UGSS BENCHMARK NO. A 14 AT THE SW CORNER OF N GRANT STREET AND NW 1ST AVENUE WITH A NAVD 88 ELEVATION OF 156.53 FEET.
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - ONLY TREES HAVING A DIAMETER OF 6" AND GREATER, MEASURED AT BREAST HEIGHT, WERE SURVEYED AT THIS TIME.

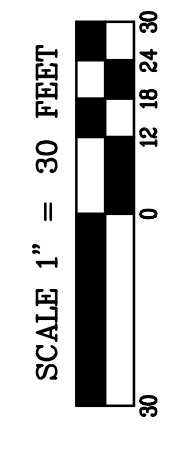
- TITLE REPORT EXCEPTIONS:**
- TAX LOT 903 (REPORT NO. 2072-2417054):
- SAD PROPERTY LIES WITHIN THE MOLALLA RIVER IMPROVEMENT DISTRICT AND IS SUBJECT TO THE RULES, REGULATIONS AND EASEMENTS THEREOF, AS SET FORTH IN INSTRUMENT RECORDED JUNE 02, 1938 AS BOOK 247, PAGE 308, DEED RECORDS, ASSIGNED TO THE UNITED STATES GOVERNMENT BY INSTRUMENT RECORDED JUNE 02, 1938 AS BOOK 247, PAGE 323, DEED RECORDS AND AS SUPPLEMENTED BY INSTRUMENT RECORDED AUGUST 27, 1951 AS BOOK 446, PAGE 91, DEED RECORDS.
-NOT APPLICABLE
 - EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: JULY 30, 1962 AS BOOK 607, PAGE 797
 RECORDING INFORMATION: ADJACENT PROPERTY OWNERS IN FAVOR OF: EXISTING DRIVEWAY
-DOES NOT AFFECT SUBJECT PROPERTY
 - EASEMENT INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: JULY 30, 1962 AS BOOK 607-PAGE 797
 RECORDING INFORMATION: JULY 30, 1962 AS BOOK 607-PAGE 797
-DOES NOT AFFECT SUBJECT PROPERTY

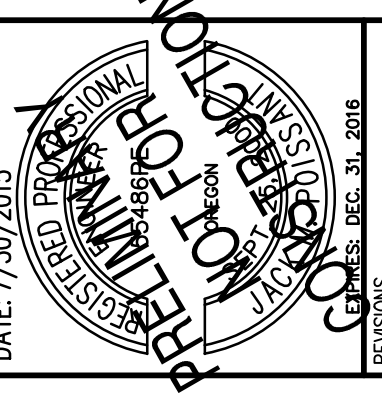
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
CI	775.00'	322711"	438.97'	5745740'E 433.13'

LEGEND

	DECIDUOUS TREE		RIGHT-OF-WAY LINE
	CONIFEROUS TREE		BOUNDARY LINE
	FIRE HYDRANT		PROPERTY LINE
	WATER BLOWOFF		CENTERLINE
	WATER METER		DITCH
	WATER VALVE		CURB
	DOUBLE CHECK VALVE		EDGE OF PAVEMENT
	SANITARY SEWER CLEAN OUT		EASEMENT
	SANITARY SEWER MANHOLE		FENCE LINE
	SIGN		GRAVEL EDGE
	MAILBOX		POWER LINE
			OVERHEAD WIRE
			FIBER OPTIC LINE
			GAS LINE
			STORM SEWER LINE
			SANITARY SEWER LINE
			WATER LINE





DESIGNED BY: J.M.P.
DRAWN BY: K.B.F.
CHECKED BY: J.M.P.
SCALE: AS NOTED
DATE: 7/30/2015

PRELIMINARY SITE AND DIMENSIONING PLAN

CANBY
TAX LOTS 901 & 903

OBC NORTHWEST

OREGON
ENGINEERING • PLANNING • SURVEYING
LANDSCAPE ARCHITECTURE

AKS
AKS ENGINEERING AND FORESTRY SALEM-KEIZER, LLC
4300 CHERRY AVE NE
KEIZER, OR 97138
PHONE: 503.400.6028
FAX: 503.400.7722
WWW.AKS-ENG.COM

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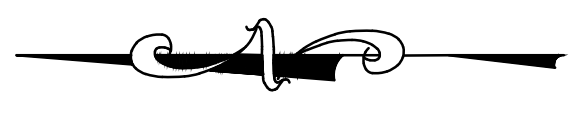
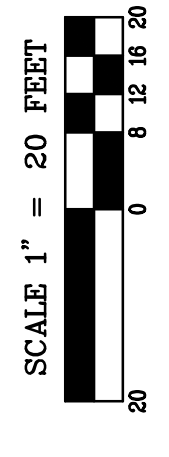
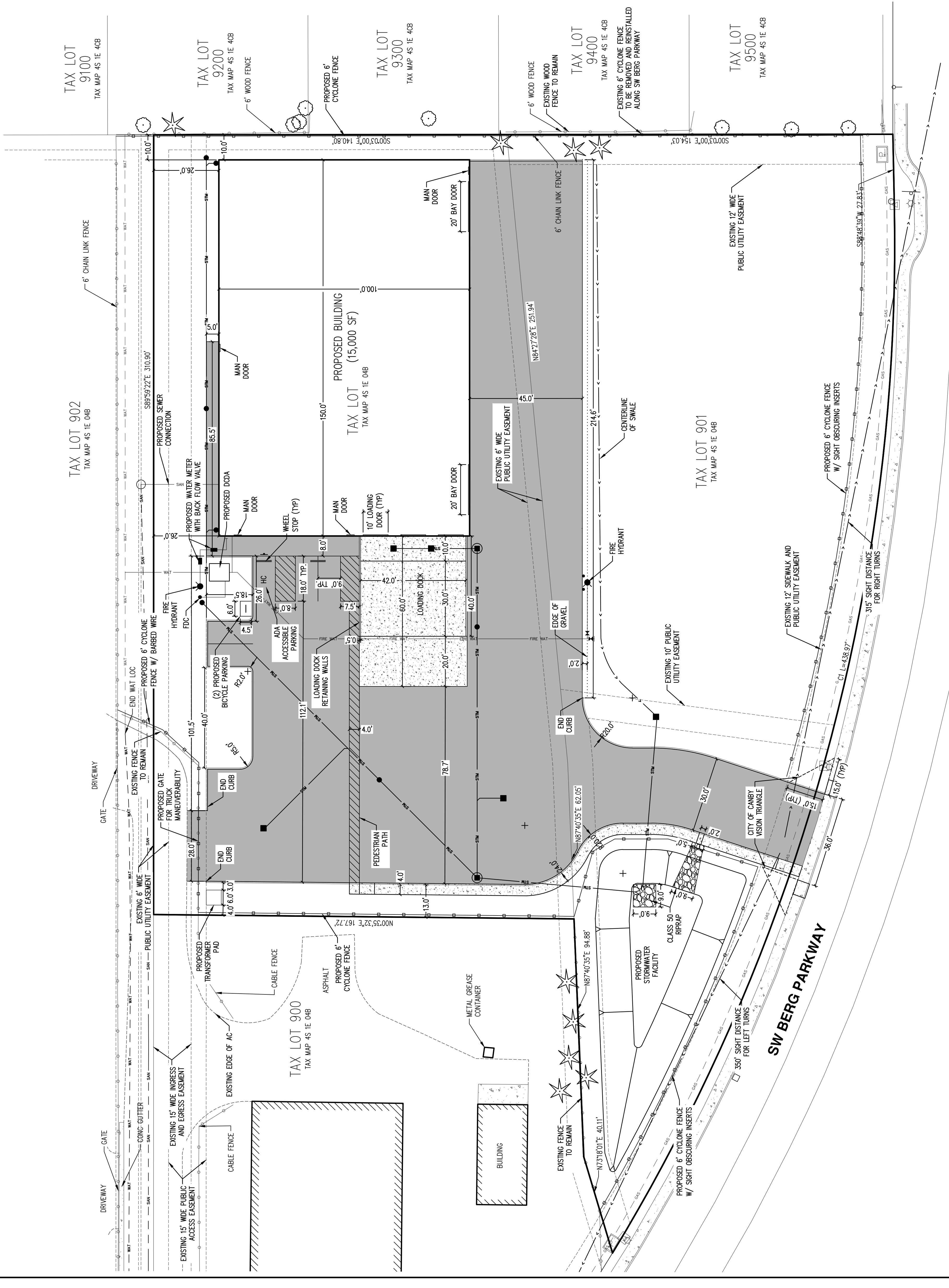


TABLE:

TOTAL LOT AREA: 94,170 SF (2.17 AC)
 IMPERVIOUS SURFACE AREA: 45,360 SF (1.04 AC)
 BUILDING HEIGHT: 23'-2"



TAX LOT 9100
TAX MAP 4S 1E 4CB

TAX LOT 9200
TAX MAP 4S 1E 4CB

TAX LOT 9300
TAX MAP 4S 1E 4CB

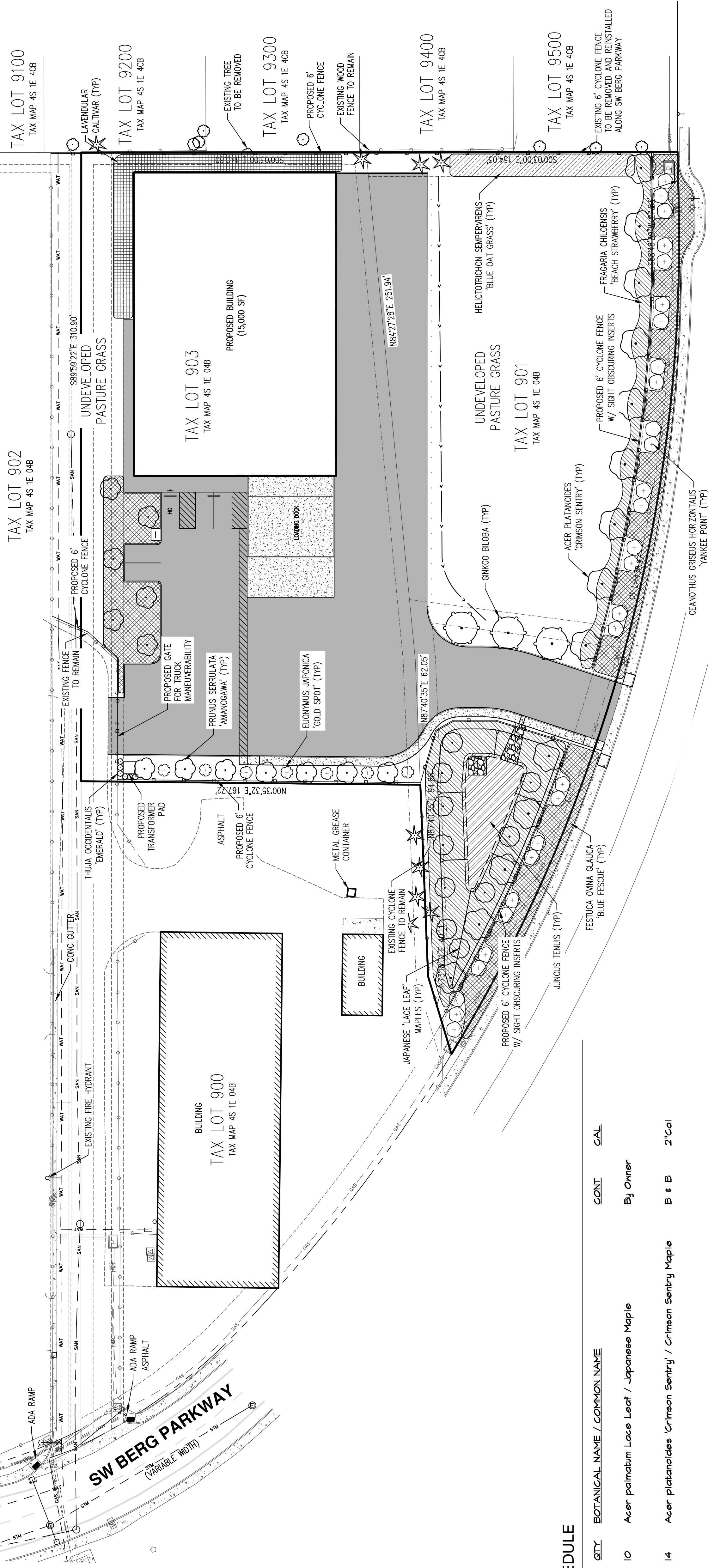
TAX LOT 9400
TAX MAP 4S 1E 4CB

TAX LOT 9500
TAX MAP 4S 1E 4CB

TAX LOT 902
TAX MAP 4S 1E 04B

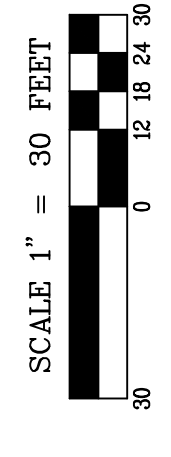
TAX LOT 901
TAX MAP 4S 1E 04B

TAX LOT 900
TAX MAP 4S 1E 04B



PLANT SCHEDULE

QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	
10	Acer palmatum Lace Leaf / Japanese Maple	By Owner		
14	Acer platanoides Crimsen Sentry / Crimsen Sentry Maple	B & B	2"Cal	
3	Ginkgo biloba / Maidenhair Tree	B & B	2"Cal	
12	Prunus serrulata 'Amanogawa' / Japanese Flowering Cherry	B & B	2"Cal	
QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	
28	Ceanothus griseus horizontalis 'Yankee Point' / California Lilac	5 gal		
7	Euonymus japonicus 'Bravo' / Globe Japanese Euonymus	5 gal		
6	Thuja occidentalis 'Emerald' / Emerald Arborvitae	5 gal		
QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING
100	Festuca ovina glauca / Blue Sheep Fescue	1 gal		36" o.c.
116	Helictotrichon sempervirens / Blue Cat Grass	2 gal		36" o.c.
191	Lavendula Cultivar Lavender / Lavender	2 gal		36" o.c.
QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING
1540	Fragaria chiloensis / Beach Strawberry	1 gal		24" o.c.
584	Juncus tenuis / Poverty Rush	4" C.I.		18" o.c.



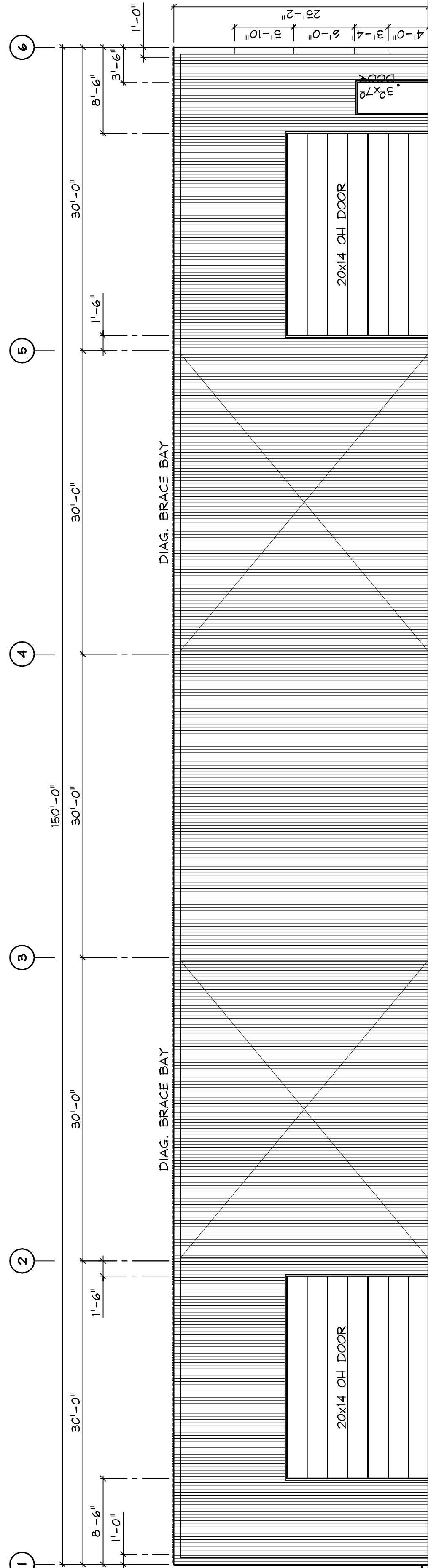
PROPOSED BLDG ELEVATIONS
 OBC NORTHWEST BERG WAREHOUSE
 1076 SW BERG PARKWAY
 CANBY, OREGON 97013
 FOR: OBC NORTHWEST

MSC ENGINEERS INC.
 3470 PIPEBEND PLACE NE SUITE 120
 SALEM, OREGON 97301
 PH (503) 399-1399
 WEBSITE: www.msceingr.com

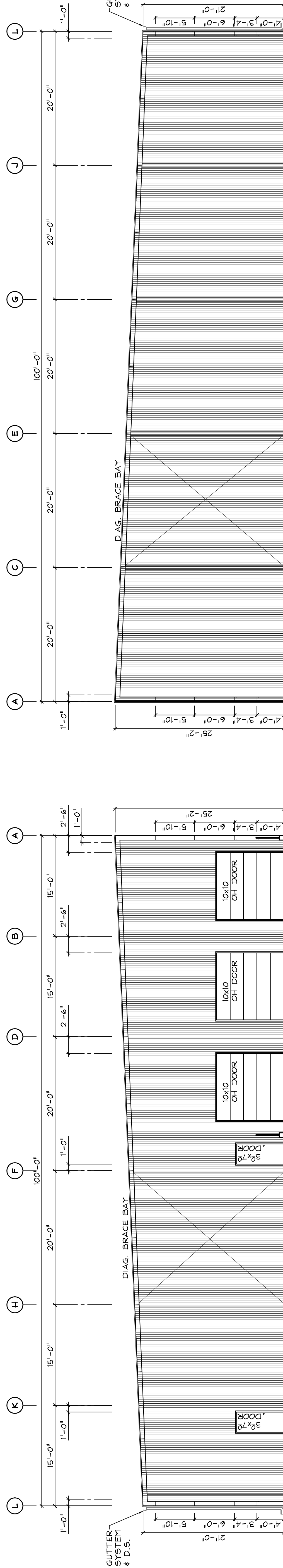
MSC CONSULTING STRUCTURAL ENGINEERS
 JOB NO. 150609
 DRAWN BY: EDC
 CHECKED BY: WRP
 DATE: 07-22-15
 REVISION:

PRELIMINARY
 NOT FOR
 CONSTRUCTION

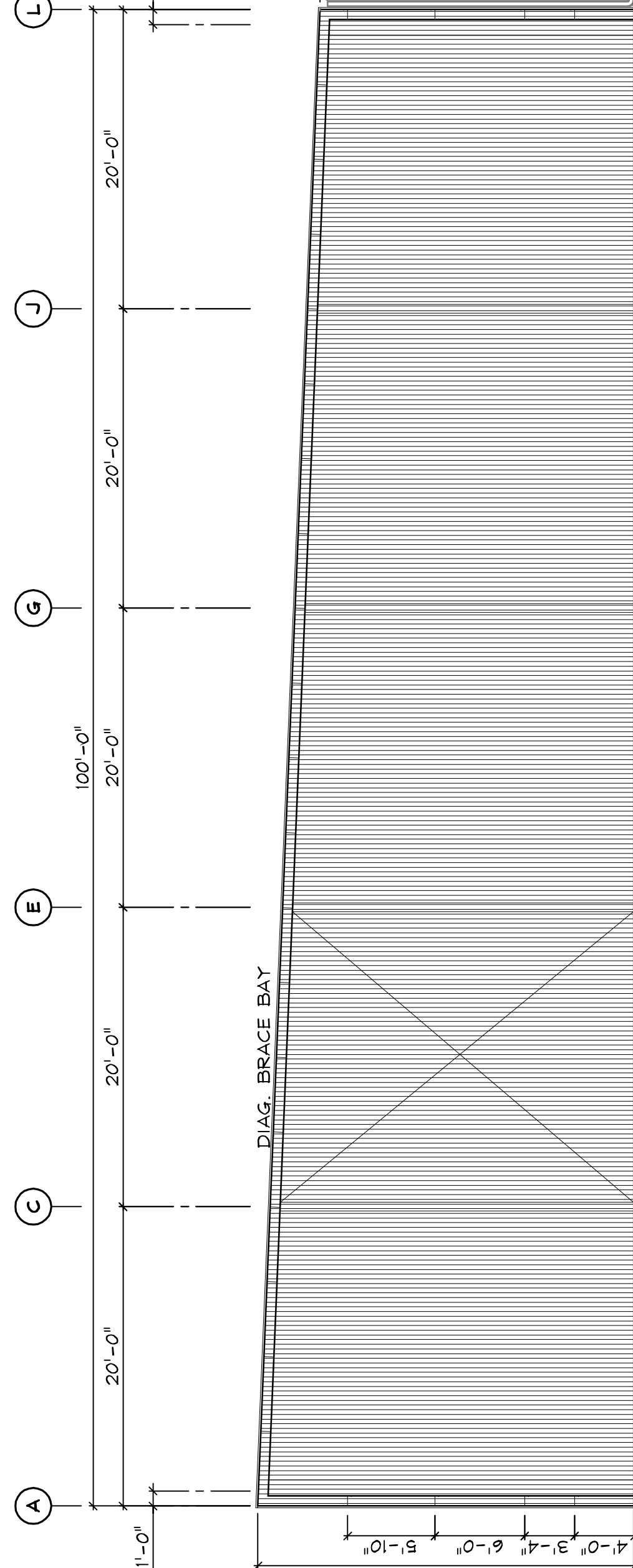
DWG. NO. S3
 - of -
 150609



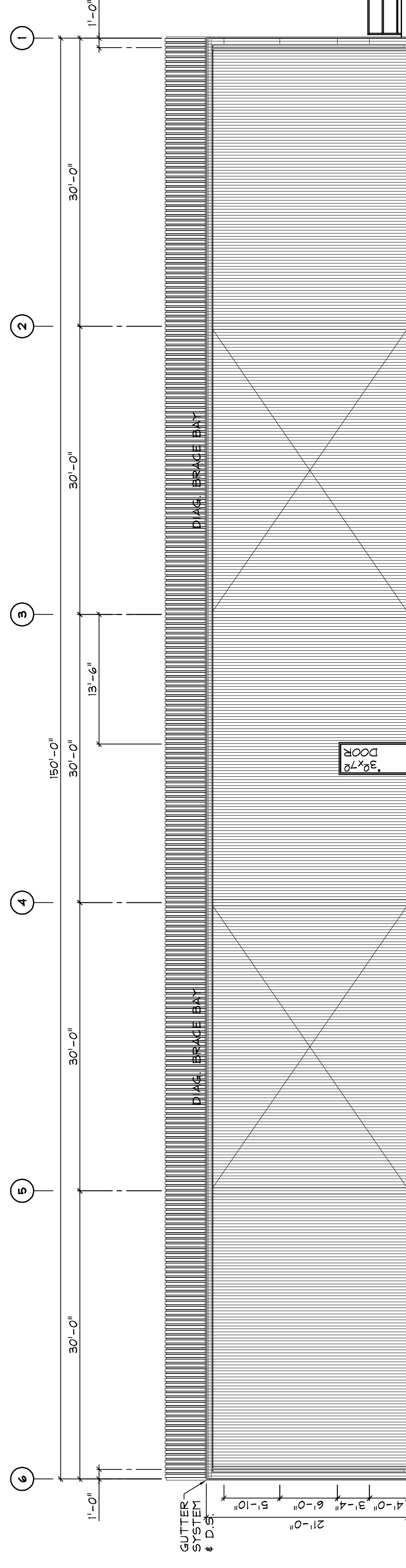
SOUTH ELEVATION VIEW (RIGHT)
 3/8" = 1'-0"



WEST ELEVATION VIEW
 3/8" = 1'-0"



EAST ELEVATION VIEW
 3/8" = 1'-0"

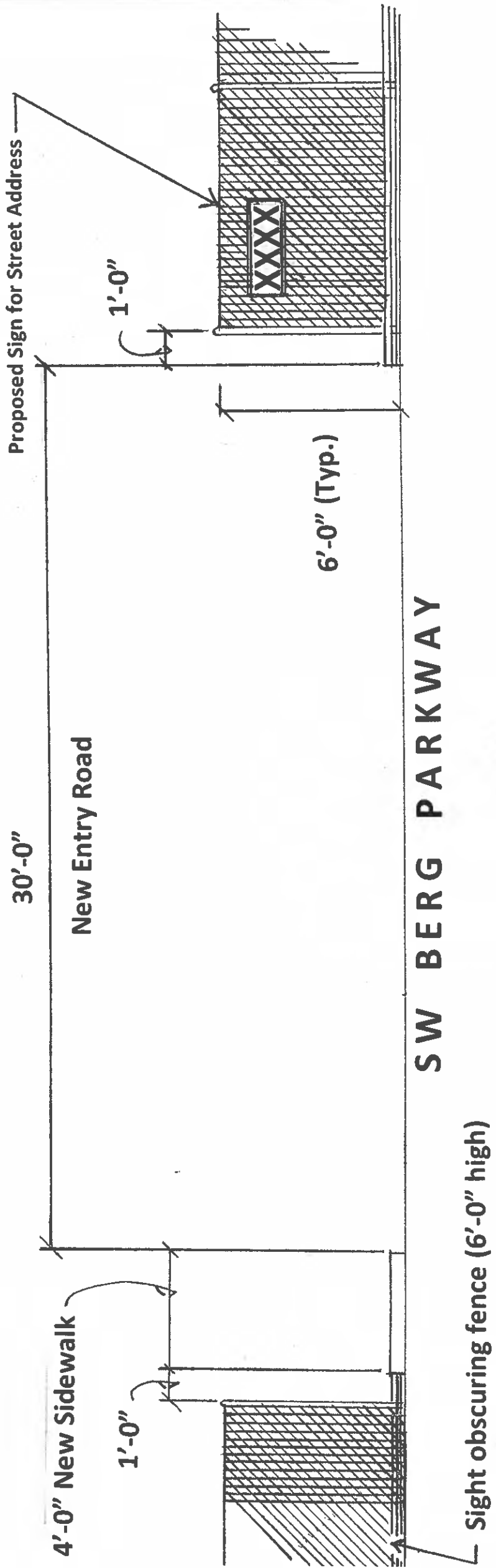


NORTH ELEVATION VIEW (LEFT)
 3/8" = 1'-0"

DRAWING HALF SCALE
 WHEN ON 11X17 SHEET



EXHIBIT B – SIGN AND FENCE PROFILE



PROFILE SKETCH

OBC North West

AKS Engineering & Forestry

1/4" = 1'-0"



EXHIBIT C – COLOR AND MATERIALS PLAN

COMMERCIAL/INDUSTRIAL

SIGNATURE® 200 Siliconized Polyester Paint System



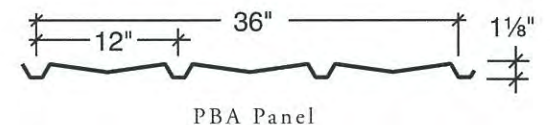
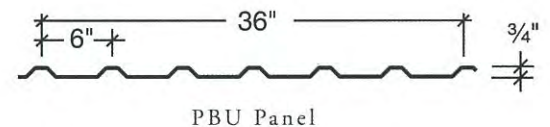
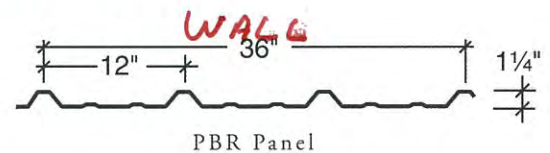
20-year limited warranty available upon written request except for Crimson Red (3/5 year warranty)
For warranty information outside the continental United States, please inquire • *Polar White is a straight polyester.

Color shown may vary slightly from the actual color. Please call for a metal color chip to verify color selection.

PRODUCT SELECTION

PANEL	26 GAUGE		24 GAUGE		22 GAUGE	
	Galvalume Plus®	Signature® 200	Galvalume Plus®	Signature® 200	Galvalume Plus®	Signature® 200
PBR	●	●	●	■	●	■
PBU	●	●	●	■	●	■
PBA	●	●	●	■	●	■

● Available in any quantity ■ May require minimum quantity



- See product selection chart for gauge and color availability.
- Trim available in all colors.
- All products available in smooth finish. Consult factory for embossed finish pricing and availability.
- Heavier gauges, narrower widths, striations and embossing minimize, but does not eliminate, "oil canning."
- A 20-year limited finish warranty available for all colors upon written request. (Outside the continental US please inquire.)
- Actual color may vary slightly. Final color selection should be made from actual color chip.
- GALVALUME PLUS® is a registered trademark of BIEC.



www.metallic.com



Home » Product Catalog » Roof Panels » Double-Lok®

Double-Lok®



PRODUCT DESCRIPTION

A metal standing seam roofing product is attached to sub-framing using a variety of concealed, interlocking clips that provide for minimum panel penetrations. This panel can be used on new construction as well as retrofit on existing structures. This panel design provides a high degree of weathertightness and has been tested by independent laboratories in accordance with ASTM E283 and E331 (for air infiltration, water penetration, and wind uplift).

Gauge:

24 (Standard) with 22 gauge available on request

Lengths:

55' maximum is standard but longer lengths available by special request

Dimensions:

12", 18" and 24" average widths

Fasteners:

Concealed fastening system with floating clips, the clips are available as floating or fixed; two different clip heights are available to allow for insulation.

Finish:

Galvalume Plus® and Architectural Series™

Usage:

New and retrofit applications

Limitations:

Recommended for roof slopes of ¼:12 or greater. We recommend the fixed clip for double slope buildings 200' wide or less and single slope buildings 100' wide or less. (May vary upon extreme weather conditions.) Oil canning is not a reason for rejection.

FEATURE

No panel penetration is required over the building envelope other than at the end laps and panel ends, which are connected by a compression joint

Panel side laps arrive at the job site containing a pre-applied sealant

Optional product and weathertightness warranties

Factory notched at both ends with pre-punched holes

End laps have a 16 ga. backup plate with pre-punched holes

BENEFITS

Specially designed to seal out the elements

Contributes to the system's weather tight construction and ease of installation

Severe weathertightness and additional customer confidence

Field installation can commence or finish from either end of building or on both sides simultaneously

High or low clips	Solid connection at end laps and proper fastener spacing. The pre-punched holes improve installation and ensure proper panel placement
UL 90	Accommodates variety of insulation systems including 1" thermal spacers at the purlins
80% less exposed fasteners than traditional side lap panels and all fasteners are long life	Lower insurance costs
Signature® 300 paint system	Increased weathertightness
The side lap has been tested for air infiltration and water penetration under ASTM E283 and E331 methods	25-year finish warranty
	Minimal air infiltration and water penetration and acceptability among specifiers

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**EXHIBIT D – LANDSCAPING CALCULATION
FORM**

SITE AND DESIGN REVIEW APPLICATION: LANDSCAPING CALCULATION FORM

Site Areas

1. Building area		- Square footage of building footprints
2. Parking/hardscape		- Square footage of all sidewalks, parking, & maneuvering areas
3. Landscaped area		- Square footage of all landscaped areas
4. Total developed area		- Add lines 1, 2 and 3
5. Undeveloped area		- Square footage of any part of the site to be left undeveloped.
6. Total site area		- Total square footage of site

Required Site Landscaping (Code 16.49.080)

7. Percent of landscaping required in Zoning District		- Fill in the Appropriate Percentage: R-1, R-1.5, R-2 Zones: 30%; C-2, C-M, C-R, M-1, M-2 Zones: 15%; C-1 Zone: 7.5%
8. Required minimum square footage of landscaping		- Multiply line 4 and line 7
9. Proposed square footage of landscaping		- Fill in value from line 3

Required Landscaping within a Parking Lot (Code 16.49.120(4))

Note: This section and the next apply only to projects with more than 10 parking spaces or 3,500 square feet of parking area

10. Zone		- Fill in the Appropriate Zone and Percentage: C-1 Zone: 5%; Core Commercial sub-area of the Downtown Canby Overlay: 10%, except for parking lots with 10 or more spaces and two or more drive aisles: 50 square feet per parking space; All other zones: 15%.
11. Percent of required landscaping		
12. Area of parking lot & hardscape		- Fill in area of parking and maneuvering areas plus all paved surface within ten (10) feet of those areas.
13. Number of vehicle parking spaces		- For Core Commercial sub-area in the Downtown Canby Overlay only, fill in the total # of parking spaces on-site.
14. Required square footage of landscaping within 10 feet of parking lot		- Multiply area of parking lot (line 12) by percent of required landscaping (line 11) -OR- for the CC sub-area in the Downtown Canby Overlay multiply line 13 by 50 square feet.
15. Proposed square footage of Landscaping within 10 feet of parking lot		- Calculate the amount of landscaping proposed within 10 feet of all parking and maneuvering areas.

Parking Lot Tree Calculation

16. Number of parking spaces		- Total number of vehicle parking spaces
17. Area of parking lot & hardscape		- Area from line 12
18. Number of parking spaces (line 16) divided by 8		- Round up to the nearest whole number
19. Area of parking lot area (line 17) divided by 2,800		- Round up to the nearest whole number
20. Number of required trees in parking lot		- Fill in the larger of row 18 and row 19
21. Number of trees provided within 10 feet of parking lot		- Fill in the number of proposed trees within 10 feet of parking and maneuvering areas.



EXHIBIT E – DESIGN REVIEW MATRIX

SITE AND DESIGN REVIEW APPLICATION: DESIGN REVIEW MATRIX

Applicants: Please circle the applicable point column to your project and compute the total and percentages at the end of the table.

Table 16.49.040 Site Design Review Menu

As part of Site and Design Review, the following menu shall be used as part of the review. In order to “pass” this table 60% of total possible points shall be earned, 10% of the total possible points must be from LID elements

Design Criteria	Possible Points				
Parking	0	1	2	3	4
Screening of parking and/or loading facilities from public right-of-way	Not screened	Partially screened	Fully screened	-	-
Parking lot lighting provided	No	Yes	-	-	-
Parking location (behind building is best)	Front	Side	Behind	-	-
Number of parking spaces provided (% of minimum required)	>120%	101-120%	100%	-	-
Screening of Storage Areas and Utility Boxes	0	1	2	3	4
Trash storage is screened from view by solid wood fence, masonry wall or landscaping.	No	Yes	-	-	-
Trash storage is located away from adjacent property lines.	0 - 10 feet from adjacent property	11 - 25 feet from adjacent property	>25 feet from adjacent property	-	-
Utility equipment, including rooftop equipment, is screened from view.	Not screened	Partially screened	Fully screened	-	-
Access	0	1	2	3	4
Distance of access to nearest intersection.	≤70 feet	71 - 100 feet	>100 feet	-	-
Pedestrian walkways from public street/sidewalks to building entrances.	One entrance connected.	-	Walkways connecting all public streets/sidewalks to building entrances	-	-
Pedestrian walkways from parking lot to building entrance.	No walkways	Walkway next to building only	Walkways connecting all parking areas to building entrances	-	-

Tree Retention	0	1	2	3	4
Design Criteria	Possible Points				
Percentage of trees retained	<10%	10-50%	51-75%	>75%	-
Replacement of trees removed	<50%	≥50%	-	-	-
Signs	0	1	2	3	4
Dimensional size of sign (% of maximum permitted)	>75%	50-75%	<50%	-	-
Similarity of sign color to building color	Not similar	Somewhat similar	Similar	-	-
Pole sign used	Yes	No	-	-	-
Building Appearance	0	1	2	3	4
Style (similar to surroundings)	Not similar	Somewhat similar (1 or 2 points possible depending on level of similarity)		-	-
Color (subdued and similar to surroundings is better)	Neither	Similar or subdued	Both	-	-
Material (concrete, wood and brick are best)	Either 1 or 2 points may assigned at the discretion of the Site and Design Review Board				
Size of building (smaller is better)	>20,000 square feet	≤20,000 square feet	-	-	-
Provision of public art (i.e. murals, statues, fountains, decorative bike racks, etc.)	No	-	-	-	Yes
Landscaping	0	1	2	3	4
Number of non-required trees provided	-	At least one tree per 500 square feet of landscaping	-	-	-
Amount of grass (less grass is better) (% of total landscaped area)	>50%	25-50%	<25%	-	-
Low Impact Development (LID)	0	1	2	3	4
Use of pervious paving materials (% of total paved area)	<10%	-	10-50%	51-75%	>75%
Provision of park or open space area	None	-	Open space (Generally not for public use)	-	Park (public or privately owned for public use)

Design Criteria	Possible Points				
Use of drought tolerant species in landscaping (% of total plants)	<25% drought tolerant	-	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	-
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	-	-	10-50%	>50%
Parking integrated within building footprint (below-grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	-	-	10-50%	>50%
Disconnecting downspouts from city stormwater facilities	None	Some downspouts disconnected	All downspouts disconnected	-	-
Shared parking with adjacent uses or public parking structure (% of total required parking spaces)	None	<50%	≥50%	-	-
Provision of rain gardens/bioretention areas for stormwater runoff (% of total landscaped area)	None	-	10-50%	51-75%	>75%
	Total Possible Points = 71, 60%=42.6 points, 10%=7.1 points				

64 38.4 6.4

Total Points Earned: _____ (~~42.6~~ points required for 60%)

Total LID Points Earned: _____ (~~7.1~~ required for 10%)



EXHIBIT F – MAILING LABELS



**EXHIBIT G – NEIGHBORHOOD MEETING
MINUTES**

Call to Order

A neighborhood meeting to discuss the proposed building of a new warehouse on property recently purchased by Tracy & Melody Boyce, LLC was held on Wednesday, July 22nd at 7:00 pm at the Hope Village community center, 1535 S. Ivy Street, Canby, Oregon 97013. The meeting was presided over by Mr. Tracy Boyce with Ms. Sheila Sasse as secretary.

Attendees:

Mr. Tracy Boyce & Ms. Sheila Sasse-OBC Northwest

Mr. Earl Reeder-Oregon Pacific Construction

Mr. & Mrs. Thomas & Tina Walker-homeowner at 1155 S. Aspen Way

Ms. Gerry Snavelly-homeowner at 1223 S. Aspen Way

Meeting:

Mr. Tracy Boyce began the meeting by giving a background and company history of OBC Northwest. He explained the kind of business his company, OBC Northwest, does and the need for more overflow storage, particularly at certain times of the year. Mr. Boyce presented the map showing the proposed layout of the property he and his wife, Melody Boyce, recently purchased, tax lots #903 & #905. He explained the proposed layout of building, paved areas, docks, driveway, and landscaping. Mr. Boyce explained to the members present the need to add a new driveway for approved per the City of Canby, access and paved areas, and the proposed location of the warehouse building in relation. Landscaping, bioswail, setbacks, and fencing were also discussed. The fact that the building would be unoccupied most of the time with few trucks going in and out was also discussed, as was the fact that no manufacturing would be done at this location. The height of the building was also a topic of discussion.

Mr. Thomas Walker pointed out that the proposed location of the warehouse building would be right behind his property. He informed Mr. Boyce that in his opinion a warehouse building in that location would substantially lower his property values so that Mr. Boyce could prosper.

There was more general discussion about the tax lots, driveways, landscaping, and buffer zones on Mr. Boyce's property. The neighborhood residents explained how their lots were laid out, underground utilities, retaining walls, etc. and the number of houses on S. Aspen Way. Ms. Snavelly pointed out that Mr. Boyce has done a nice job landscaping the current location of OBC Northwest at 1076 S. Berg Parkway. It was discussed that Mr. Boyce's next step would next be trying to get on the agenda for the Canby City Council meeting on August 25th. Once city approval was obtained, the next step would be getting approval and building permits from Clackamas County, and Mr. Boyce said he hoped to have the building done by year's end, but it may be later depending on approvals, weather, etc.

After asking for any further questions, the meeting was brought to a close by Mr. Tracy Boyce at 7:40 pm.

Neighborhood Meeting Sign-In Sheet

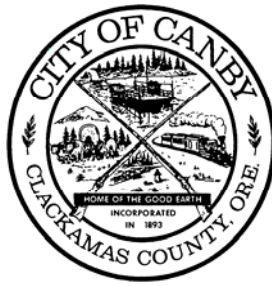
Project: OBC Northwest
 Facilitator: Tracy Boyce, Owner
 Place/Room: Hope Village Community Center

Date: 7/22/2015
 Time: 7:00 PM

PRINT NAME	ADDRESS
1. THOMAS WALKER	1155 S. ASPEN WAY
2. Tina Walker	11
3. GERRY SNAVELY	1223 S ASPEN WAY
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	



EXHIBIT H – PRE-APPLICATION MEETING MINUTES



Pre-Application Meeting

OBC Northwest Warehouse Building

June 30, 2015

10:30 am

Attended by:

Earl Reeder, Oregon Pacific Construction, 503-951-3401

Boe Teasdale, NW Natural, 503-931-3858

Gary Stockwell, Canby Utility, Electric Dept., 503-263-4307

Dan Mickelsen, Erosion Control, 503-266-0698

Tracy Boyce, OBC Northwest, 503-266-2021

Bryan Brown, Planning Dept., 503-266-0702

William Pease, MSC Engineers, 503-399-1399

Doug Quan, Canby Utility, Water Dept., 971-563-6314

Michael Poissant, AKS Engineering, 503-400-6028

Jerry Nelzen, Public Works Dept., 971-253-9173

Hassan Ibrahim, Curran-McLeod, 503-684-3478

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

OBC NORTHWEST, Tracy Boyce

- Tracy and Melody Boyce, LLC purchased the two lots (901 and 903) and we are in the final process of doing a tax lot consolidation. OBC Northwest is currently located at 1075 SW Berg Parkway and we are leasing a 17,000 sq ft warehouse space outside the City of Canby. The growth of the company and purchasing the lots makes sense for us at this time to build a warehouse to take care of our needs. The building will be a 15,000 sq ft warehouse for basically stocking product and will consist of three dock bays.

CITY OF CANBY, EROSION CONTROL, Dan Mickelsen

- Are the roof drains pouring out onto the hard surface, I did not see where they are going and you need to address them on your plans.
- I see the dock bays have dual catch basins and you have it routed to the storm system and we have them normally going into the sanitary sewer.
- We will need to have elevations for the storm water facility and we do not want it to overflow into our system. We will need you to provide GEO tech information to us due to the locations close proximity to the bank that goes down towards Community Park. We had a problem last year in this area and we do not want to take the chance of losing any of this bank. You might want to consider putting in a drywell for the roof drains and use the storm water facility for your parking lot runoff.
- You will need an Erosion Control application.
- On your erosion control sheet you will need to show your best BMP's.

PUBLIC WORKS DEPARTMENT, Jerry Nelzen

- Your loading docks have a sump pump and you can pump it to the sewer and you have it on a switch and the answer was yes. Michael asked if we wanted the whole dock draining into the sewers or do you want half to the sewers and the other half to the storm. Hassan said in the past we have it connected to the sewer. The answer was yes to have it all pumped to the

sewer, unless the Waste Water Treatment Plant has issues. Michael said they did not need to have a pump because the sewer is 10 feet deep in this area. Jerry said we will need to have a shut-off valve and Michael said we will put in a gate valve in with a wrench you can hang inside the bay. Hassan said make sure all employees will know how to use the gate valve system with the wrench and Michael said okay. Jerry said it will only be the dock and Michael said the dock is 60 feet long and we can address the distance slope. Dan asked if they were going to have roofs over the docks and the answer was no. Jerry said if there are no roofs for the three bays the stormwater will have to go into their storm system. Michael wanted to clarify the dock bay drains will go to the storm system since they have no roofs and Jerry said yes, you will have a sump pump and a switch.

- Jerry asked Hassan about the storm retention area next to the roadway and did not want to have any problems with erosion on the bank. Hassan stated we will need to have a GEO Tech examine the existing area. Jerry wanted to make sure the overflow did not go into the city's storm system. Michael said the intent of the storm retention facility was for a 100 year storm and make it as big as possible and hopefully it will store everything, but at some point it will have to overflow to somewhere. I was wanting to put it in a controlled location versus flowing onto someone else's property. Jerry asked what were their plans and Michael said to have it flow to the catch basin in your street and Jerry said no. Hassan said we do not allow private stormwater into our public stormwater system and you would have to make accommodations for any overflow and our standards state you have to find a safe route for an overflow. Jerry said we have had drainage issues over in this area and this would be a great place for a drywell in your parking lot. Michael said if we do drywells we have to go through DEQ and have the UIC registered and you do not have an issue on the requirements as long as we get the DEQ permit and Hassan said if DEQ is satisfied then yes. Tracy said then we can get rid of the storm system facility and the answer was yes, Michael said if you do the drywells they require registration with DEQ, fees, maintenance and recording. A question was asked if they could move the retention pond and the answer was this was the best place because they might expand the warehouse building in the future. Jerry wanted to make sure if you keep the retention pond where will the excess water go and Michael said we will keep it on site. Hassan said they could increase the retention pond and it would be able to retain the 100 year storm and Michael asked if there was a minimum or maximum depth and Hassan said as long as it is fenced and secured. If you plan on keeping the retention pond you will need to have your GEO Tech research the history of the bank and see if there is any documentation of slides.
- Jerry said there is a 6 inch stub out for the sewer to the property and you will not have to tap the main.

CURRAN-MCLEOD ENGINEERING, Hassan Ibrahim

- Hassan asked if the electric was in the right-of-way on Berg Parkway and Gary stated we have an easement and lines running through there and we do not want them compromised by your retention pond. William said there is a 12 foot setback from sidewalk and utilities and the retention pond is roughly 20 feet from the curb to the fence. Michael said based on our survey it is 22 feet from the fence line to the face of curb.

- Michael asked Hassan on the retention capacity and Hassan stated what we have seen in the past is we have a debt storage, we call for water quality and then above it will be your retention quantity.
- The sanitary sewer is available and you have access to sewer. Michael said we planning on bringing sanitary service just to this building and potentially tapping and extending this for future growth. Hassan asked if they planned on doing the extension to the future building now and Michael said it would be up to Tracy, but we have not planned on it. Hassan asked if Public Works would do the tap and Jerry said they can do it and we will inspect, because it will be private off the main. Have your contractor contact Public Works when they are ready to tap the main for them to inspect and then they can back fill. Michael asked if there was a minimum pipe size for the sanitary sewer for a commercial building and Hassan said it is 6 inch pipe. Jerry said if it is only a couple of bathrooms a 4 inch pipe is fine. We maintain the 8 inch sewer main and you will maintain your private lines.
- Michael asked if we had updated as-builts for the water and sewer and does the water goes the entire length of the site and Doug said yes. Hassan said the sewer ends at the manhole.
- Hassan said he wanted them to know SW Berg Parkway was an arterial road and you have to be 330 feet from any access if you want an additional access. Hassan said the only reason I am asking is we do not want anyone to drive over the curb and sidewalk and break them. We would like to see a temporary fence during construction and Michael said this is just an emergency access.
- Before you start construction you will fence the project area and Tracy said he would like to, there is a fence on the property line and I need to remove it to drop these trees. The other property owner will not be happy because he will be exposed and I want to get the fence up as soon as possible.

CANBY UTILITY, ELECTRIC DEPARTMENT, Gary Stockwell

- I do not know what your needs are. We have conduit stubbed or vaults at various points on the property and we have numerous options. I have conduits actually stubbed near the SE corner of the property, we have a power vault we can extend up and into the property. There is another vault by the proposed stormwater facility, which could be used depending on where your service location will be, but we would have to look at your impoundment in relation to where the line will be located.
- Tracy said we only need the basic for power like lights, a heater in the bathrooms and some electric doors. I would like to have in the future some conduit stubbed if we want to beef up the power. Gary said there are a number of options and if we put a couple extra conduits in the ground for future use it will be no problem. When Oregon Pacific gets an electrician on board and they can contact me for your needs.
- Discussion ensued on placement of the transformer and Gary stated the transformer has to be at a minimum of a 10 foot of clearance from the building and I do not believe these will be rated fire walls, correct. The answer was no. Minimum of 10 foot from the building for the transformer and Michael asked if the transformer could be on the 10 foot access easement and Gary said we can set it on an easement as long as it is 10 feet from the building and protected from traffic. Michael asked how wide the easement needs to be and Gary said 10 feet should be adequate. The transformer will also need to be a minimum of 3 feet from

curbs and like I said I will work with your future electrician on where we will place it. We reserve the right to require bollards, things have a way of changing through a project.

- We provide the conduit and you will provide the trenching, backfill, staking and grades.
- Gary handed out Canby Utility's scope of work and it informs you of what our requirements will be.

NW NATURAL, Boe Teasdale

- It was asked if they wanted gas and the answer was no.
- Tracy asked if there was a gas line already in the right-of-way or in Berg Parkway. William said we will super insulate the restroom and the sprinkler valve room and put a cadet heater in each one of the bathrooms and that will be all you will need. Boe stated the Industrial Seating Building is a problem because of the very close proximity to our gas line. It is 3 feet away from our 6 inch poly and you need to show our line on the plans. Boe gave Michael a copy of a map of their details for Berg Parkway.

CANBY UTILITY, WATER DEPARTMENT, Doug Quan

- I see you have words marked for water on the plans, but does not tell me what you want done. Michael said he understood and asked if it was a 14 inch line and Doug said yes, it goes all the way to S Aspen Way and down to SW 13th Avenue making a looped system. Michael asked if there were any stubs or do we need to hot tap and Doug stated Canby Utility does the work, all you need to do is tell us what you want done and I will send you a cost sheet. Michael said they will be sprinkling the building and doing a double check detector with an FDC connection. Doug asked what size and Michael stated they have not gotten that far yet, but would let you know, we still need to talk to the fire department. I was hoping to put in a public fire hydrant and then have the line come into our private vault, to the water meter and double check and then to the building and Doug said the roadway is not public, but okay. Michael said they would put the fire hydrant in the 15 foot public utility easement and have bollards to protect the hydrant and Doug said you would definitely have bollards. Hassan asked if they have a turn-around for the fire department requirements since the road is over 150 feet. Michael said we have it designed in the proposed parking lot.
- Michael asked if they had fire flow data and Doug said not in this area, but I can tell you it is a pump system, it will ramp up with use and you might have a 2 to 5 minute delay to get back to static again and it is pumped out of the plant at 70 psi. What is the elevation in the area and Michael said 165 to 168 and Doug said it was the same elevation of the water drinking plant.
- Michael asked if they needed a separate meter for irrigation and Doug said you can take it off the domestic if you want. You would be paying sewer charges based on the meter sizes and if you decide to do an irrigation meter you will be charged for that also. Michael asked if they could come off the domestic with the double check and Doug said yes.

CITY OF CANBY, PLANNING DEPARTMENT, Bryan Brown

- Bryan handed out a memorandum for the proposed building site. It has the sections of code that apply to this project.

- We need to have a discussion on whether an easement needs to be required towards the north. What I see is a 15 foot access easement coming off of Berg Parkway and there is more pavement crossing the property boundary and the answer was yes. Bryan said you have a wide enough physical access, but not necessarily dedicated easement on the adjacent property. Michael said they overlap and there is a 15 foot wide public access easement and an ingress/egress easement and between the two there is 20 feet inside the property line. I did not know if you guys had some sort of rights on this side and we would like to know if there is an easement. Bryan said there are two issues I am worried about, one is the fire department wanting a 20 foot guaranteed access and two is having the building officials issuing a permit for the building if it is crossing a property boundary. Michael said it did not need to be done at this time, but they wanted to get it consolidated because in the future they want the option to either expand this building or may be build another building in this zone and this is what we are trying to set this up.
- Bryan said in the application you will need to define a development area, which is your paved edges because there will be landscaping requirements and since you are not developing the entire property it does not make sense for us to apply it to the entire property. All of this area will not be able to be counted in the 15% of the landscape requirement. Bryan asked if they had removed the row of trees and Tracy said they need to put up a fence near the sidewalk along Berg Parkway before they take the trees down. Michael said the 15% landscape requirements need to be in the development area and this is not in that area. In the future it could potentially be a problem for landscape requirements and we need to look at the entire property site. Bryan said we can look at it and I will decide if this will work on getting the entire site landscaped. If this is going to be primarily truck traffic then you are not subjected to the 15% of your paved area to have landscaping as part of it and you can see it in the code, you might be able to exclude yourself from it. If you can find something by your office entrance and place the landscaping it would be the only other consideration.
- We will calculate the SDC's and at some point before you come in for a building permit, we just need the size of the water meter.
- Michael asked about the traffic study and Bryan stated what we will need to do is a traffic generation letter and it will need to be recorded and I am hopeful it will be all that is necessary. Our traffic engineers (DKS) will make the call and the process for this starts with a \$500 deposit. DKS will analyze what kind of traffic study should be completed and once they determine what needs to be done we can discuss if more money is needed at that point. Michael asked how long does this process take and Bryan said it takes a couple of weeks to get the scope done. Michael asked if they could have someone else do the scope and Bryan said you have that option, but the city requires the scope read by our engineers. Just for your information you should get this scope done as soon as possible so you are not held up waiting for it. Tracy asked what he needed to do for this scope and Bryan said if you write a letter on how you think the truck traffic will not impact the area.
- Michael asked about the Design Review mailing labels and we are most interested in getting into the Design Review phase as quickly as possible. Is this something the city does and Bryan state no, you do it because we do not have any source of ownership. You can go

through a title company or Clackamas County and we ask you to supply us with an Excel spreadsheet of those addresses.

- Michael wanted to know if they needed to do a neighborhood meeting and Bryan stated in this particular situation I will waive it.
- Michael asked if it is a Type III application and the answer was yes. Michael asked what the cost would be for a Type III application and Bryan said as soon as I have all the information I will let you know the cost.



**EXHIBIT I – RECORDED DEED/LAND SALES
CONTRACT**



OWNERSHIP INFORMATION

Owner	: Tracy/Melody Boyce LLC	Ref Parcel Number	: 41E04B 00901
Co Owner	:	Parcel Number	: 00999600
Site Address	: 1178 SW Berg Pkwy Canby 97013	T: 04S R: 01E S: 04 Q: NW QQ:	
Mail Address	: 3027 SW Turner Rd West Linn Or 97068	County	: Clackamas (OR)
Taxpayer	: Kahut Jerald A	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 229.06 Block: 1
Improvement Type : 790 Miscellaneous Industrial
Subdivision/Plat :
Neighborhood : Area 03 Industrial Canby
Land Use : 300 Vacant, Industrial Land
Legal : TOWNSHIP 4S RANGE 1E SECTION 04
 : QUARTER B TAX LOT 00901
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$121,760
Mkt Structure :
Mkt Total : \$121,760
% Improved :
14-15 Taxes : \$1,450.01
Exempt Amount :
Exempt Type :
Levy Code : 086042
Millage Rate : 17.0573
M50AssdValue : \$85,008

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: 1.02
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 44,468
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	: 1981
Heat Type	:	Upper Total SF	:	School Dist	: 086
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Tracy;Melody Boyce LLC	:05/15/2015	15 028417	:\$160,000	:Warranty	:	:
:Kahut Jerald A Trustee	:07/09/2004	04-064794	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



After recording return to:
Tracy & Melody Boyce, LLC
3027 SW Turner Road
West Linn, OR 97068

Until a change is requested all tax
statements shall be sent to the
following address:

Tracy & Melody Boyce, LLC
3027 SW Turner Road
West Linn, OR 97068

File No.: 7072-2417034 (DJH)
Date: April 01, 2015

THIS SPACE RESERVED FOR RECORDER'S USE	
Clackamas County Official Records Sherry Hall, County Clerk	2015-028417
	05/15/2015 09:22:26 AM
D-D Cnt=1 Stn=8 CINDY	
\$20.00 \$16.00 \$10.00 \$22.00	\$68.00

2417034-SS
FIRST AMERICAN

STATUTORY WARRANTY DEED

Fred A. Kahut and Nancy M. Kahut, as tenants by the entirety as to an undivided one half interest and Jerald A. Kahut and Kathleen M. Kahut, Trustees, or their successors in trust, under the Kahut Living Trust, dated December 10, 2002 and any amendments thereto as to an undivided one half interest, Grantor, conveys and warrants to Tracy & Melody Boyce, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$160,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 14th day of May, 2015.

Fred A. Kahut
Fred A. Kahut

Nancy M. Kahut
Nancy M. Kahut

The Kahut Living Trust, dated December 10, 2002 and any amendments thereto as to an undivided one half interest

Jerald A. Kahut
Jerald A. Kahut, Trustee

Kathleen M. Kahut
Kathleen M. Kahut, Trustee

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 14th day of May, 2015
by **Fred A. Kahut and Nancy M. Kahut.**

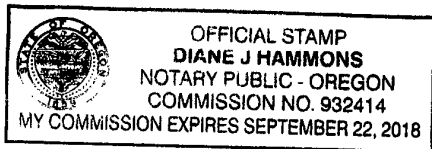


Diane J Hammons

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 14th day of May, 2015
by Jerald A. Kahut and Kathleen M. Kahut as Trustees of The Kahut Living Trust, dated December 10, 2002, on behalf of the Trust.



Diane J Hammons

Notary Public for Oregon
My commission expires:

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

PARCEL I:

A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 4 AND THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, IN CLACKAMAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF L.D. CROSS D.L.C. WHICH IS 679.8 FEET WEST OF THE SOUTHEAST CORNER OF THE LUCIUS A. SEELEY D.L.C.; THENCE SOUTH 874.5 FEET; THENCE NORTH, 89°57'48" EAST, 250.72 FEET; THENCE SOUTH 0°03' EAST, 286.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 03' EAST, 302.51 FEET TO AN IRON PIPE AT THE EDGE OF A BLUFF; THENCE ALONG THE EDGE OF SAID BLUFF NORTH 67°22'48" WEST, 142.48 FEET; THENCE NORTH 63°02'22" WEST, 132.21 FEET; THENCE NORTH 76°19'16" WEST, 96.08 FEET; THENCE NORTH 76°47' WEST, 147.70 FEET; THENCE NORTH 71°33' WEST, 57.93 FEET; THENCE NORTH 25°27'12" WEST, 144.21 FEET; THENCE LEAVING THE ABOVE SAID EDGE OF THE BLUFF NORTH 47°22'30" EAST, 20.37 FEET TO A POINT; THENCE SOUTH 43°22'40" EAST, 60.0 FEET; THENCE SOUTH 63°51'30" EAST, 84.66 FEET; THENCE NORTH 73°12'30" EAST, 66.12 FEET; THENCE NORTH 87°39'30" EAST, 157.0 FEET THENCE NORTH 84°27'40" EAST, 251.97 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EXISTING ROADWAY AS DESCRIBED IN DEED RECORDED JULY 30, 1959 IN BOOK 607, PAGE 797, CLACKAMAS COUNTY DEED RECORDS.

SAVE AND EXCEPT THAT PORTION CONVEYED THROUGH THE DEDICATION DEED RECORDED FEBRUARY 07, 2007 AS FEE NO. 2007 010836 FOR PUBLIC ROAD PURPOSE.

NOTE: This Legal Description was created prior to January 01, 2008.



OWNERSHIP INFORMATION

Owner	: Tracy/Melody Boyce LLC	Ref Parcel Number	: 41E04B 00903
Co Owner	:	Parcel Number	: 05022662
Site Address	: *no Site Address*	T: 04S	R: 01E S: 04 Q: NW QQ:
Mail Address	: 3027 SW Turner Rd West Linn Or 97068	County	: Clackamas (OR)
Taxpayer	: Soles Carl A Jr & Judith I	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid	:	
Census Tract	:	Block:
Improvement Type	:	*unknown Improvement Code*
Subdivision/Plat	:	
Neighborhood	:	Area 03 Industrial Canby
Land Use	:	300 Vacant, Industrial Land
Legal	:	PARTITION PLAT 2009-050 PARCEL 4
	:	
	:	

ASSESSMENT AND TAX INFORMATION

Mkt Land	:	\$128,860
Mkt Structure	:	
Mkt Total	:	\$128,860
% Improved	:	
14-15 Taxes	:	\$1,920.67
Exempt Amount	:	
Exempt Type	:	
Levy Code	:	086002
Millage Rate	:	17.0573
M50AssdValue	:	\$112,601

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: 1.11
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 48,464
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 086
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Tracy,Melody Boyce LLC	:05/15/2015	15 028403	:\$240,000	:Warranty	:	:
:Soles Carl A Jr & Judith I	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

HA

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-01

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Carl A. Soles, Jr. and Judith I. Soles

Grantor,
conveys and warrants to Carl A. Soles, Jr. and Judith I. Soles

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Clackamas County, Oregon, to-wit:

- 1. PARTITION PLAT NO. 1996-56 PARCEL 1
- 2. PARTITION PLAT NO. 1996-56 PARCEL 2
- 3. PARTITION PLAT NO. 1996-56 PARCEL A WHICH PARCEL A IS DEDICATED TO THE CITY OF CANBY ON SAID PARTITION PLAT 1996-56, WHICH DEDICATION IS HEREBY CONFIRMED.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except MATTERS OF RECORD.

*Required as a condition of Partition Plat 1996-56

The true consideration for this conveyance is \$ 9 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of February, 1997

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30930.

Carl A. Soles Jr.
Judith I. Soles

STATE OF OREGON, County of Clackamas ss.

This instrument was acknowledged before me on February 4, 1997,

by Regina L. Gettman, Carl A. Soles Jr. & Judith I. Soles

Regina L. Gettman
Notary Public for Oregon
My commission expires 11-11-2000



WARRANTY DEED

Carl A. Soles, Jr. & Judith I. Soles
22991 S. Central Pt. Rd Canby, Or 97013
GRANTEE

After recording return to:

Carl A. Soles, Jr. & Judith I. Soles
22991 S. Central Pt. Rd.
Canby, Or. 97013

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Carl A. Soles, Jr. & Judith I. Soles
22991 S. Central Pt. Rd.
Canby, Or. 97013

NAME, ADDRESS, ZIP

STATE OF OREGON,

County 97-008597 ss.

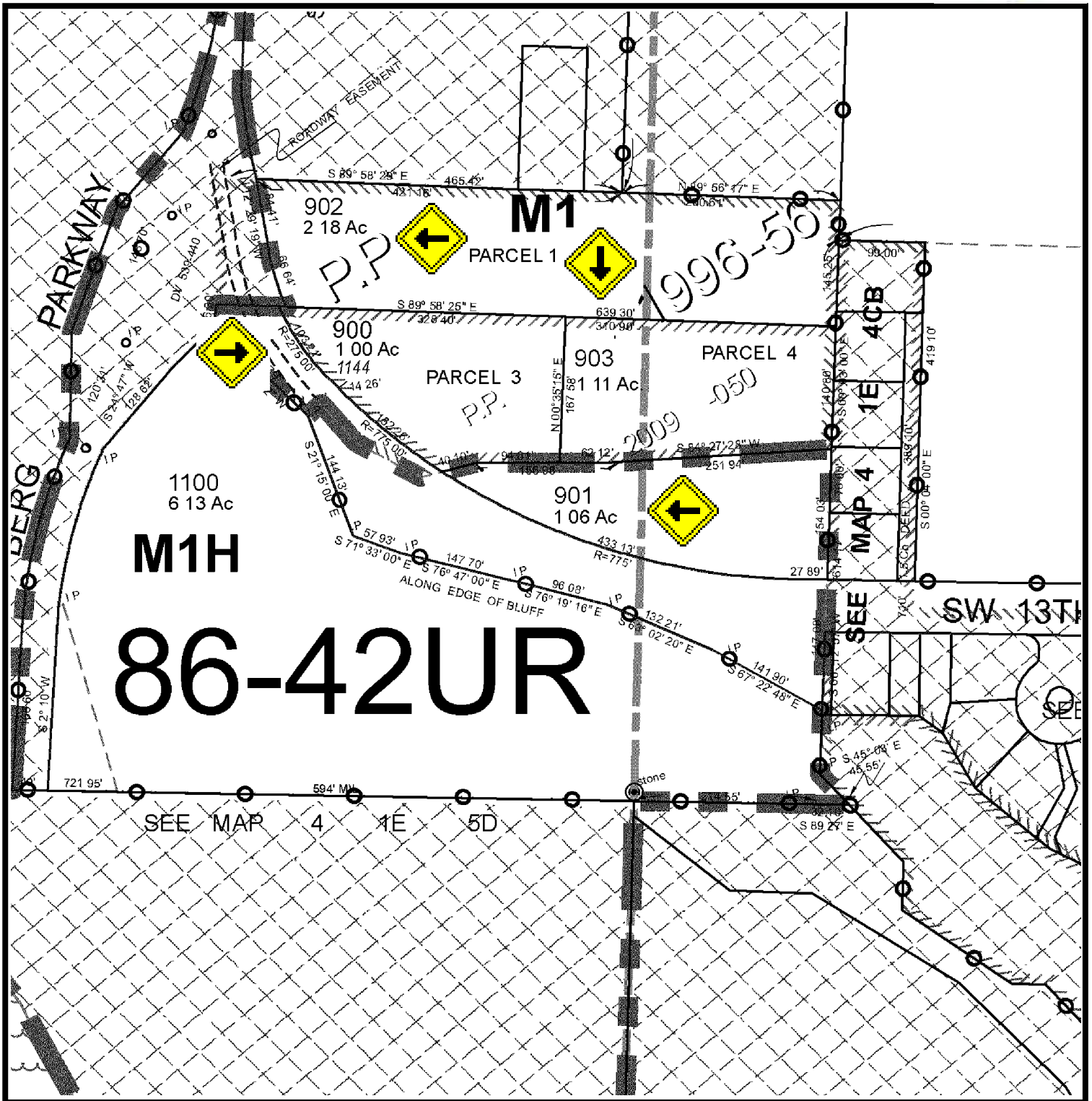
I certify that the within instrument was received for record on the day of _____, 19____,

and recorded
STATE OF OREGON 97-008597
CLACKAMAS COUNTY
Received and placed in the public records of Clackamas County
RECEIPT# AND FEE: 49148 \$5.00
DATE AND TIME: 02/04/97 04:02 PM
JOHN KAUFFMAN, COUNTY CLERK

SPACE RESERVED FOR RECORDER'S USE

NAME

By _____



First American
Title Company of Oregon

Customer Service Department
 121 SW Morrison Street Suite 300 Portland, OR 97204
 Phone: 503.219.TRIO (8746) Fax: 503.790.7872
 Email: cs.portland@firstam.com

Laney Fouse

From: Curt McLeod <cjm@curran-mcleod.com>
Sent: Monday, August 10, 2015 4:43 PM
To: Laney Fouse
Cc: Hassan Ibrahim
Subject: OBC Design Review DR 15-03

Hi Laney, We have no further comments to add into the staff report for the OBC expansion. Our comments were addressed at the Pre-application meeting in June. Thanks

Curt McLeod P.E.
CURRAN-McLEOD, INC.
6655 S.W. Hampton Street, Suite 210
Portland, Oregon 97223
T: (503) 684-3478
F: (503) 624-8247
C: (503) 475-0431
email: cjm@curran-mcleod.com

CITY OF CANBY –COMMENT FORM

If you are unable to attend the Public Hearing, you may submit written comments on this form or in a letter addressing the Planning Commission. Please send comments to the City of Canby Planning Department:

By mail: Planning Department, PO Box 930, Canby, OR 97013
In person: Planning Department at 111 NW Second Street
E-mail: eplingd@ci.canby.or.us

RECEIVED
AUG 13 2015
CITY OF CANBY

Written comments to be included in the Planning Commission's meeting packet are due by Noon on Tuesday, August 11, 2015. Written comments can also be submitted up to the time of the Public Hearing on Monday, August 24, 2015 and may also be delivered in person to the Planning Commission during the Public Hearing on August 24, 2015 at 7 pm in the City Council Chambers, 155 NW 2nd Avenue.

Application: Site & Design Review – DR 15-03 OBC Northwest

COMMENTS:

my concerns as a resident on Aspen way are the following:

- #1 location of warehouse - how close to my home will it be?
I am concerned about noise levels. I would prefer the parking lot on the backside of my home as to a warehouse.
- #2 A retaining wall to replace the chain link fence
as the ground is higher/lower
- #3 Addressing the blackberry vines that keep growing on my fence.

I understand it is your property to do what you wish but would really appreciate consideration to my concerns which I feel may effect my property values

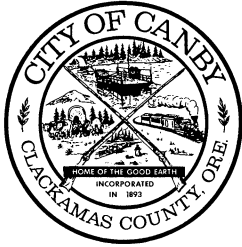
Thanks, Chris Faulhaber

YOUR NAME: Chris Faulhaber
EMAIL: froghopperoi@live.com
ORGANIZATION or BUSINESS (if any):
ADDRESS: 1201 S Aspen way, Canby OR 97013
PHONE # (optional):
DATE: 8/10/15

Thank you!

ps - just a suggestion! allowing parking lot use on weekends for people attending games at the school would be very nice :)

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

**A REQUEST FOR SITE AND DESIGN)
REVIEW AND CONDITIONAL USE)
PERMIT FOR A WAREHOUSE)
AT 1178/1158 SW BERG PARKWAY)**

**FINDINGS, CONCLUSION & FINAL ORDER
DR 15-03
OBC NORTHWEST - BOYCE**

NATURE OF THE APPLICATION

The Applicant has sought an approval for a Site and Design Review DR 15-03 for the construction of a new 15,000 square foot industrial warehouse building at 1178/1158 SW Berg Parkway otherwise described as Map and Tax Lot 41E04B00901 & 41E04B00903, City of Canby, Clackamas County, Oregon. The property is zoned M-1 Light Industrial and designated Light Industrial in the Canby Comprehensive Plan.

HEARINGS

The Planning Commission considered application DR 15-03 after the duly noticed hearing on August 24, 2015 during which the Planning Commission by a 5-0 vote approved DR 15-03. These findings are entered to document the specifics of the approval.

CRITERIA AND STANDARDS

In judging whether or not a Site and Design Review 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 & Design Review and other applicable code criteria and standards reviewed in the Staff Report dated August 14, 2015 and presented at the August 24, 2015 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 application (prior to and 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:

Commission Findings and Approval for Modifications of Standards

1. The Commission finds that the site design proposal is compatible with the intent of the design review standards set forth in the Ordinance.

CONCLUSION

In summary, the Planning Commission adopted the findings contained in the Staff Report along with the additional findings indicated above, concluded that the Site and Design Review application meets all applicable approval criteria, and recommended that File DR 15-03 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, and findings of the Planning Commission that the application will meet the requirements for Site and Design Review approval. Therefore, **IT IS ORDERED BY THE PLANNING COMMISSION** of the City of Canby that **DR 15-03** is approved, subject to the following conditions of approval:

CONDITIONS OF APPROVAL:

Conditions Unique to this Proposal

1. Prior to occupancy, sight distance at the new access point will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer.

Procedural Conditions

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

2. 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.
3. A Sediment and Erosion Control Permit will be required from the City prior to commencing site work.
4. 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.

5. Construction plans shall be designed and stamped by a Professional Engineer registered in the State of Oregon.

6. Clackamas County will provide structural, mechanical, grading, and review of Fire & Life Safety, Plumbing, and Electrical permits for this project.

7. The applicant shall submit a lighting plan to the Planning Department at the time of submitting a Site Plan Review Application for the building permit. The Lighting Plan shall meet criteria listed in Section 16.43.110.

8. SDC fees shall be assessed prior to issuance of a building permit.

I CERTIFY THAT THIS ORDER approving DR 15-03 OBC Northwest was presented to and **APPROVED** by the Planning Commission of the City of Canby.

DATED this 24th day of August, 2015

 John Savory
 Planning Commission Chair

 Bryan Brown
 Planning Director

 Laney Fouse, Attest
 Meeting Recorder

ORAL DECISION: August 24, 2015

<i>Name</i>	<i>Aye</i>	<i>No</i>	<i>Abstain</i>	<i>Absent</i>
<i>John Savory</i>				
<i>Shawn Hensley</i>				
<i>John Serlet</i>				
<i>Larry Boatright</i>				
<i>Kristene Rocha</i>				
<i>Tyler Smith</i>				
<i>Vacant</i>				

WRITTEN DECISION: August 24, 2015

<i>Name</i>	<i>Aye</i>	<i>No</i>	<i>Abstain</i>	<i>Absent</i>
<i>John Savory</i>				
<i>Shawn Hensley</i>				
<i>John Serlet</i>				
<i>Larry Boatright</i>				
<i>Kristene Rocha</i>				
<i>Tyler Smith</i>				
<i>Vacant</i>				