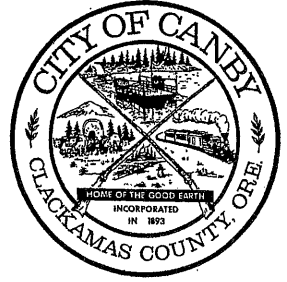


PLANNING COMMISSION AGENDA
September 12, 2005
6:00 PM Workshop – City Hall Conference Room
7:00 PM - Regular Meeting
City Council Chambers
155 NW 2nd Avenue



Workshop: Public Facilities and Services Plan

I. ROLL CALL

II. CITIZEN INPUT ON NON-AGENDA ITEMS

III. PUBLIC HEARINGS

MLP 05-10 (Bowers) The applicant is seeking approval to partition one 14,810 square foot parcel located at the southeast corner of N. Aspen St. and Knights Bridge Rd. into 2 separate tax lots. The northern parcel would contain approximately 7,640 sq. ft. The southern parcel would contain approximately 7,170 sq. ft.

DR 05-06 (Grigg) The applicant request approval to construct one 11,240 square foot industrial building in the Pioneer Industrial Park, on the north side of SE 4th Avenue, west of T & T Pallet and east of Shimadzu USA Manufacturing. The building would be the new home of W. W. Grigg, a manufacturer of fishing products.

IV. NEW BUSINESS

V. FINDINGS

Note: these are the final, written versions of previous oral decisions. No public testimony.

MLP 05-07/ZC 05-01 (Dream House Construction) **To be delivered later**

MLP 05-08 (Thomsen)

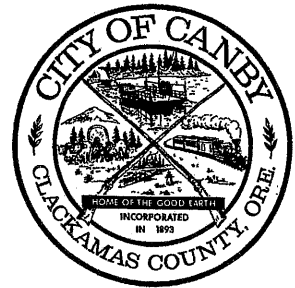
DR 05-04 (Pioneer Pump) **To be delivered later**

VI. MINUTES

VII. DIRECTORS REPORT

VIII. ADJOURNMENT

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Carla Ahl at 503-266-9404



- STAFF REPORT -

APPLICANT:

Iola H. Bowers
785 N. Aspen Drive
Canby, OR 97013

FILE NUMBER:

MLP 05-10
(Bowers)

OWNER:

Iola H. Bowers
785 N. Aspen Drive
Canby, OR 97013

STAFF:

Kevin C. Cook
Associate Planner

LEGAL DESCRIPTION:

Tax Map 3-1E-32DA, Tax Lot 10101

DATE OF REPORT:

August 29, 2005

LOCATION:

780 N. Aspen St. at the southeast corner of
N. Aspen St. & Knights Bridge Rd.

DATE OF HEARING:

September 12, 2005

COMPREHENSIVE PLAN DESIGNATION:

Low Density Residential

ZONING DESIGNATION:

R-1 Low Density Residential

I. APPLICANT'S REQUEST:

The applicant is seeking approval to partition one 14,810 square foot parcel into 2 separate tax lots. The northern parcel would contain approximately 7,640 sq. ft. The southern parcel would contain approximately 7,170 sq. ft. Under the R-1 zoning district, each parcel would be allowed to contain one single-family residence. The existing lot is currently vacant. The applicant proposes to provide access to the northern lot off of Knights Bridge Road and Access to the southern lot off of N. Aspen Street. The application meets current zoning and comprehensive plan designations of R-1 Low Density Residential.

II. APPLICABLE CRITERIA:

1. In judging whether a Minor Partition should be approved, the Planning Commission must consider the following standards and criteria (Ord. 16.60.030):
 - A. Conformance with the text and the applicable maps of the Comprehensive Plan;
 - B. Conformance with all other applicable requirements of the Land Development and Planning Ordinance;
 - C. The overall design and arrangement of parcels shall be functional and shall adequately provide building sites, utility easements, and access facilities deemed necessary for the development of the subject property without unduly hindering the use or development of adjacent properties;
 - D. No minor partitioning shall be allowed where the sole means of access is by private road, unless it is found that adequate assurance has been provided for year-round maintenance sufficient to allow for unhindered use by emergency vehicles, and unless it is found that the construction of a street to city standards is not necessary to insure safe and efficient access to the parcels;
 - E. It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed land division.
2. Other Applicable Criteria:
 - A. 16.10 Off-Street Parking and Loading
 - B. 16.20 R-1 High Density Residential Zone
 - C. 16.56 General Provisions (Land Division Regulations)
 - D. 16.60 Major or Minor Partitions
 - E. 16.64 Subdivisions - Design Standards

III. FINDINGS:

1. Location and Background

The subject property is located at the southeast corner of N. Aspen St. & Knights Bridge Rd. There are currently no structures or improvements on the parcel.

The R-1 zoning district would allow one single-family dwelling on each of the newly created lots. The applicant will be required to meet access and parking standards at the time of application for a building permit (Conditions #9 & #12). There are no existing sidewalks fronting the property on either N. Aspen or Knights Bridge. The applicant will

be required to meet development requirements set forth by the public works department (Condition #12). Neighboring properties are all zoned for R-1 Low Density Residential development.

2. Comprehensive Plan Consistency Analysis

LAND USE ELEMENT

GOAL: TO GUIDE THE DEVELOPMENT AND USES OF LAND SO THAT THEY ARE ORDERLY, EFFICIENT, AESTHETICALLY PLEASING AND SUITABLY RELATED TO ONE ANOTHER.

Applicable Policies:

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

Analysis: The proposed development of residential housing on the subject parcel is an approved use of the property and is compatible with surrounding uses.

Policy #2: Canby shall encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl.

Analysis: This application will permit the maximum use of the property. The applicant will be allowed to construct one single-family residence on each of the newly created lots as allowed in the R-1 Low Density Residential zoning district.

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

Analysis: A "Request for Comments" has been sent to all public facility and service providers (please see discussion under Public Services Element).

ENVIRONMENTAL CONCERNS ELEMENT

GOALS: TO PROTECT IDENTIFIED NATURAL AND HISTORICAL

RESOURCES.

TO PREVENT AIR, WATER, LAND, AND NOISE POLLUTION.

TO PROTECT LIVES AND PROPERTY FROM NATURAL HAZARDS.

The subject property is considered to be urbanized and has no known steep slopes, historic resources, expansive soils, or wetlands, and is not located in a flood plain. The proposed partition will not, in itself, generate pollution or affect scenic or aesthetic resources.

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

Analysis: *The proposed partition must meet any needed storm water management approvals from Oregon DEQ and Canby Public Works prior to issuance of building permits (see Condition #8).*

TRANSPORTATION ELEMENT

GOAL: TO DEVELOP AND MAINTAIN A TRANSPORTATION SYSTEM WHICH IS SAFE, CONVENIENT AND ECONOMICAL.

Applicable Policies:

Policy #1: Canby shall provide the necessary improvements to city streets...in an effort to keep pace with growth.

Analysis: *Existing street and utility improvements are sufficient to support development of the proposed partition. An approved curb cut and apron are required to provide drive access for both parcels. One street tree will be required on each street frontage; See Conditions 12 & 13.*

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

Analysis: *No sidewalks currently exist on either street frontage adjacent to the subject property. There are no*

sidewalks on abutting properties to the south and east. Sidewalks do exist along the northwest corner of the intersection. Both the Canby Public Works Dept. and the City Engineer recommend sidewalks along both street frontages and an ADA ramp is recommended by the City Engineer for the corner of the street intersection. Staff believes that the improvements are needed (Condition 14).

Policy #6: Canby shall continue in its efforts to assure that all new developments provide adequate access for emergency response vehicles and for the safety and convenience of the general public.

Analysis: *The Canby Police Department and Canby Fire District received notice of the proposed partition. Neither agency expressed concern with access to the site.*

PUBLIC FACILITIES AND SERVICES ELEMENT

GOAL: TO ASSURE THE PROVISION OF A FULL RANGE OF PUBLIC FACILITIES AND SERVICES TO MEET THE NEEDS OF THE RESIDENTS AND PROPERTY OWNERS OF CANBY.

Applicable Policies:

Policy #1: Canby shall work closely and cooperate with all entities and agencies providing public facilities and services.

Analysis: *The following agencies provided comment on the proposed partition:*

- **City Engineer:**
 1. *Construct sidewalk along the entire site frontage (Condition 14).*
 2. *Construct ADA ramp at the SE corner of the intersection of Knights Bridge Rd. and N. Aspen St. (Condition 12).*
- **City of Canby Public Works Dept.:**
 1. *When construction begins, all frontage improvements will be required (Conditions 12 & 14).*
 2. *Existing single sewer lateral to this lot may not be useable with (the new lot line). Two new sewer services will be required if existing cannot be used (Condition 11).*
 3. *No Driveways will be allowed onto Knights Bridge*

Road (Condition 15).

- **Canby Utility, Water:** *Water service would be from N. Aspen.*
- **Canby Utility, Electric:** *Equipment is in place to serve both of these parcels.*
- **Canby Telephone:** *...services will become available through development.*
- **Canby Disposal:** *Adequate public services are available.*
- **City Traffic Engineer:** *"The partition will generate only two trips during the peak hours, which is not sufficient to impact the Aspen Street/Knights Bridge Road intersection. However, to maintain adequate service on Knights Bridge Road, the driveways for each partition should be onto Aspen Street. While this location may place the northern driveway within the influence of the queue, access to Aspen Street is preferable to interrupting traffic on Knights Bridge Road." (See Condition 15).*

Neighborhood Comments:

No neighborhood comments were received.

CONCLUSION REGARDING CONSISTENCY WITH THE POLICIES OF THE CANBY COMPREHENSIVE PLAN:

Review of the goals, policies, and implementation measures of the Comprehensive Plan indicates that the proposed partition, with recommended conditions of approval, is consistent with Canby's Comprehensive Plan. Development of the parcels shall comply with applicable provisions of the City of Canby Land Development and Planning Ordinance, Building Codes, and other County and State regulations.

3. Evaluation Regarding Minor Land Partition Approval Criteria

- A. Conformance with the text and with the applicable maps of the Comprehensive Plan.
See discussion in part III.2, above.
- B. Conformance with all other requirements of the Land Development and Planning Ordinance.
With recommended conditions, the partition will comply with the requirements of the Land Development and Planning Ordinance, including lot sizes, frontage, access, and coverage requirements.

- C. The overall design and arrangement of parcels shall be functional and shall adequately provide building sites, utility easements, and access facilities deemed necessary for the development of the subject property without unduly hindering the use or development of adjacent properties.

With recommended conditions, the proposed partition will be functional and will provide building sites, necessary utility easements, and access facilities. Proposed parcels meet lot size and coverage requirements of the R-1 zone.

- D. No minor partitioning shall be allowed where the sole means of access is by private road, unless it is found that adequate assurance has been provided for year-round maintenance sufficient to allow for unhindered use by emergency vehicles, and unless it is found that the construction of a street to city standards is not necessary to insure safe and efficient access to the parcels.

No private roads will be created by this partition.

- E. It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed land division.

Public services and facilities are available to adequately meet the needs of this land division. See discussion in part III.2, above.

IV. CONCLUSION

1. Staff concludes that the partition request, with appropriate conditions, is considered to be in conformance with the Comprehensive Plan and the Municipal Code.
2. Staff concludes that, with appropriate conditions, the overall design and arrangement of the proposed parcels are functional; utility easements and access facilities necessary for development of the subject property can be provided without unduly hindering the use or development of adjacent properties.
3. No private roads will be created.
4. Staff concludes that all necessary public services will become available through the development of the property to adequately meet the needs of the proposed partition.

V. RECOMMENDATION

Based on the application and drawings submitted and based on the facts, findings and conclusions of this report, and without benefit of a public hearing, staff recommends that

the Planning Commission approve MLP 05-10 with the following conditions:

For the Final Plat:

1. A final partition plat illustrating the conditions of approval shall be submitted to the City Planner for review and approval. The final partition plat shall reference this land use application: *City of Canby File Number MLP 05-10*
2. The final partition plat shall be a surveyed plat map meeting all of the specifications required by the Clackamas County Surveyor. The partition map shall be recorded with the Clackamas County Surveyor and with the Clackamas County Clerk; a final copy of the signed and recorded map shall be provided to the Canby Planning Department upon completion.
3. A new deed and legal description for the proposed parcels shall be prepared and recorded with the Clackamas County Clerk. A copy of the new deeds shall be provided to the Canby Planning Department.
4. All monumentation and recording fees shall be borne by the applicant.
5. Twelve (12) foot utility easements shall be provided along street lot lines. Ten (10) foot utility easements shall be provided along non-street exterior lot lines unless adjacent lots have recorded utility easements of four (4) or more feet, in which case the non-street exterior lot lines shall have six (6) foot utility easements. All interior lot lines shall have six (6) foot utility easements. An easement in favor of proposed lot 3 for the purpose of retaining existing sewer line access shall be recorded over any new lots where the sewer line servicing the existing residence is found to exist.

Notes:

6. The final plat must be recorded with the Clackamas County Surveyor within one (1) year of the preliminary plat approval in accordance with Canby Ordinance 16.60.060. Mylar copies of the final plat must be signed by the City Planning Director prior to recording the plat with Clackamas County.
7. House numbers shall be visible from the street but numbers painted on the curb shall not be the primary method of meeting this requirement.

Prior to Construction:

8. If required, a DEQ stormwater permit shall be obtained from the State of Oregon prior to issuance of a building permit. An acceptable stormwater system plan shall be

approved by the Canby Public Works Department.

9. Prior to permit, the applicant shall demonstrate compliance with offstreet parking requirements as listed in Chapter 16.10 of the CMC.

During Construction:

10. The applicant is responsible for all costs associated with the relocation of utilities.
11. Any new sewer main and/or new laterals shall be installed by the applicant at the time of development. Location and construction of the sewer main and/or laterals shall be approved by the Public Works Supervisor *prior to excavation*.
12. The applicant shall construct an approved curb cut, approach apron and sidewalk ramps at each drive entrance to the parcels. Access improvements shall be inspected and approved by Canby Public Works prior to installation.
13. The applicant shall plant a minimum of one street tree per street frontage for each lot. Street trees shall be placed 11' behind the back of sidewalk.
14. A five (5) foot sidewalk inclusive of curb shall be constructed for the full frontage of the parent parcel along N. Aspen St. and Knights Bridge Rd. Where mailboxes, fire hydrants or other obstructions are located at the curb, sidewalks shall swing away from the curb in order to remain unobstructed for a full five-foot width. An ADA ramp shall be constructed at the southeast corner of the intersection of Knights Bridge Rd. and N. Aspen St.
15. Access for both lots shall be off of N. Aspen St. No access shall be permitted off of Knights Bridge Road.

Exhibits:

1. Applicant's Packet (narrative and proposed partition plan)
2. Responses to the Request for Comments

MINOR LAND PARTITION APPLICATION

FEE \$1,280
PROCESS TYPE III

OWNER

APPLICANT*

Name IOLA H. BOWERS

Name SAME

Address 785 N. ASPEN

Address _____

City CANBY State OR Zip 97013

City _____ State _____ Zip _____

OWNER'S SIGNATURE Iola H Bowers PHONE 503-263-4590

DESCRIPTION OF PROPERTY:

Address 2 Lots ACROSS St. FROM 785 N. ASPEN

Tax Map _____ Tax Lot(s) 10101 Lot Size 14,810
(Acres/Sq Ft.)

PROPERTY OWNER LIST

Attach a list of the names and addresses of the owners of properties located within 200 feet of the subject property (if the address of the property owner is different from the situs, a label for the situs must also be prepared and addressed to "Occupant"). Lists of property owners may be obtained from any title insurance company or from the County Assessor. If the property ownership list is incomplete, this may be cause for postponing the hearing. The names and addresses are to be typed onto an 8-1/2" x 11" sheet of mailing labels (1" x 2-5/8"), just as you would address an envelope.

Existing Use BARE LAND

Proposed Use BUILDING SITE

Existing Structures NONE

ZONING R-1 COMPREHENSIVE PLAN DESIGNATION _____

PREVIOUS ACTION (If Any) _____

FOR CITY USE ONLY

File # MLP 05-10

Date Received 8-1-05 By KCC

Completeness Date _____

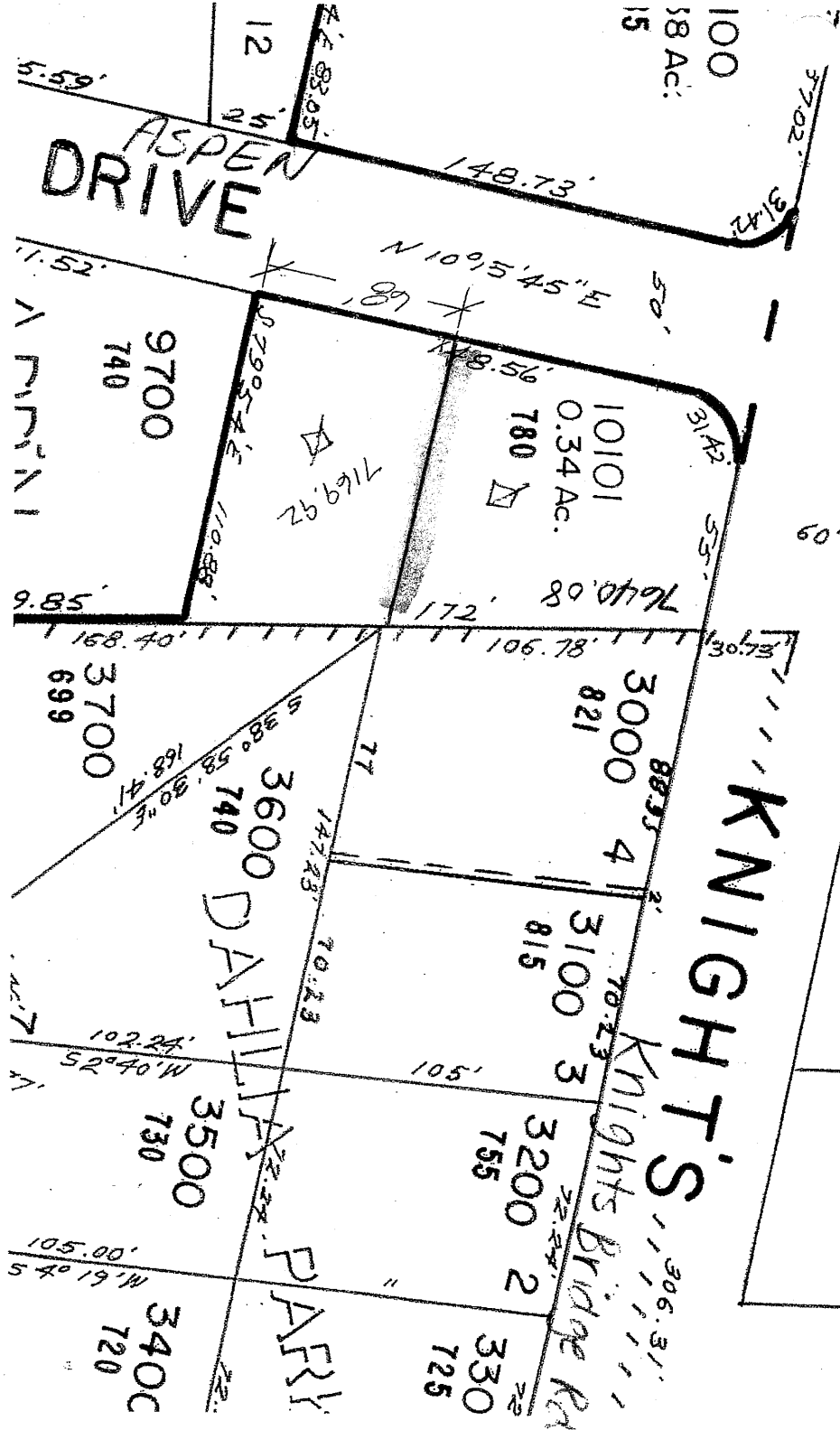
Pre-App Meeting _____

*If the applicant is not the property owner, they must attach documentary evidence of their authority to act as agent in making application.

August 1, 2005

To whom it may concern:

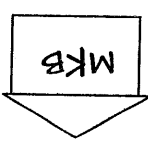
I propose to divide tax lot 10101 into 2 new tax lots. Tax lot 10101 is zoned R-1. 16.16.030 Development standards of the Land Development & Planning Ordinance states minimum lot area to be no less than 7000 square feet and no more than 10,000 square feet. Since each lot will be over 7000 and less than 10000 it meets this criteria. Section C asks for minimum width and frontage to be sixty (60) feet and this division meets that criteria as well. I am not providing a traffic impact analysis because only one access per lot will be to the street (A), only 1 home proposed for each site (B), and will be single family residential dwellings (C and D). There are no existing buildings on this site. There are no forested areas, wetlands or other significant natural features. Applicant is not a corporation and site is not located in an area designed by the Hazard Overlay Zone. No easements were found but applicant willing to work with city for necessary easements.



Scale 60=1

PROPOSED

EXISTING



Mark Kraxberger Builder
PO Box 876
Canby, Oregon
97013

Tentative map prepared:

Owner: Iola H. Bowers
785 N Aspen
Canby OR 97013

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-9404

FAX 266-1574

DATE: August 22, 2005

TO:

☐ FIRE	☐ CANBY POST OFFICE
☐ POLICE	☐ CLACKAMAS COUNTY ASSESSOR
☐ PUBLIC WORKS	☐ CLACKAMAS COUNTY 911
☐ CANBY ELECTRIC	☐ CLACKAMAS COUNTY TRANSPORTATION
☐ CANBY WATER	☐ TRAFFIC SAFETY COMMITTEE
☐ WWTP	☐ CLACKAMAS COUNTY
☐ CITY ENGINEER	☐ CANBY SCHOOL DISTRICT
☐ CTA	☐ OREGON DEPT. TRANSPORTATION
☐ NW NATURAL	☐ ODOT/REGION 1/DIST 2B
☐ WILLAMETTE BROADBAND	☐ STATE OF OREGON/REVENUE
☐ CANBY DISPOSAL	☐ CANBY BUSINESS REVITALIZATION
☐ CITY ATTORNEY	☐ PARKS AND RECREATION
☐ BIKE AND PEDESTRIAN COMM	☐ CITY TRANSPORTATION ENGINEER
☐ PGE	☐ OTHER _____

The City has received **MLP 05-10 (Bowers – N Aspen)**, an application from Iola Bowers requesting a minor land partition to divide Tax Lot 10101 into 2 new tax lots. The property is zoned R-1 (Low Density). The property is located at 785 N Aspen, at the Southeast corner of N Aspen Drive and Knights Bridge Road

Please review the enclosed application and return comments to **Kevin Cook** by **Wednesday, August 30, 2005**. Please indicate any conditions of approval you wish the Commission to consider. Thank you.

Comments or Proposed Conditions:

MLP 05-10 - OKAY
Conditions - when Construction Begins all Frontage Improvement
will be Required. Existing Single Sewer Lateral to this
lot may not be useable with Lot Line Adjustments. Two
new Sewer Service's will be Required if Existing cannot be used.
No driveways will be Allowed onto Knights Bridge Road

Please check one box and sign below:

- ☐ Adequate Public Services (of your agency) are available
- ☒ Adequate Public Services will become available through the development
- ☐ Conditions are needed, as indicated
- ☐ Adequate public services are not available and will not become available

Signature: Roy Kester **Date:** 24 Aug 05

Title: P.W. Supervisor **Agency:** City of Canby

CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS

RECEIVED

AUG 24 2005

P.O. Box 930, Canby, OR 97013

[503] 266-9404 FAX 266-1574
CURRAN-MCLEOD

DATE: August 22, 2005

- TO:
- | | |
|---|--|
| ☐ FIRE | ☐ CANBY POST OFFICE |
| ☐ POLICE | ☐ CLACKAMAS COUNTY ASSESSOR |
| ☐ PUBLIC WORKS | ☐ CLACKAMAS COUNTY 911 |
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The City has received **MLP 05-10 (Bowers – N Aspen)**, an application from Iola Bowers requesting a minor land partition to divide Tax Lot 10101 into 2 new tax lots. The property is zoned R-1 (Low Density). The property is located at 785 N Aspen, at the Southeast corner of N Aspen Drive and Knights Bridge Road

Please review the enclosed application and return comments to **Kevin Cook** by **Wednesday, August 30, 2005**. Please indicate any conditions of approval you wish the Commission to consider. Thank you.

Comments or Proposed Conditions:

- ① Construct Sidewalk along the entire site frontage.
- ② Construct ADA ramp at the SE corner of the intersection of Knights Bridge Rd and N Aspen st.

Please check one box and sign below:

- ☒ Adequate Public Services (of your agency) are available
- ☐ Adequate Public Services will become available through the development
- ☐ Conditions are needed, as indicated
- ☐ Adequate public services are not available and will not become available

Signature: Han Ibrahim Date: August 25, 2005

Title: Project Engineer Agency: Curran McLeod, Inc

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

[503] 266-9404

FAX 266-1574

P.O. Box 930, Canby, OR 97013

DATE: August 22, 2005

- TO:
- | | |
|---|--|
| ☐ FIRE | ☐ CANBY POST OFFICE |
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| ☐ PGE | ☐ OTHER _____ |

The City has received MLP 05-10 (Bowers - N Aspen), an application from Iola Bowers requesting a minor land partition to divide Tax Lot 10101 into 2 new tax lots. The property is zoned R-1 (Low Density). The property is located at 785 N Aspen, at the Southeast corner of N Aspen Drive and Knights Bridge Road

Please review the enclosed application and return comments to Kevin Cook by Wednesday, August 30, 2005. Please indicate any conditions of approval you wish the Commission to consider. Thank you.

Comments or Proposed Conditions:

Water Service would be from N. Aspen Dr.
 MAIN to meter $\rightarrow \$725^{00} \times 2 = \1450^{00} (5/8 x 3/4 Meter)
 S.D.C.'s $\rightarrow \$2630^{00} \times 2 = \5260^{00} (5/8 x 3/4 Meter)
 \$ 6710.00

Please check one box and sign below:

- ☒ Adequate Public Services (of your agency) are available
- ☐ Adequate Public Services will become available through the development
- ☐ Conditions are needed, as indicated
- ☐ Adequate public services are not available and will not become available

Signature: Patrick J. Smith Date: 8/26/05

Title: Water Dept Foreman Agency: Canby Utility

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

[503] 266-9404

FAX 266-1574

P.O. Box 930, Canby, OR 97013

DATE: August 22, 2005

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- | | |
|---|--|
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The City has received **MLP 05-10 (Bowers – N Aspen)**, an application from Iola Bowers requesting a minor land partition to divide Tax Lot 10101 into 2 new tax lots. The property is zoned R-1 (Low Density). The property is located at 785 N Aspen, at the Southeast corner of N Aspen Drive and Knights Bridge Road

Please review the enclosed application and return comments to **Kevin Cook** by **Wednesday, August 30, 2005**. Please indicate any conditions of approval you wish the Commission to consider. Thank you.

Comments or Proposed Conditions:

Equipment is in place to serve both of these parcels

Please check one box and sign below:

- ☒ Adequate Public Services (of your agency) are available
- ☒ Adequate Public Services will become available through the development
- ☐ Conditions are needed, as indicated
- ☐ Adequate public services are not available and will not become available

Signature: *Ely Hochwell*Date: 8-29-05Title: Line ForemanAgency: Canby Utility Elect.

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-9404

FAX 266-1574

DATE: August 22, 2005

- TO:
- | | |
|---|--|
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| ☐ BIKE AND PEDESTRIAN COMM | ☐ CITY TRANSPORTATION ENGINEER |
| ☐ PGE | ☐ OTHER _____ |

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Please review the enclosed application and return comments to **Kevin Cook** by **Wednesday, August 30, 2005**. Please indicate any conditions of approval you wish the Commission to consider. Thank you.

Comments or Proposed Conditions:

Please check one box and sign below:

- ☐ Adequate Public Services (of your agency) are available
- ☒ Adequate Public Services will become available through the development
- ☐ Conditions are needed, as indicated
- ☐ Adequate public services are not available and will not become available

Signature: _____

Date: 8-29-05Title: ASSOCIATE ENG.Agency: CTA

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-9404

FAX 266-1574

DATE: August 22, 2005

- TO:**
- | | |
|---|--|
| ☐ FIRE | ☐ CANBY POST OFFICE |
| ☐ POLICE | ☐ CLACKAMAS COUNTY ASSESSOR |
| ☐ PUBLIC WORKS | ☐ CLACKAMAS COUNTY 911 |
| ☐ CANBY ELECTRIC | ☐ CLACKAMAS COUNTY TRANSPORTATION |
| ☐ CANBY WATER | ☐ TRAFFIC SAFETY COMMITTEE |
| ☐ WWTP | ☐ CLACKAMAS COUNTY |
| ☐ CITY ENGINEER | ☐ CANBY SCHOOL DISTRICT |
| ☐ CTA | ☐ OREGON DEPT. TRANSPORTATION |
| ☐ NW NATURAL | ☐ ODOT/REGION 1/DIST 2B |
| ☐ WILLAMETTE BROADBAND | ☐ STATE OF OREGON/REVENUE |
| ☐ CANBY DISPOSAL | ☐ CANBY BUSINESS REVITALIZATION |
| ☐ CITY ATTORNEY | ☐ PARKS AND RECREATION |
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Signature: Steve A. Vahut **Date:** 8-24-05

Title: President **Agency:** Canby Disposal



MEMORANDUM

To: Kevin Cook
From: Catriona Sumrain, Lancaster Engineering *CS*
Date: August 25, 2005
Subject: MLP 05-10 Partition

The partition will generate only two trips during the peak hours, which is not sufficient to impact the Aspen Street/Knights Bridge Road intersection. However, to maintain adequate service on Knights Bridge Road, the driveways for each partition should be onto Aspen Street. While this location may place the northern driveway within the influence of the queue, access to Aspen Street is preferable to interrupting traffic on Knights Bridge Road.

CS

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-9404

FAX 266-1574

DATE: August 22, 2005

TO:

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Signature:  **Date:** 25 AUGUST 2005

Title: ENGINEERING TECHNICIAN **Agency:** LANCASTER ENGINEERING

CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

RECEIVED
AUG 25 2005
[503] 266-9404 FAX 266-1574
CITY OF CANBY

DATE: August 22, 2005

- TO:
- | | |
|---|--|
| ☐ FIRE | ☐ CANBY POST OFFICE |
| ☐ POLICE | ☐ CLACKAMAS COUNTY ASSESSOR |
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Signature: *Jimmy Wedgworth* Date: *8/25/05*

Title: *Supervisor, Customer Service* Agency: *USPS*

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-9404

FAX 266-1574

DATE: August 22, 2005

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**RECEIVED
SEP 06 2005
CITY OF CANBY**

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Comments or Proposed Conditions:

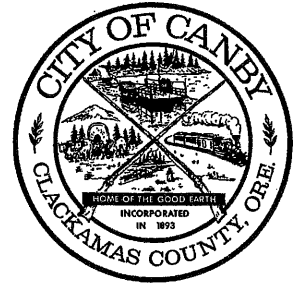
No traffic issues at this time

Please check one box and sign below:

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Signature: Maureen Elmore **Date:** 8-29-05

Title: Chairman **Agency:** Traffic Safety Comm.



- STAFF REPORT -

APPLICANT:

Grigg Property Management LLC
23115 Airport Road NE #9
Aurora, OR 97002

FILE NO.:

DR 05-06
(Grigg)

OWNER:

Same

STAFF:

John R. Williams
Comm. Dev. & Planning Director

LEGAL DESCRIPTION:

Tax Lot 1700 of Tax Map 3-1E-34

DATE OF REPORT:

September 2, 2005

LOCATION:

North side of SE 4th Avenue, west of T&T Pallet
and east of Shimadzu USA Manufacturing

DATE OF HEARING:

September 12, 2005

COMP. PLAN DESIGNATION:

M-1 (Light Industrial)
I-O (Industrial Area Overlay Zone)

ZONING DESIGNATION:

M-1 (Light Industrial)
I-O (Industrial Area Overlay Zone)

I. APPLICANT'S REQUEST:

The applicant requests approval to construct one 11,240 square foot industrial building in the Pioneer Industrial Park, on the north side of SE 4th Avenue. The building would be the new home of W.W. Grigg, a manufacturer of recreational fishing products. The building would contain warehouse and office space; most of the product is manufactured overseas.

II. APPLICABLE REGULATIONS

City of Canby General Ordinances:

- 16.32 M-1 Heavy Industrial Zone
- 16.35 Canby Industrial Area Overlay (I-O) Zone
- 16.42 Signs
- 16.49 Site and Design Review

III. MAJOR APPROVAL CRITERIA

16.49.040 Site and Design Review - Criteria and Standards

1. The Board shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following:

- A. 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
- B. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and
- C. 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.
- D. The Board shall, in making its determination of compliance with subsections B and C above, use the following matrix to determine "compatibility". An application is considered to be "compatible", in regards to subsections B and C above, if a minimum of 65 percent of the total possible number of points (not including bonuses) are accumulated for the whole development.
- E. It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed development.

2. The Board shall, in making its determination of compliance with the above requirements, be guided by the objectives and standards set forth in this section. If the site and design review plan includes utility facilities or public utility facility, then the City Planner shall determine whether those aspects of the proposed plan comply with applicable standards.

3. The Board shall, in making its determination of compliance with the requirements set forth, consider the effect of its action on the availability and cost of needed housing. The Board shall not use the requirements of this section to exclude needed housing types.

However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the requirements of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to achieve the purposes of this ordinance.

4. As part of the site and design review, the property owner may apply for approval to cut trees in addition to those allowed in Section 12.20.080 of the City Tree Ordinance. The granting or denial of said application will be based on the criteria in Chapter 12.20 of the City Tree Ordinance. The cutting of trees does not in and of itself constitute change in the appearance of the property which would necessitate application for site and design review.

** See Criteria Matrix below and Scoring in Section V.(B)(6)*

Parking	
<i>Criteria</i>	<i>Possible Scores</i>
Parking areas located to the side or rear of buildings as viewed from public right-of-way: <50% of parking spaces=0; 50%-75%=1; 100%=2.	0 1 2
Increase minimum interior parking lot landscape over the base 15%: 15%-18%=0; 18%-22%=1; >22%=2.	0 1 2
Increase the number of trees planted within buffers and/or within the parking area: 100%-105% of base requirement*=0; 105%-110% of base requirement=1; >110%=2. *The base requirement is determined based on total parking area/number of spaces, and parking setback perimeter, see Chapter 16.49.120.	0 1 2
Number of parking spaces (% of required minimum): >110%=0; 110%-105%=1; 105%-100%=2.	0 1 2
Minimum Acceptable Score	4 points

Transportation/Circulation	
<i>Criteria</i>	<i>Possible Scores</i>
Proposed local street alignments: street not proposed=0; street(s) proposed with some modifications to master plan=1; proposed street(s) approximate recommended alignments=2. Note: the planned parkway and collector streets are required elements, except as indicated by the Industrial Area Master Plan.	0 1 2
Design of all pedestrian ways (private, on-ste pathways): six feet wide, raised concrete with painted crosswalks (Astandard®)=0; standard with brick or similar pavers for pathways and crosswalks=1; greater than 6 feet wide (inclusive of curb) and use of brick or similar pavers for pathways and crosswalks=2.	0 1 2
Number of pedestrian connections between the street sidewalk and internal circulation system: one connection=0; two connections=1.	0 1

Minimum Acceptable Score (some provisions may not apply)	3 points
---	-----------------

Landscaping	
<i>Criteria</i>	<i>Possible Scores</i>
Trees installed at 3 inch caliper: <25% of trees=0; 25%-50%=1; 50%-100%=2.	0 1 2
Usable outdoor amenity provided with development (e.g., water features, plazas, seating areas, and similar features): no=0; yes=1; yes and public access provided (i.e., through an easement)=2.	0 1 2
Amount of grass or other plantings used for ground cover treatment: <75%=0; 75%-90%=1; 90%-100%=2.	0 1 2
Minimum Acceptable Score	3 points

Tree Retention, Open Space Conservation, and Trail Connections	
<i>Criteria</i>	<i>Possible Scores</i>
Preserves trees as recommended by arborist or City Planning Department: <50% of recommended trees preserved=0; 50%-75%=1; 75%-100%=2	0 1 2
Replaces trees that were recommended for retention: No=0; Yes=1. Mitigation based on reasonable tree replacement ratio.	0 1
When site includes designated open space, park or trail connection: proposal does not dedicate or establish easement for designated open space/park or trail connection=0; dedicated or establishes easement=1; dedicated land/right-of-way and constructs improvements=2.	0 1 2
Minimum Acceptable Score (some provisions may not apply)	3 points

Building Appearance and Orientation	
<i>Criteria</i>	<i>Possible Scores</i>
Building orientation at or near the street: parking or drive separates building from street=0; at least 20% of elevation within 5 feet of minimum setback=1; at least 20% of elevation is at minimum setback=2.	0 1 2
Building entrances visible from the street: no=0; yes=1.	0 1
Buildings use quality materials: concrete, wood, or wood siding=0; concrete masonry, stucco, or similar material=1; brick or similar appearance=2.	0 1 2

Articulation and/or detailing to break up large building surfaces and accentuate the building entrance(s): no=0; yes=2.	0	2
Minimum Acceptable Score	4 points	

V. FINDINGS:

A. Background and Relationships:

The subject parcel is part of a former large nursery property, which has recently been subdivided into industrial lots. Some nursery stock remains on the property, although the site is now served by road access and utilities as part of Canby's Pioneer Industrial Park development. All adjacent properties are zoned for industrial development with the exception of the city-owned Zion Memorial Cemetery.

The proposed development is in keeping with the city's economic development goals and will take advantage of infrastructure built by the Urban Renewal Agency in partnership with property owners. The development represents an important return on significant investment in the Industrial area. The applicant's proposal is in compliance with Canby's Municipal Code regarding Pioneer Industrial Park development and the Industrial Overlay (I-O) Zone.

B. Evaluation Regarding Site and Design Review Approval Criteria

1. Parking

The applicant intends to provide 17 full size parking spaces, as the code requires. Vehicle parking for employees is proposed to be constructed along the main driveway, while there will be several spots located closer to the building for other users.

Two roll-up doors of 14' height are proposed for loading areas, exceeding the code requirement. However, there is only 30' clear area in front of the doors, so loading will have to take place parallel to the building. The applicant has stated that their business consists of smaller parcels so no dock-height or direct loading areas are needed.

2. Transportation / Circulation

The site will have a single 32' driveway onto SE 4th Avenue surrounded by vision clearance areas with no landscaping. Sight distance is not a concern on this frontage, and no accesses will occur on the south side of the street since it is the city cemetery property.

Pedestrian access is proposed by means of a 5' concrete sidewalk from the street past the parking area to the main building. No crossings of the main drive are needed. Access to the site is adequate to serve the

subject parcel and surrounding development.

3. Tree Retention, Open Space Conservation and Trail Connections

Existing trees on the site are non-native nursery stock remaining from a former nursery operation and are not considered to fall under the tree preservation section of the matrix. The applicant does not propose to preserve nursery stock on the site. Street trees have not yet been planted on SE 4th Avenue; this project will be required to plant trees in conformance with our standards (condition 6).

The applicant does not propose any public open space although landscaped areas at the street frontage provide a certain amount of open space buffering of structures and parking lots. The subject property does not offer direct opportunities for connection to approved trails, except by the provision of sidewalks along the street frontage.

4. Landscaping

The site has no formal existing landscape but does contain ornamental plant material (nursery stock). The site plan calls for lawn areas with shrub material and several trees. Proposed landscaping is sufficient to meet Site and Design Review requirements. The applicant needs two points from the 3" caliper tree section to meet a minimum score, so Condition 6 requires at least 50% of the new trees to be a minimum 3" caliper.

Landscaping will be maintained by an automatic irrigation system. The applicant will be required to improve and irrigate the planter strip between the sidewalk and street as well (condition 10).

5. Building Appearance and Orientation

Building elevation drawings show 23' painted concrete tilt up walls with windows oriented to the street frontage. The building is located at the far back of the property, allowing for a potential future second building on the front. Building entrances are proposed on the side façade near the street side with additional entries on the east and west side. Building massing is alleviated in the office area by green glass windows. Colors will be provided to the Planning Commission at the hearing.

Building entrances will be lit by exterior-mounted lights. No lighting is shown in the parking areas, but condition 16 requires lighting in the parking lot.

No signs are proposed. Signage constructed within the next two years would have to be reviewed and approved by the Planning

Commission.

6. Compatibility

The proposed development is compatible with the Site and Design Review requirements for development in the M-1 Light Industrial zone and with the Industrial Overlay (I-O) zone.

** See Design Review Matrix above and scoring below.*

CRITERIA	PTS/ POSS	NOTES
Parking		
Location of parking	2/2	Parking at the side of buildings.
Parking lot landscaping	0/2	No extra landscaping in parking lot.
Parking lot trees	0/2	No extra trees.
Number of parking spaces	2/2	Provides 100% of required.
Minimum Score = 4 points	6	Minimum score exceeded
Transportation/Circulation		
Local street alignment	0/0	N/A.
Pedestrian access ways	1/2	No crosswalks needed.
Number of pedestrian connections	0/1	One connection.
Minimum Score = 3 points*	1	Recommend approval*
*only when all scores apply		
Tree Retention, Open Space Conservation and Trail Connections		
Trees preserved as recommended	0/0	N/A
Trees replaced as recommended	0/0	N/A
Dedication of open space/trails connections	0/0	N/A
Minimum Score = 3 points	0	Not applicable
Landscaping		
Tree installed at 3" caliper	2/2	>50% 3" caliper required to make score.
Usable outdoor amenity	0/2	No extra amenity proposed.
Lawn/Groundcover Area	2/2	> 90% of the landscaping.
Minimum Score = 3 points	4	Minimum score met
Building Appearance and Orientation		
Orientation to street	0/2	Buildings set back 40'.
Building entrances visible from the street	1/1	Main entrances at street façade.
Material	1/2	Concrete tilt up.
Articulation & detailing	2/2	Windows and building relief.
Minimum Score = 4 points	4	Minimum score met

The proposed development is compatible with the Site and Design Review requirements for development in the M-1 Light Industrial zone and with the Industrial Overlay (I-O) zone.

7. Public Facilities and Services

All required public facilities and services exist in Sequoia Parkway. Water and sewer services will be required to utilize existing laterals (condition 3). No traffic study is required for this application due to its small size. As demonstrated on previous applications, capacity exists at the light at Sequoia & OR 99E and at Pine/99E.

A pre-construction meeting will be required prior to issuance of a building permit. The applicant will have to meet all requirements of local utility providers prior to receiving approval to begin construction. In addition, the applicant will have to receive an erosion control permit and a stormwater disposal permit from DEQ prior to construction. Conditions 1, 2, 3, 4, 11, 12, 13, 14, 15, and 17 address utility and service provider requirements on this application.

Sidewalks and planter strip improvements will be required of the applicant; such improvements are proportional to their impact on the street network. In fact, the fact that the Urban Renewal District has installed the streets represents a significant savings for the applicant.

This site is subject to charges related to the Advanced Financing District for SE 4th Avenue improvements and Economic Improvement District payments to fund Canby Business Revitalization & Development. Condition 20 notifies the applicant of all of these liabilities.

As of the date of this staff report, we have received positive responses to the "request for comments" forms from the Traffic Safety Committee, Police Department, Public Works Department, CTA, and Canby Utility Electric. No issues other than those listed above were identified.

Canby Utility Water suggested that the meter may be located too far from the street and that an additional fire hydrant may be needed. Both of these issues will be finalized in the pre-construction process (conditions 1-3).

V. CONCLUSION

Staff concludes that the application meets the requirements for Site and Design Review approval with the additional recommended conditions. In direct response to the criteria for Site and Design Review, staff concludes the following:

- A. The proposed 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;
With the recommended conditions of approval, the proposed development is in conformance with City ordinances.
- B. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and
- C. 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;
- D. The C-1 and I-O zones have their own design standards, as show in the matrices for those zones;
- E. The Board shall, in making its determination of compliance with subsections B and C above, use the following matrix to determine "compatibility". An application is considered to be "compatible", in regards to subsections B and C above, if a minimum of 65% of the total possible number of points (not including bonuses) are accumulated for the whole development.
In the I-O zone, the 65% requirement is replaced by a separate matrix, as analyzed above. The proposed application, with recommended conditions of approval, meets or exceeds minimum requirements.
- F. It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed development.
With the recommended conditions of approval, all public facilities and services are available or will become available to service the development.
- G. The Board shall, in making its determination of compliance with the above requirements, be guided by the objectives and standards set forth in this section. If the site and design review plan includes utility facilities or public utility facility, then the City Planner shall determine whether those aspects of the proposed plan comply with applicable standards.
With the recommended conditions of approval, all utilities exist or can be modified to adequately serve the site.
- H. The Board shall, in making its determination of compliance with the requirements set forth, consider the effect of its action on the availability and cost of needed housing. The Board shall not use the requirements of this section to exclude needed housing types. However, consideration of these factors shall not prevent the Board

from imposing conditions of approval necessary to meet the requirements of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to achieve the purposes of this ordinance.
This proposal will not impact needed housing cost or availability.

- I. As part of the site and design review, the property owner may apply for approval to cut trees in addition to those allowed in Section 12.20.080 of the City Tree Ordinance. The granting or denial of said application will be based on the criteria in Chapter 12.20 of the City Tree Ordinance. The cutting of trees does not in and of itself constitute change in the appearance of the property which would necessitate application for site and design review.

Not applicable.

VI. RECOMMENDATION:

Based upon the application and visual inspection, along with the site plan received by the City, the facts, findings and conclusions of this report, and without the benefit of a public hearing, staff recommends that the Planning Commission approve DR 05-06 with the following conditions:

Prior to construction:

1. A pre-construction conference shall be held prior to the issuance of building permits. Thirteen copies of the pre-construction plans shall be given to the City Planner's Office to be reviewed and approved by the required utility providers *prior to the pre-construction conference.*
2. A revised, full-sized set of **all** submitted development plans (including site plan, utility plan, etc.) shall be provided, depicting each of the written conditions to the satisfaction of the City Planning Department. The approval of this application requires all elements drawn or proposed by the applicant to be constructed unless otherwise approved by the City.
3. The design, location and planned installation of all utilities, including but not limited to water, electric, sanitary sewer, natural gas, telephone, and cable television shall be approved by the appropriate utility provider. Any relocation of existing utilities shall be performed at the expense of the applicant. All utility services shall be provided through existing service laterals without requiring cutting SE 4th Avenue, unless otherwise approved by the Public Works Supervisor.
4. If necessary, recorded easements on the property shall be approved for vacation by appropriate utility providers and new easements recorded to utility providers' specifications.

For the Building Permit Application:

5. A detailed landscape construction plan shall be submitted with the building permit application. The detailed landscape plan shall show: the number of plants, plant spacing and location of planting, the type and size of plant materials, a planting schedule and irrigation plans. The final landscape plan shall reflect the approved landscape plan submitted with the Site and Design Review application and any modifications conditioned.
6. Landscape materials shall be planted so as to provide a *minimum* of 95% coverage of the landscape areas with vegetation within a 3-year time period. Bark mulch and similar material shall consist of not more than 5% of the total landscape area after said 3-year period. At least 50% of all trees planted must be a minimum 3" caliper in order to meet the Design Review standards. Remaining trees are to be a minimum of 2" caliper. Street trees must be planted in keeping with the streetscape plan for SE 4th Avenue. These shall also be minimum 2" caliper, of a compatible species as approved by the Planning Department.
7. Parking shall be provided as shown on the site plan. Wheel stops shall be required in areas where abutting sidewalks are less than 8 feet in width and in areas where landscaping within 2 feet of the curb is not limited to lawn and groundcover or could be damaged by vehicle overhangs. For parking spaces that do not meet the above criteria, wheel stops shall be placed two (2) feet in front of the end of the space.
8. All interior sidewalks and accessways shall be constructed as proposed. Any additional walkways shall be a minimum of five feet in width.
9. "Staple-type" bicycle parking racks shall be provided for the building as per requirements of CMC 16.10.100.
10. The applicant shall landscape and irrigate the planter strip between the sidewalk and street.

Prior to Issuance of a Building Permit

11. All storm water shall be disposed of on-site. The design of stormwater facilities shall be approved by the City Engineer and Public Works Supervisor. The applicant is responsible for obtaining approval from DEQ, if necessary, for stormwater management permit approval.
12. An Erosion Control permit is required. Approved erosion control measures shall be in place during construction and shall conform to the City of Canby's Erosion Control Ordinance.

During Construction

13. All grading and fill on the site shall comply with State, City and County regulations.
14. Any relocation of existing utilities required due to construction of the development shall be performed at the expense of the applicant.
15. ADA Ramps shall be provided as required by the Public Works Supervisor.
16. All site lighting shall be "hooded" to project light downward. The parking area must be lit by hooded lights.
17. The applicant is responsible for frontage improvements which shall be constructed as required by the Public Works Supervisor, including but not limited to, sidewalks, curbs, ADA ramps, lighting, etc.
18. Any exterior trash receptacles (dumpsters) shall be screened from the public street.

Notes

19. Any additional signs to be constructed within two years of final occupancy of the structures will need to be reviewed by the Planning Commission as a new business item.
20. This property is subject to Advanced Financing District (AFD) charges which are payable upon issuance of a building permit per property. In addition, the property is subject to Economic Improvement District (EID) charges which will commence upon issuance of a certificate of occupancy.
21. Approval of this application is based on the submitted site plan, elevations, and other relevant application materials and submitted testimony. Approval is strictly limited to the submitted proposal and is not extended to any other use of the property. Modification of the approved site plan and elevations with regards to building height, sign size and design, colors, materials, landscaping, building placement, setbacks, or any other approved elements, shall require an approved modification in conformance with the relevant sections of the Canby Municipal Code.
22. Upon change of use, loading docks will be required unless exempted by the Planning Commission.

Exhibits:

1. Applicant's narrative

DAVID GRIGG

728 ASH STREET - LAKE OSWEGO, OR 97034
503-699-7907 - Fax 503-678-2498 E-Mail: dgrigg7@aol.com

Subject: 2000 SE 4th Ave Construction – Grigg Property Management, LLC

Attn. John Williams

Thank you for your support in our effort to relocate W.W. Grigg, LLC to Canby. As we discussed in our meeting with Cathrine Comer, W.W. Grigg, LLC, established in 1953, manufactures fishing products. The Canby location is going to be our office headquarters and distribution center. W.W. Grigg, LLC is the largest fishing rod company in Oregon, with distribution across the United States and Canada.

The proposed building will house 2,000sq ft of offices and approximately 9, 240 sq ft of warehouse with a total square footage of 11,240. The building is to be located on the back of the property, with an open area and possibly a trout pond (90' by 40') for casting fly rods with customers.

The property will be held by Grigg Property Management, LLC with Krista Dorrine Grigg (my wife) and I as members.

We look forward to the review meeting and hope that all of the required documents meet you requirements.

Sincerely,


David D. Grigg
W.W. Grigg, LLC

Ex1

SITE AND DESIGN REVIEW APPLICATION

FEE *See Fee Schedule Below
Process Type III

OWNER

Name DAVID GRIGG
Address 23115 AIRPORT Rd NE #9
City AURORA State OR Zip 97002
Phone 503-678-5552 Fax 503-678-2498

APPLICANT**

Name GRIGG Property Management, LLC
Address SAME
City _____ State _____ Zip _____
Phone _____ Fax _____

OWNERS SIGNATURE

David Grigg

DESCRIPTION OF PROPERTY:

Address 2000 SE 4TH AVE, CANBY
Parent Parcel Tax Map 31E34 Tax Lot(s) 1700 Lot Size 1.57
(Acres/Sq/Ft.)
Existing Use NURSERY
Proposed Use WAREHOUSE / OFFICE
Existing Structures NONE
ZONING LT INDUSTRIAL COMPREHENSIVE PLAN DESIGNATION _____
PREVIOUS LAND USE ACTION (if any) _____

Total Fee = Size Component (based on acreage)
+ Public Improvement Component

Size Component \$2600
\$1,500 first 0.5 acres
\$100 for each additional 0.1 acres
from 0.5 acres up to 2.5 acres
\$100 for each additional 0.5 acres
from 2.5 acres up to 8.0 acres
\$100 for each additional 1.0 acres
from 8.0 acres up to 13 acres
\$5,000 Maximum for 13 acres and above

Public Improvements Component
0.3% of total estimated public improvement
cost (to be submitted with design review)

FOR CITY USE ONLY

File # DR 05-06
Receipt # _____
Date Received 8-22-05 By cya
Completeness Date _____
Pre-App Meeting _____
Hearing Date _____

**If the applicant is not the property owner, they must attach documentary evidence of their authority to act as agent in making this application.

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-9404

FAX 266-1574

DATE: August 26, 2005

TO:

☐ FIRE	☐ CANBY POST OFFICE
☐ POLICE	☐ CLACKAMAS COUNTY ASSESSOR
☐ PUBLIC WORKS	☐ CLACKAMAS COUNTY 911
☐ CANBY ELECTRIC	☐ CLACKAMAS COUNTY TRANSPORTATION
☐ CANBY WATER	☐ TRAFFIC SAFETY COMMITTEE
☐ WWTP	☐ CLACKAMAS COUNTY
☐ CITY ENGINEER	☐ CANBY SCHOOL DISTRICT
☐ CTA	☐ OREGON DEPT. TRANSPORTATION
☐ NW NATURAL	☐ ODOT/REGION 1/DIST 2B
☐ WILLAMETTE BROADBAND	☐ STATE OF OREGON/REVENUE
☐ CANBY DISPOSAL	☐ CANBY BUSINESS REVITALIZATION
☐ CITY ATTORNEY	☐ PARKS AND RECREATION
☐ BIKE AND PEDESTRIAN COMM	☐ CITY TRANSPORTATION ENGINEER
☐ PGE	☐ OTHER _____

The City has received DR 05-06 for a Site and Design Review to construct one 11,240 square foot industrial building on a 1.57 acre lot in Canby's Pioneer Industrial Park. The property is located on the north side of SE 4th Avenue between Shimadzu and Walnut Street.

Please review the enclosed application and return comments to John Williams by **Thur, Sep 1, 2005**. Please indicate any conditions of approval you wish the Commission to consider. Thank you.

Comments or Proposed Conditions:

No traffic concerns at this time. The Committee will be observing traffic increase on Township if any.

Please check one box and sign below:

- ☐ Adequate Public Services (of your agency) are available
- ☐ Adequate Public Services will become available through the development
- ☐ Conditions are needed, as indicated
- ☐ Adequate public services are not available and will not become available

Signature: Maureen Elmore **Date:** 9-3-05

Title: Chairman **Agency:** Traffic Safety Comm

**CANBY PLANNING DEPARTMENT
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[503] 266-9404

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Signature:

Ken Rogers

Date:

9-2-05

Title:

Chief

Agency:

Police

CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-9404

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Comments or Proposed Conditions:

Erosion Control Permit needed prior to any Earth Moving

A Pre-Construction Meeting needs to be scheduled before any construction.

Please check one box and sign below:

- ☒ Adequate Public Services (of your agency) are available
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Signature: Ray Wester **Date:** 1 Sept 05

Title: P.W. Supervisor **Agency:** City of Canby

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

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[503] 266-9404

FAX 266-1574

DATE: August 26, 2005

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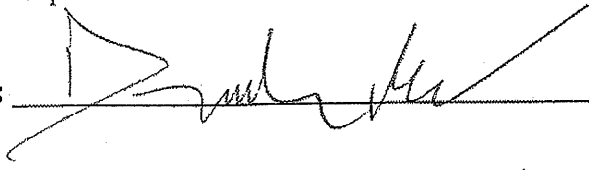
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Comments or Proposed Conditions:

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Signature:  **Date:** 8-29-05

Title: ASSOCIATE ENG. **Agency:** CTA

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-9404

FAX 266-1574

DATE: August 26, 2005

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Please review the enclosed application and return comments to John Williams by Thur, Sep 1, 2005. Please indicate any conditions of approval you wish the Commission to consider. Thank you.

Comments or Proposed Conditions:

Power is available To Serve This Project

Service information will be required before a plan can be developed

Please check one box and sign below:

- ☐ Adequate Public Services (of your agency) are available
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Signature: *[Signature]*Date: 9-1-05Title: Line ForemanAgency: Canby Utility Elect.

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-9404

FAX 266-1574

DATE: August 26, 2005

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Comments or Proposed Conditions:

Sidewalk should be constructed along the entire site frontage.

Please check one box and sign below:

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- ☐ Adequate Public Services will become available through the development
- ☐ Conditions are needed, as indicated
- ☐ Adequate public services are not available and will not become available

RECEIVED

AUG 29 2005

CURRAN-MCLEOD

Signature:

Date:

Title:

Agency:

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-9404

FAX 266-1574

DATE: August 26, 2005

- TO:
- | | |
|---|--|
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Please review the enclosed application and return comments to John Williams by Thur, Sep 1, 2005. Please indicate any conditions of approval you wish the Commission to consider. Thank you.

Comments or Proposed Conditions:

DOMESTIC WATER METER may need to be located close to street.
An additional fire hydrant may be needed.

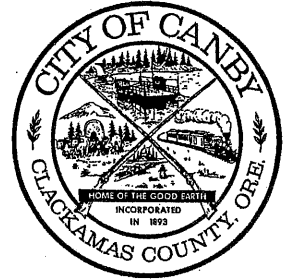
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- ☐ Conditions are needed, as indicated
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Signature: Patrick J. Quinn Date: 9/6/05

: Water Dept. Foreman Agency: Canby Utilities

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



**AN APPLICATION TO
PARTITION ONE 0.5 ACRE
RESIDENTIAL PARCEL INTO
TWO PARCELS**

) **FINDINGS, CONCLUSIONS & FINAL ORDER**
) **MLP 05-08**
) **(Thomsen – Township Road)**
)

NATURE OF APPLICATION

The applicant is seeking approval to partition one 0.5 acre parcel into two separate tax lots. The northern parcel would be approximately 5,048 sq. ft. and would contain the existing single family dwelling. The southern parcel would be a 16,873 sq. ft. flag-lot accessing S. Township Rd. and would contain a triplex building.

HEARINGS

The Planning Commission held a public hearing to consider this application on August 22, 2005.

CRITERIA AND STANDARDS

This is a quasi-judicial land use application. In judging whether a Minor Land Partition should be approved, the Planning Commission must consider the following standards:

- A. Conformance with the text and the applicable maps of the Comprehensive Plan;
- B. Conformance with all other requirements of the Land Development and Planning Ordinance;
- C. The overall design and arrangement of parcels shall be functional and shall adequately provide building sites, utility easements, and access facilities deemed necessary for the development of the subject property without unduly hindering the use or development of the adjacent properties;
- D. In no case shall the use of a private road be approved for the partitioning unless it is found that adequate assurance has been provided for year-round maintenance sufficient to allow for unhindered use by emergency vehicles, and unless it is found that the construction of a street to City standards is not necessary to insure safe and efficient access to the parcels; and
- E. It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed land division.

FINDINGS AND REASONS

The Planning Commission deliberated on all testimony presented at the August 22, 2005 public hearing, including the August 10, 2005 staff report. The Planning Commission hereby accepts and incorporates the findings in the August 10, 2005 staff report, in so far as it does not conflict with the following supplemental findings:

The Commission discussed the applicant's desire to access S. Township Road by way of a flag-strip for the proposed flag-lot. The Commission found that in light of the fact that no alternative is currently available to the applicant the proposed access onto S. Township Road is reasonable. The Commission also found that staff's suggestion that the access for the two lots be combined would constitute an undue hardship upon the applicant due to fact that the existing driveway and garage would be rendered useless under such a scenario and Condition number 15 should be modified so as to delete the requirement for shared access.

CONCLUSION

Based on the Staff Report and Commission deliberation, the Planning Commission concludes that:

1. The partition request, with appropriate conditions, is considered to be in conformance with the Comprehensive Plan;
2. The partition request is in conformance with the applicable requirements of the Municipal Code regarding access to the site and hindrance of developing adjacent parcels;
3. The overall design and arrangement of parcels shall be functional and shall adequately provide building sites, utility easements, and access facilities deemed necessary for the development of the subject property without unduly hindering the use or development of the adjacent properties;
4. No private streets are proposed; and
5. Necessary public services are available or will become available through the development of the property to adequately meet the needs of the proposed partition.

ORDER

IT IS ORDERED by the Planning Commission of the City of Canby that **MLP 05-068** is **APPROVED** subject to the following conditions:

For the Final Plat:

Final Plat:

1. A final partition plat illustrating the conditions of approval shall be submitted to the City Planner for review and approval. The final partition plat shall reference this land use application: *City of Canby File Number MLP 05-08*
2. The final partition plat shall be a surveyed plat map meeting all of the specifications required by the Clackamas County Surveyor. The partition map shall be recorded with the Clackamas County Surveyor and with the Clackamas County Clerk; a final copy of the signed and recorded map shall be provided to the Canby Planning Department upon completion.
3. A new deed and legal description for the proposed parcels shall be prepared and recorded with the Clackamas County Clerk. A copy of the new deeds shall be provided to the Canby Planning Department.
4. All monumentation and recording fees shall be borne by the applicant.
5. Twelve (12) foot utility easements shall be provided along street lot lines. Ten (10) foot utility easements shall be provided along non-street exterior lot lines unless adjacent lots have recorded utility easements of four (4) or more feet, in which case the non-street exterior lot lines shall have six (6) foot utility easements. All interior lot lines shall have six (6) foot utility easements.

Notes:

6. The final plat must be recorded with the Clackamas County Surveyor within one (1) year of the preliminary plat approval in accordance with Canby Ordinance 16.60.060. Mylar copies of the final plat must be signed by the City Planning Director prior to recording the plat with Clackamas County.

7. House numbers shall be visible from the street but numbers painted on the curb shall not be the primary method of meeting this requirement.

Prior to Construction:

8. If required, stormwater permit shall be obtained from the State of Oregon (DEQ) prior to issuance of a building permit. An acceptable stormwater system plan shall be approved by the State of Oregon - DEQ and the Canby Public Works Department.
9. New construction will be required to meet the requirements for infill development as listed in in section 16.21.050 of the Canby Municipal Code.
10. Prior to permit, the applicant shall demonstrate compliance with offstreet parking requirements as listed in Chapter 16.10 of the CMC.
11. The proposed triplex development is subject to review and approval through a separate Design Review Application as per Section 16.49.030(1) of the CMC.
12. Prior to permit, the applicant shall demonstrate compliance with the joint and cross access requirements as listed in Chapter 16.46.040 of the CMC.

During Construction:

13. The applicant is responsible for all costs associated with the relocation of utilities.
14. Any new sewer main and/or new laterals shall be installed by the applicant at the time of development. Location and construction of the sewer main and/or laterals shall be approved by the Public Works Supervisor *prior to excavation*.
15. The private drive shall be paved along the entire length and width. All access improvements, including the new sidewalk and curb, shall be inspected and approved by Canby Public Works prior to installation.
16. Any road-cuts to South Township Road shall be repaired with a T-patch and coordinated with the Public Works Department.

I CERTIFY THAT THIS ORDER approving **MLP 05-08** was presented to and **APPROVED** by the Planning Commission of the City of Canby.

DATED this 12th day of July, 2005.

Jim Brown
Chairman, Canby Planning Commission

Kevin C. Cook
Associate Planner

ATTEST:

ORAL DECISION – August 22, 2005

AYES: Helbling, Molamphy, Tessman, Manley

NOES: Brown, Ewert

ABSTAIN: None

ABSENT: Lucas

WRITTEN DECISION – September 12, 2005

AYES:

NOES:

ABSTAIN:

ABSENT:

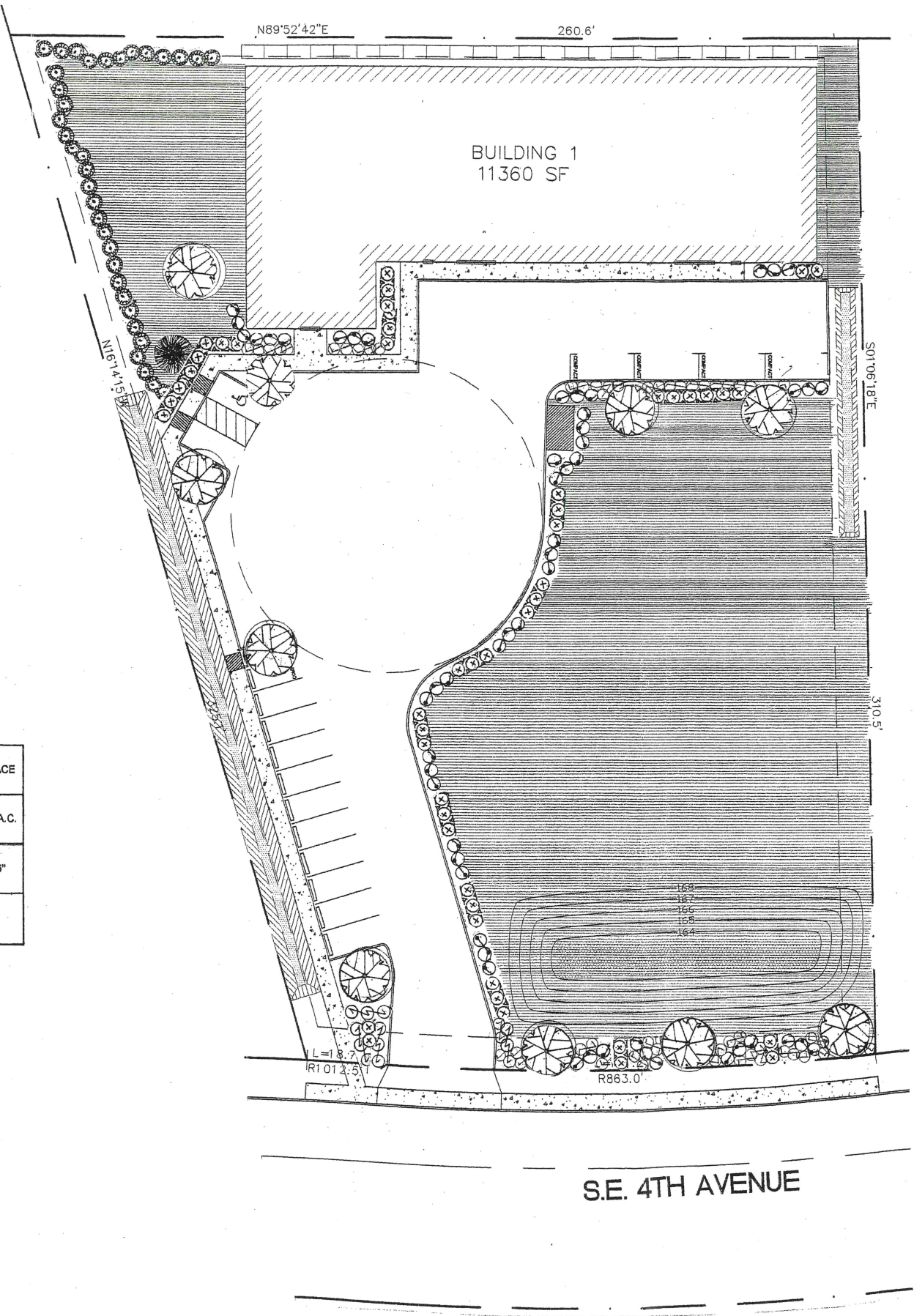
LANDSCAPE LEGEND

SYMBOL	NO.	COMMON NAME	SIZE	SPACE
	47	RHODENDRON	5 GAL.	36" O.C.
	10	SWEET GUM	5"	RANDOM
	63	LIQUIDAMBAR STYRACIFUA	5 GAL.	36" O.C.
		DAVID'S VIBURNUM	5 GAL.	36" O.C.
		VIBURNUM DAVIDI	5 GAL.	36" O.C.
		DOUGLAS FIR	1 1/2" Cal.	
		PSEUDOTSUGA MENIESII	1 1/2" Cal.	

SYMBOL	NO.	COMMON NAME	SIZE	SPACE
	52	FLAME AZALEA	5 GAL.	36" A.C.
		CALENDULACEEUM	5 GAL.	36" A.C.
	35	PHOTINA	4"	36"
		FRASERI	4"	36"
		GRASS & WILD FLOWER MIX		

Wildflower and Grass Mix:
Pro-Time #170
PDX Plus
Eureka Hard Fescue (14%)
Dwarf Perennial Ryegrass (55%)
Herbaceous Plants and Clovers (30%)
Yarrow, Lupine, Cal Poppy, Daisy, Godetia
Dutch White Clover, Saline Strawberry Clover
1 pound per 150-200 SF

- Landscape Notes
- provide automatic underground irrigation system for all planting beds and lawns.
 - Provide 6" extruded curbs at all edges of asphalt adjacent to planting beds
 - Provide minimum 6" topsoil in planting beds, 4" Topsoil at lawns and 2" bark mulch cover in planting areas.



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

DESIGN REVIEW

NOT FOR CONSTRUCTION

Presented to Planning Commission at 9-12-05 meeting

REVISIONS

BY

W.W. GRIGG BUILDING

DAVID GRIGG

Landscape Plan

REGISTERED ARCHITECT

CRAIG V. CARAMELLI

PORTLAND, OREGON

STATE OF OREGON

DATE

AUG. 2005

SCALE

1"=20'

DRAWN

CK

JCB

SHEET

L1

FUTURE DEVELOPMENT
FOR PIONEER PUMP

TAX LOT 100

BIOSWALE ?

VATA
FUTURE
DEVELOPMENT

VATA
FLEX-OFFICE
BUILDING
8000 SQFT.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40

PRODUCTION

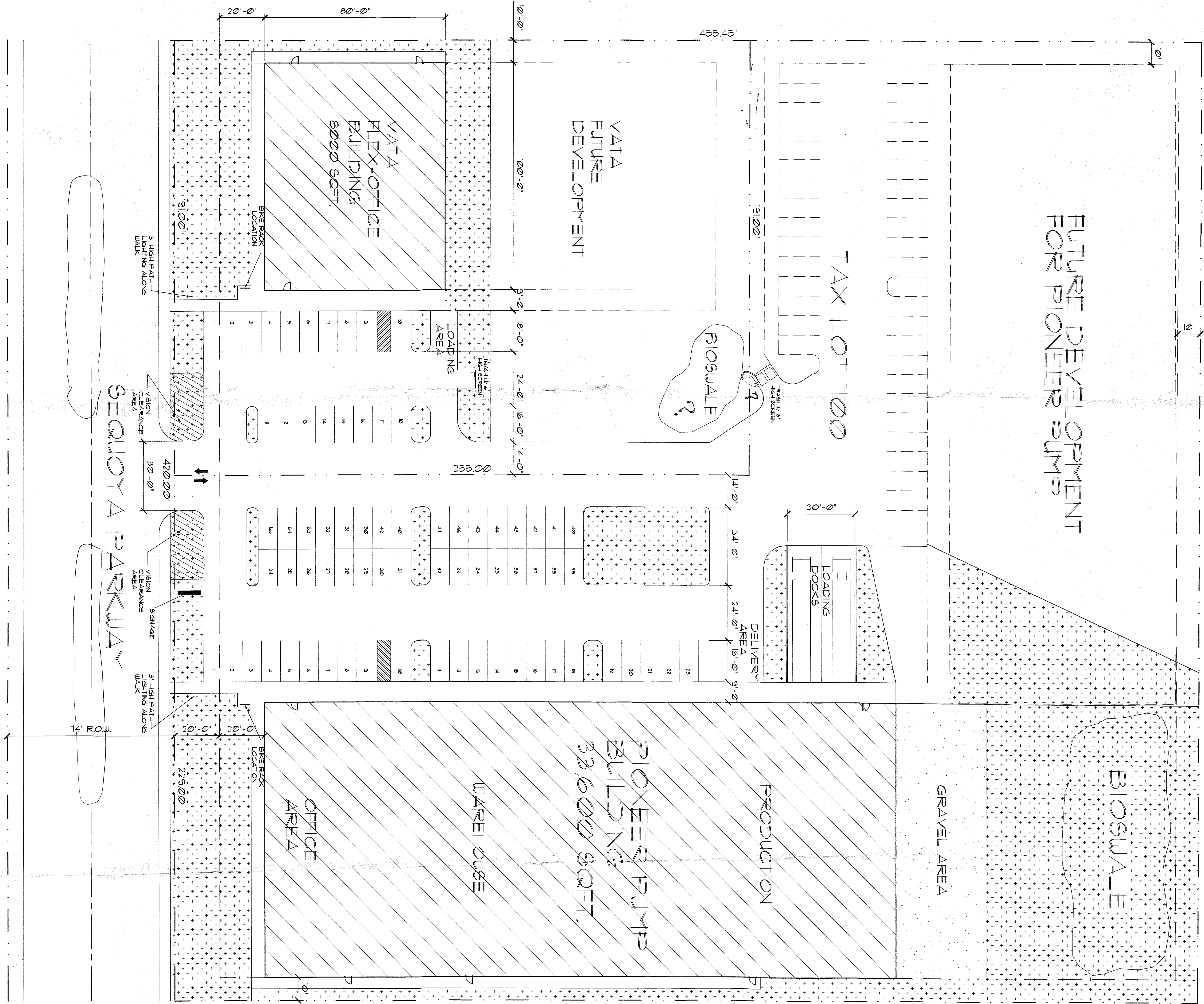
PIONEER PUMP
BUILDING
33,600 SQFT.

WAREHOUSE

OFFICE
AREA

BIOSWALE

GRAVEL AREA



SITE PLAN

SCALE: 1" = 20'-0"

PIONEER PUMP FACILITY

CONTACTS:

OWNER: PIONEER PUMP, INC.
JERRY TURNER
125 N. PARK AVE.
PORTLAND, OREGON 97203
PH: (503) 266-4115
FX: (503) 266-4115

ARCHITECT: HEN ARCHITECTS, P.C.
215 N. PARK AVE.
PORTLAND, OREGON 97203
PH: (503) 274-0100
FX: (503) 274-0100

LANDSCAPE ARCHITECT: JOHN LEE LANDSCAPE ARCHITECT
6500 SW SEEDLAND TERRACE
PORTLAND, OREGON 97223
PH: (503) 246-6161
FX: (503) 246-6161

AREA INFORMATION:

TOTAL LOT AREA: 142,230 SQFT.

IMPERVIOUS AREA: 34,835 SQFT.

PARKING AREA: 46,93 SQFT.

BUILDING AREA: 33,600 SQFT.

TOTAL IMPERVIOUS AREA: 13,128 SQFT.

LANDSCAPED AREA: 28,430 SQFT.

TOTAL IMPERVIOUS AREA: 50.5%

VATA FLEX-OFFICE BUILDING

CONTACTS:

OWNER: VATA, INC.
6411 S. HENRI RD.
OREGON CITY, OREGON 97045
PH: (503) 631-8101
FX: (503) 631-8101

ARCHITECT: HEN ARCHITECTS, P.C.
215 N. PARK AVE.
PORTLAND, OREGON 97203
PH: (503) 274-0100
FX: (503) 274-0100

LANDSCAPE ARCHITECT: JOHN LEE LANDSCAPE ARCHITECT
6500 SW SEEDLAND TERRACE
PORTLAND, OREGON 97223
PH: (503) 246-6161
FX: (503) 246-6161

AREA INFORMATION:

TOTAL LOT AREA: 48,105 SQFT.

IMPERVIOUS AREA: 8261 SQFT.

PARKING AREA: 1974 SQFT.

BUILDING AREA: 8,000 SQFT.

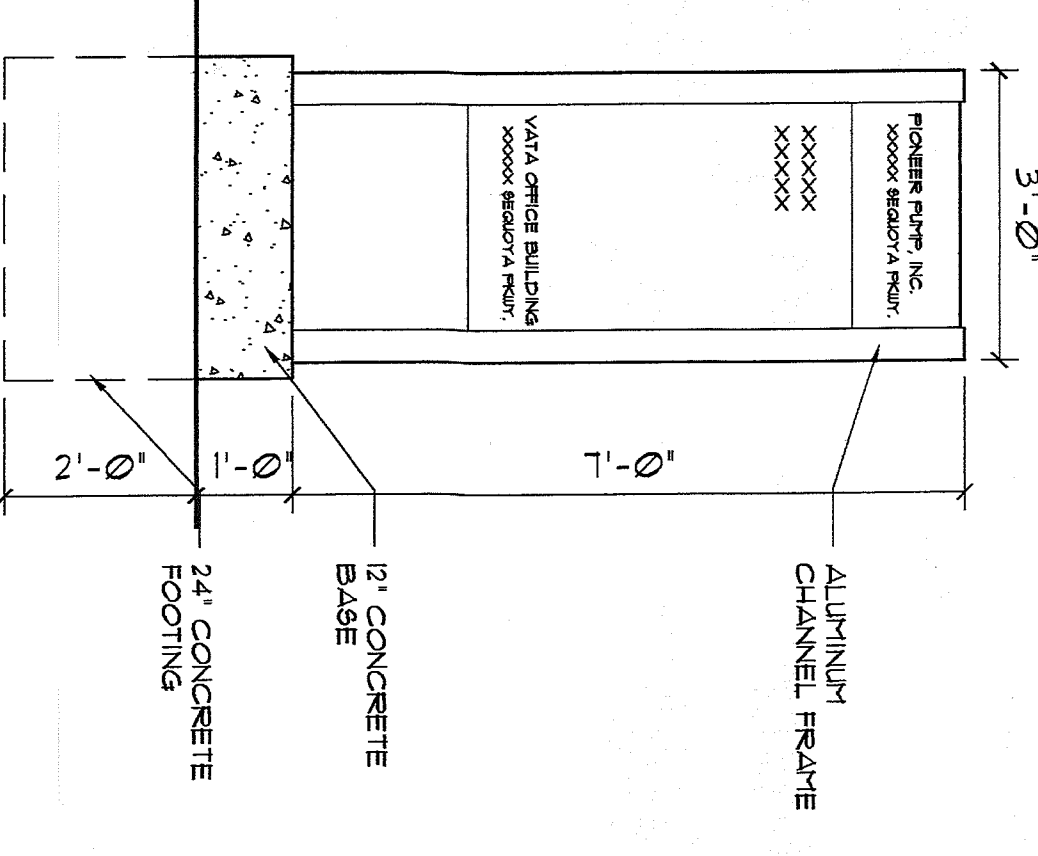
TOTAL IMPERVIOUS AREA: 18,235 SQFT.

LANDSCAPED AREA: 30,430 SQFT.

TOTAL IMPERVIOUS AREA: 37.4%

DRAWING INDEX:

- A1 SITE ROOF PLAN (COVER)
- A2 PIONEER PUMP EXTERIOR ELEVATIONS
- A3 VATA EXTERIOR ELEVATIONS
- L1 LANDSCAPE PLANTING PLAN

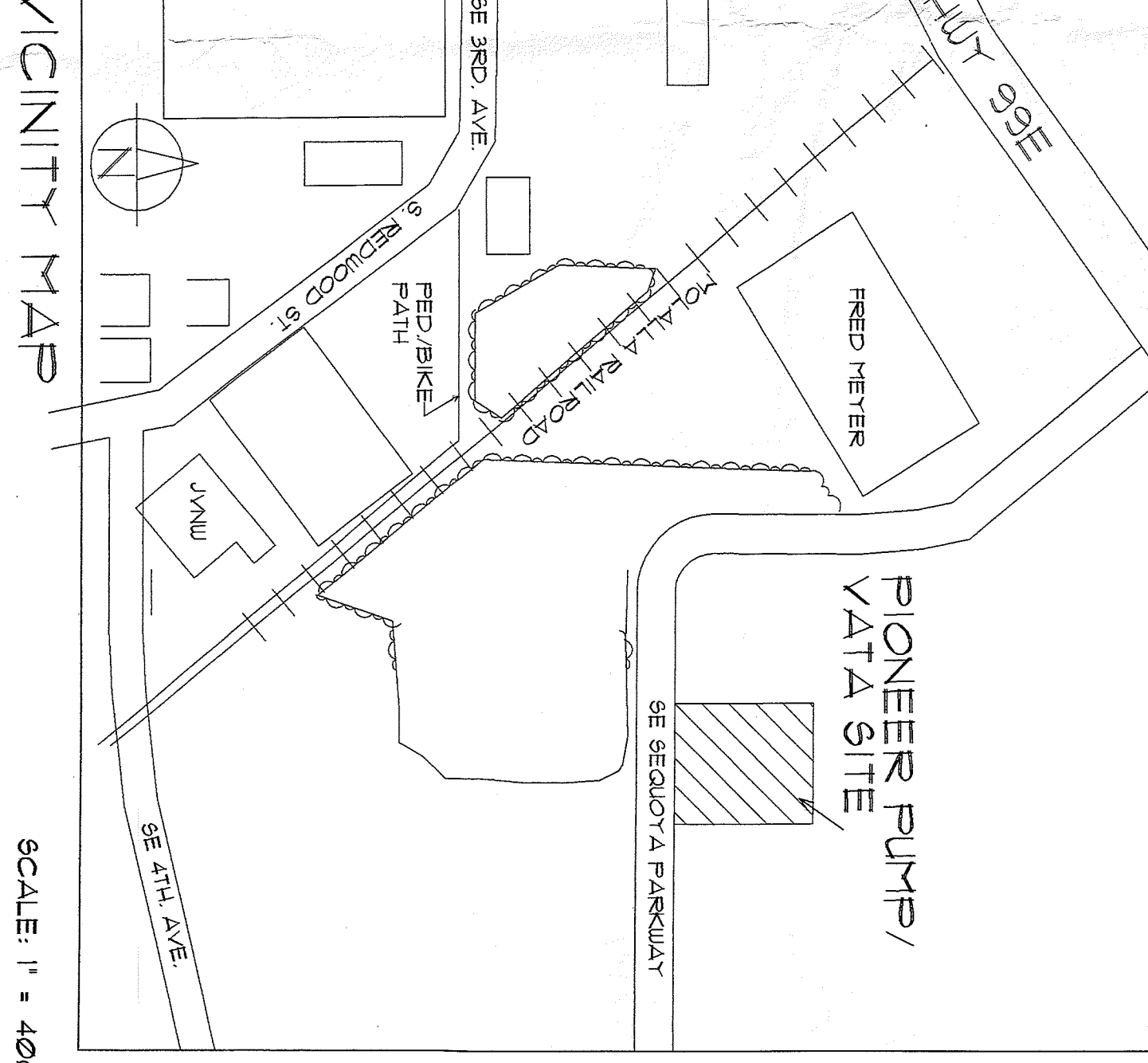


DESIGN REVIEW MATRIX

CRITERIA	PARKING		TRANSPORTATION/CIRCULATION	
	POSSIBLE ANTICIPATED SCORE	DESIGNER'S SCORE	POSSIBLE ANTICIPATED SCORE	DESIGNER'S SCORE
PARKING AREAS LOCATED TO SIDE OR REAR	0-2	2	DESIGN OF ALL PEDESTRIAN WAYS SIX FEET WIDE	0-2
INCREASE MINIMUM INTERIOR PARKING LOT LANDSCAPE	0-2	2	NUMBER OF PEDESTRIAN CONNECTIONS	0-1
INCREASE NUMBER OF TREES PLANTED WITHIN BUFFER	0-2	1	MINIMUM ACCEPTABLE SCORES	3
MINIMUM NUMBER OF PARKING SPACES	0-2	2	TREE RETENTION, OPEN SPACE CONSERVATION, TRAIL CONNECTIONS	0-2
MINIMUM ACCEPTABLE SCORE	4	1	PRESERVE TREES AS RECOMMENDED BY ARBORIST	0-1
			REPLANT TREES THAT WERE RECOMMENDED	0-1
			EASEMENTS FOR DESIGNATED OPENSPACE PARK	0-2
			MINIMUM ACCEPTABLE SCORES	3
			LANDSCAPING	0-2
			TREES INSTALLED AT 3 INCH CALIPER	0-2
			USABLE OUTDOOR AMENITY PROVIDED	0-2
			AMOUNT OF GRASS OR OTHER PLANTINGS	0-2
			MINIMUM ACCEPTABLE SCORES	3
			BUILDING APPEARANCE AND ORIENTATION	0-2
			BUILDING ORIENTATION AT OR NEAR STREET	0-2
			BUILDING ENTRANCE VISIBLE FROM STREET	0-2
			ARTICULATION AND/OR DETAILING	0-2
			MINIMUM ACCEPTABLE SCORES	4

DESIGN REVIEW MATRIX

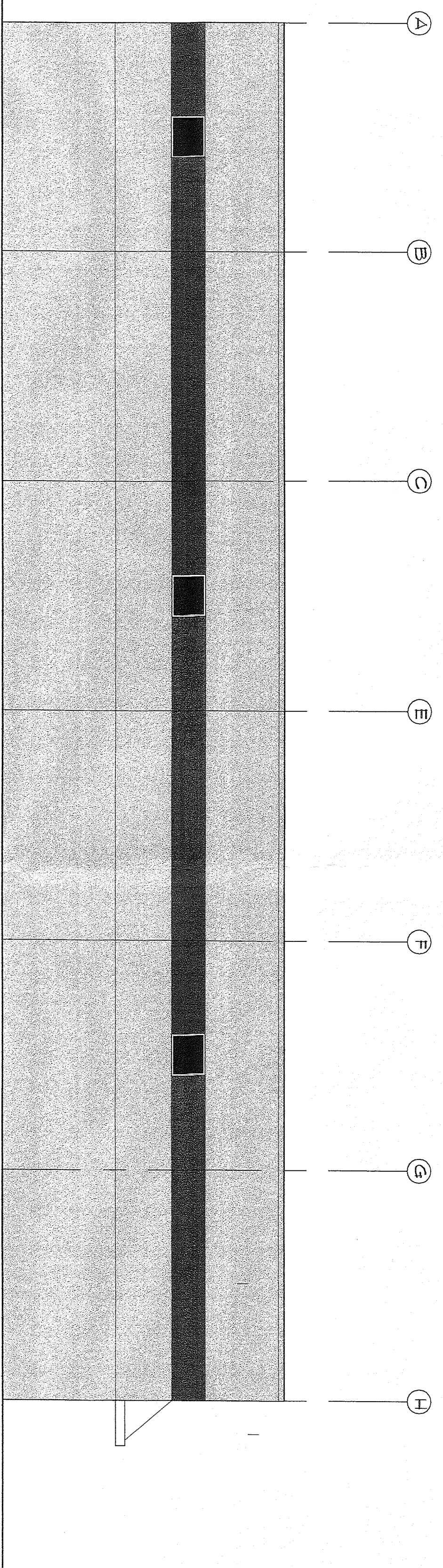
CRITERIA	PARKING		TRANSPORTATION/CIRCULATION	
	POSSIBLE ANTICIPATED SCORE	DESIGNER'S SCORE	POSSIBLE ANTICIPATED SCORE	DESIGNER'S SCORE
PARKING AREAS LOCATED TO SIDE OR REAR	0-2	2	DESIGN OF ALL PEDESTRIAN WAYS SIX FEET WIDE	0-2
INCREASE MINIMUM INTERIOR PARKING LOT LANDSCAPE	0-2	2	NUMBER OF PEDESTRIAN CONNECTIONS	0-1
INCREASE NUMBER OF TREES PLANTED WITHIN BUFFER	0-2	1	MINIMUM ACCEPTABLE SCORES	3
MINIMUM NUMBER OF PARKING SPACES	0-2	0	TREE RETENTION, OPEN SPACE CONSERVATION, TRAIL CONNECTIONS	0-2
MINIMUM ACCEPTABLE SCORE	4	5	PRESERVE TREES AS RECOMMENDED BY ARBORIST	0-2
			REPLANT TREES THAT WERE RECOMMENDED	0-1
			EASEMENTS FOR DESIGNATED OPENSPACE PARK	0-2
			MINIMUM ACCEPTABLE SCORES	3
			LANDSCAPING	0-2
			TREES INSTALLED AT 3 INCH CALIPER	0-2
			USABLE OUTDOOR AMENITY PROVIDED	0-2
			AMOUNT OF GRASS OR OTHER PLANTINGS	0-2
			MINIMUM ACCEPTABLE SCORES	3
			BUILDING APPEARANCE AND ORIENTATION	0-2
			BUILDING ORIENTATION AT OR NEAR STREET	0-2
			BUILDING ENTRANCE VISIBLE FROM STREET	0-2
			ARTICULATION AND/OR DETAILING	0-2
			MINIMUM ACCEPTABLE SCORES	4



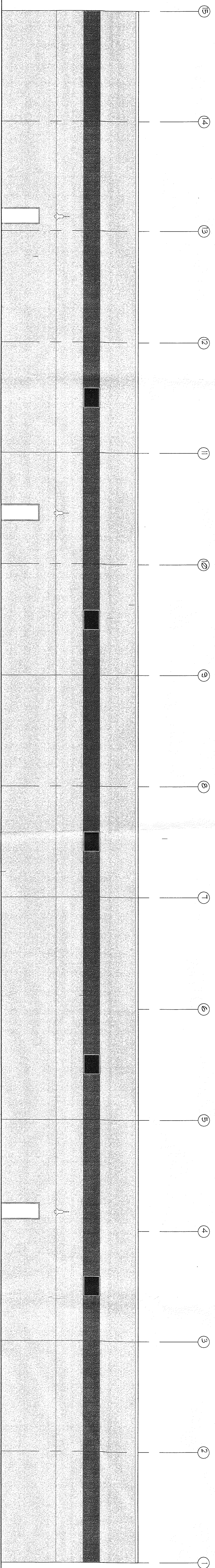
VICINITY MAP

SCALE: 1" = 400'

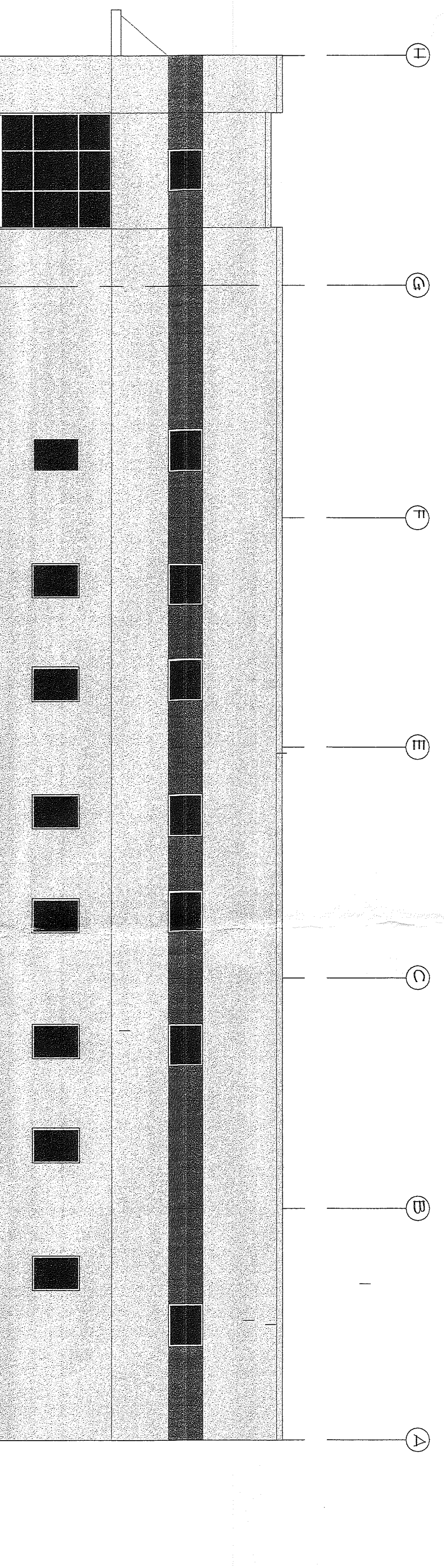
VATA FLEX-OFFICE BUILDING
SEQUOYA PARKWAY, CANBY, OREGON



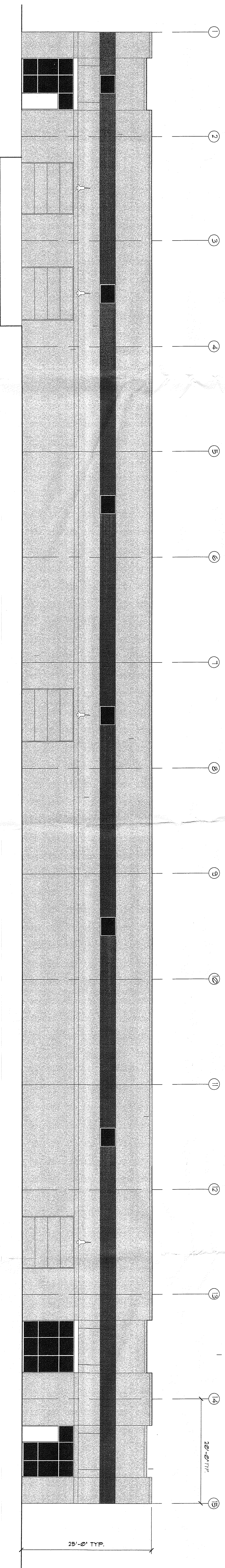
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

PIONEER PUMP, INC.
CANBY, OREGON

EXTERIOR
ELEVATIONS

DATE: 06/06/05

PROJECT: P&I

SCALE: 1/8" = 1'-0"

DESIGNED BY: J. C. HARRIS

25 MILLER AVE.

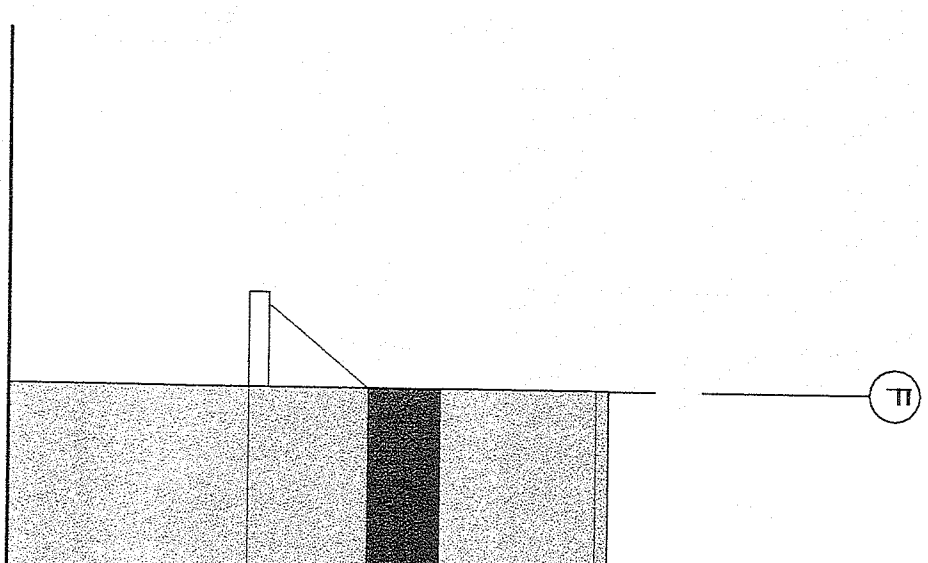
PORTLAND, OR 97208

503.227.0100

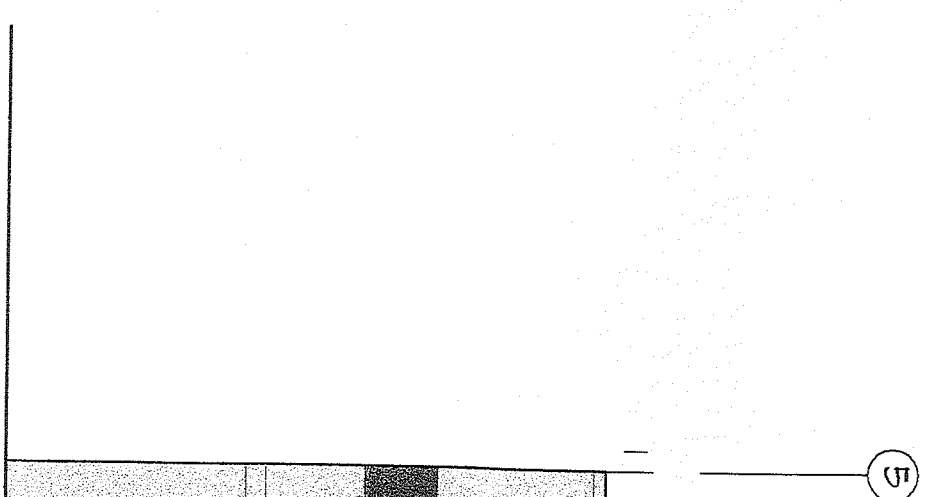
503.227.0101 FAX

harris@pioneerpump.com

A-2



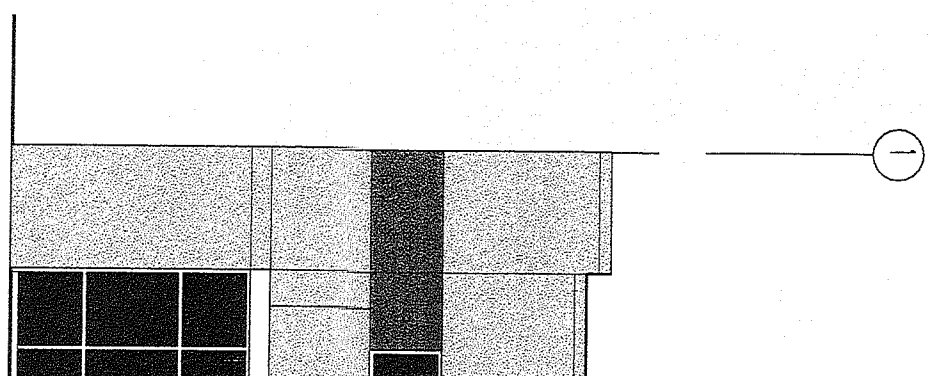
4 NORTH ELEV
SCALE: 1/8" = 1'-0"



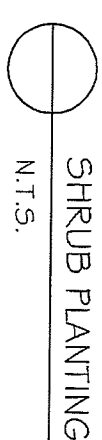
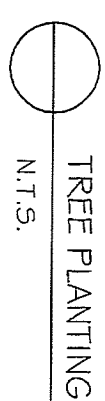
3 WEST ELEV
SCALE: 1/8" = 1'-0"



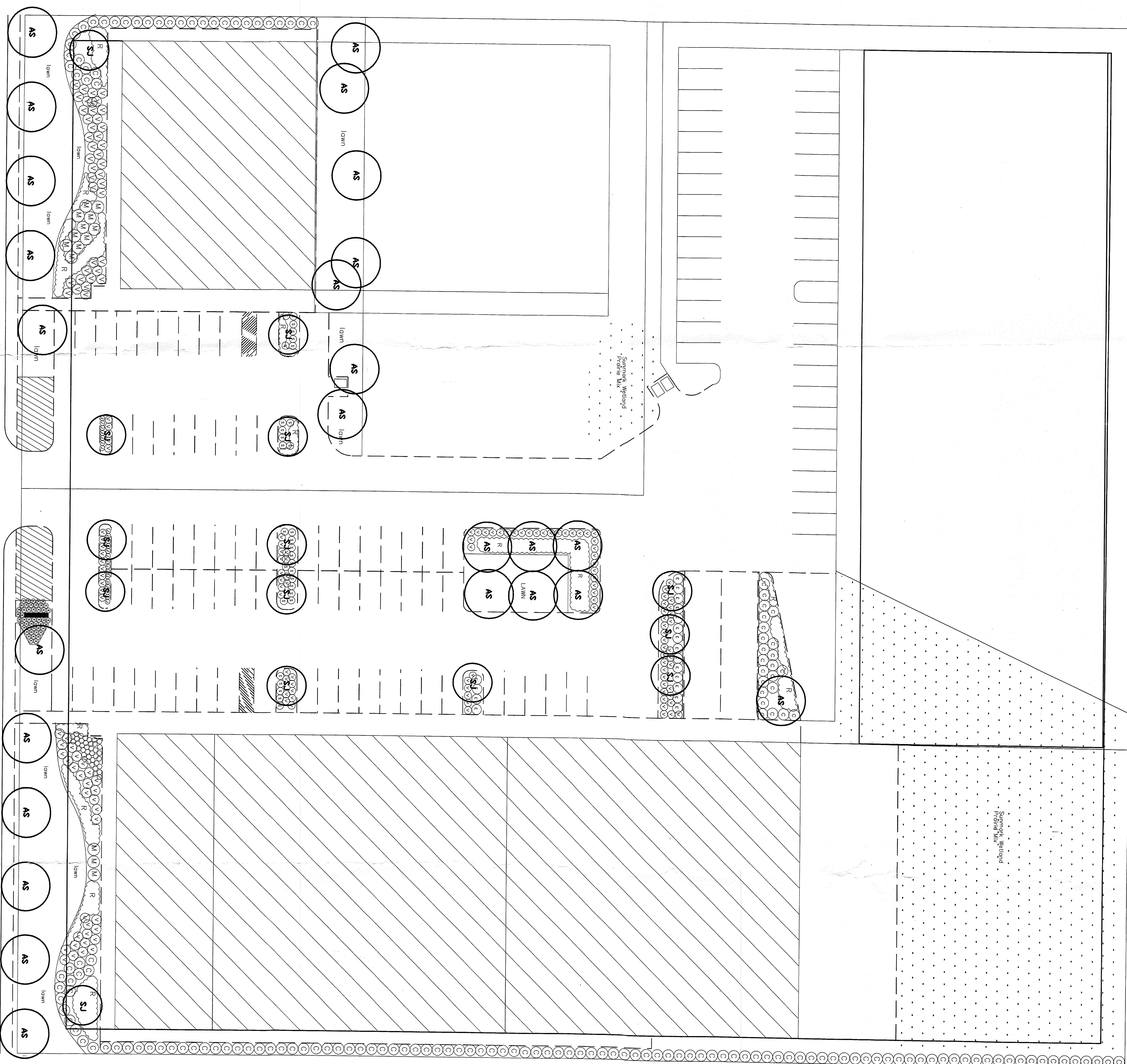
2 SOUTH ELEV
SCALE: 1/8" = 1'-0"



1 EAST ELEV
SCALE: 1/8" = 1'-0"



Scale: 1" = 20'-0"

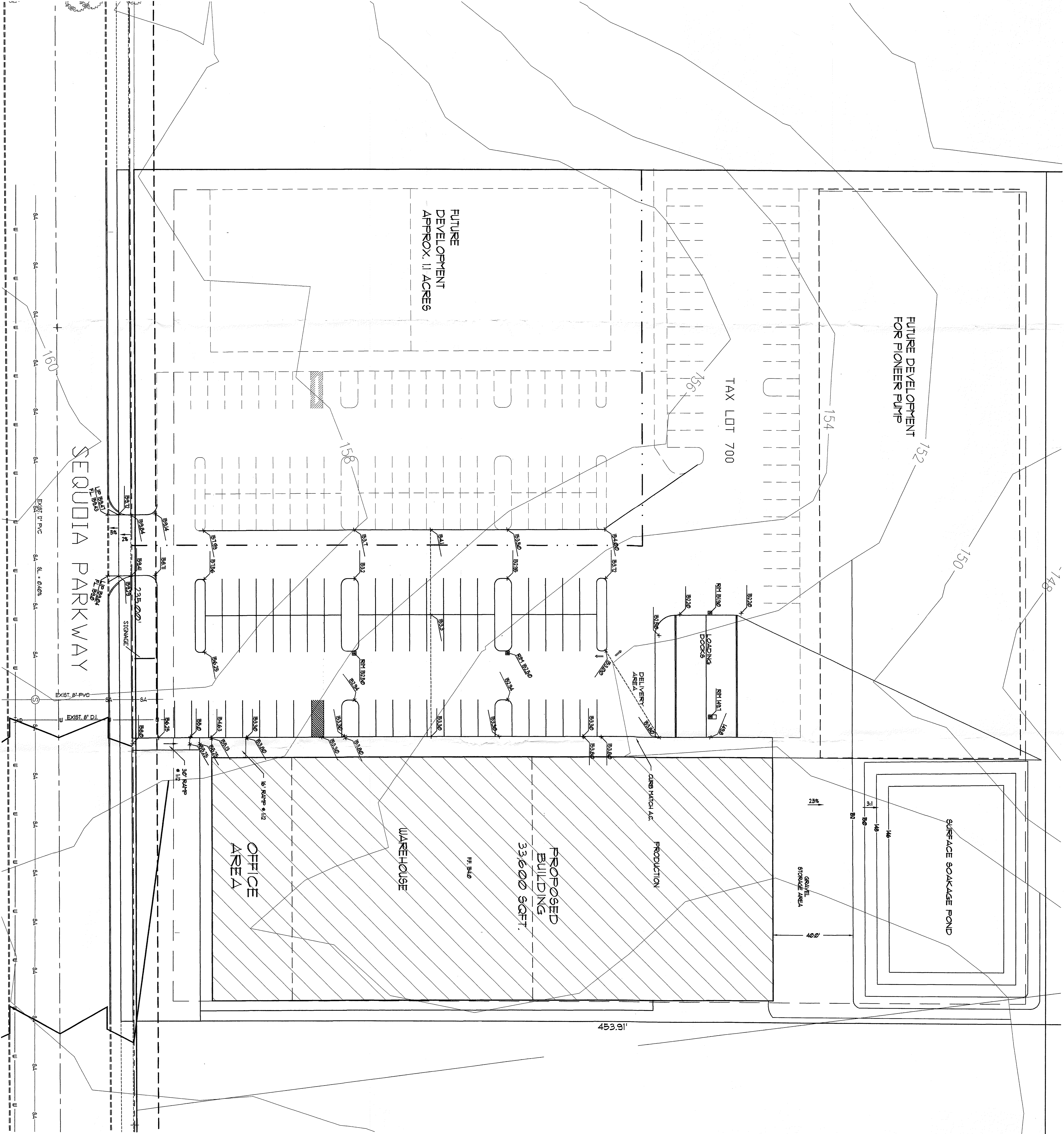
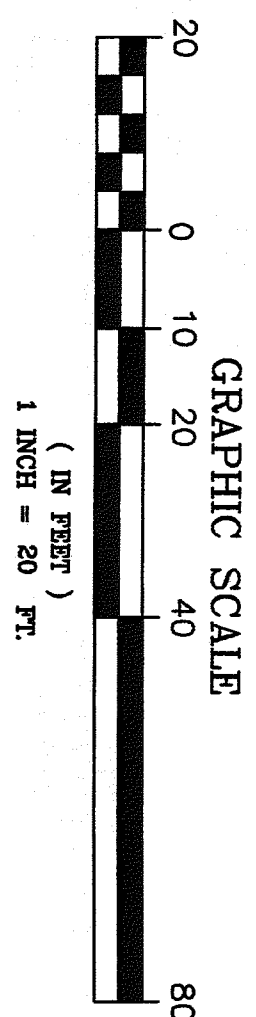
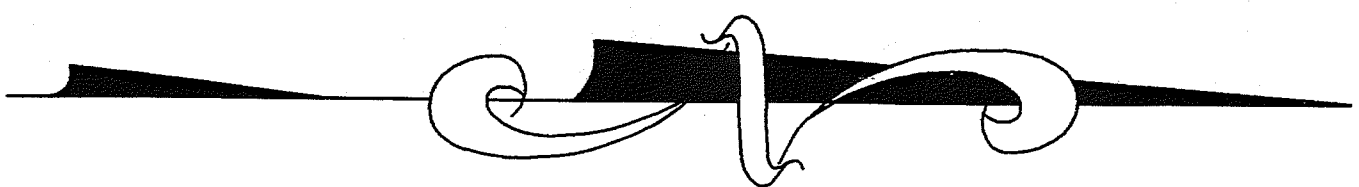
[illegible]

Scale: 1" = 20'-0"

REV	REVISION	BY	APPROVED	DATE

LEGEND:

- HOLLOW POND AS NOTED
- IR IRON ROD
- IP IRON PIPE
- FO FOND
- (N) NEASURED
- SA EXISTING SEWER
- ST EXISTING STORM
- U EXISTING WATER
- SA PROPOSED SEWER
- ST PROPOSED STORM
- U PROPOSED WATER
- X EXISTING FENCE
- ALT FENCE
- XXXXXX EXISTING SPOT ELEVATION
- +XXXXXX PROPOSED SPOT ELEVATION
- XXXXXX EXISTING CONCRETE SIDEWALK
- XXXXXX PROPOSED CONCRETE SIDEWALK
- XXXXXX EXISTING ASPHALTIC CONCRETE
- XXXXXX PROPOSED ASPHALTIC CONCRETE
- XXX- PROPOSED CONTOUR
- XX EXISTING FIRE HYDRANT
- CB EXISTING CATCH BASIN
- CB EXISTING STORM MANHOLE
- CB EXISTING SANITARY MANHOLE
- ☆ EXISTING LIGHT POLE
- ☆ EXISTING POWER POLE
- WV EXISTING WATER VALVE
- WV EXISTING WATER METER
- WV EXISTING STREET SIGN
- EXISTING TREE



DESIGNED BY JMS

CHECKED JMS

DATE

DESIGNED BY JMS

CHECKED JMS

DATE

Ztec ENGINEERS, INC.

3737 S.E. 8TH AVE., PORTLAND, OR 97202

PHONE: (503) 235-8795

FAX: (503) 235-7889

EMAIL: ztec@ztecengineers.com

SITE GRADING PLAN

FOR: HDN ARCHITECTS

PIONEER PUMP, INC.

CANBY, OREGON

PROJECT NO. M3351-4

DATE: 8-16-05

SCALE: 1"=20'

SHEET: C2

