

A G E N D A
CANBY PLANNING COMMISSION
REGULAR MEETING
CITY COUNCIL CHAMBERS
MONDAY, APRIL 10, 1995
7:30 P.M.

I. ROLL CALL

II. MINUTES

March 13, 1995
March 27, 1995

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. NEW BUSINESS

LLA 95-03 - Matt Hamstreet

VI. COMMISSION DISCUSSION OF PLANNING ISSUES

Discussion of Growth in regards to the Visioning Process - Mark O'Shea and Donna Borges

VII. PUBLIC HEARINGS

DR 95-07, an application by Dusty and Nga Schmidt for Site and Design Review approval to renovate an existing building and construct new parking facilities with site landscaping to operate a retail establishment for the sale of antique furniture. Additionally "cosmetic" renovation of the building will occur. The site is located at the northwest corner of N. Ivy and Highway 99-E [Tax Lots 9400 and 9500 of Tax Map 3-1E-33CD].

VIII. DIRECTOR'S REPORT

IX. ADJOURNMENT

THE CITY OF CANBY PLANNING COMMISSION WELCOMES YOUR INTEREST IN THESE AGENDA ITEMS. PLEASE FEEL FREE TO COME AND GO AS YOU PLEASE.

KURT SCHRADER, CHAIR
STAN ELLIOT
CARLIN JACKSON

LINDA MIHATA, VICE-CHAIR
DAN EWERT

BOB GUSTAFSON
TAMARA MAHER



MEETING TIMELINES AND PROCEDURES

- In order not to restrict any person from testifying but, rather, to encourage everyone to do so, the Canby Planning Commission shall try to adhere as closely as possible to the following timelines:

Applicant (or representative[s]) - not more than 15 minutes
Proponents - not more than 5 minutes
Opponents - not more than 5 minutes
Rebuttal - not more than 10 minutes

- Everyone present is encouraged to testify, even if it is only to concur with previous testimony. For more complete presentations, Proponents and Opponents may "buy" time from one another. In so doing, those either in favor, or opposed, may allocate their time to a spokesperson who can represent the entire group.
- All questions must be directed through the Chair.
- Any evidence to be considered must be submitted to the hearing body for public access.
- All written testimony received, both for and against, shall be summarized by staff and presented briefly to the hearing body during presentation of the Staff Report.

The applicable substantive criteria for evaluating the application are displayed on the walls. Please direct your testimony to these criteria or other criteria in the Plan or land use regulations which you believe apply to the decision. Failure to raise an issue at this hearing with sufficient specificity to afford the Commission or Council and the parties an opportunity to respond to the issue precludes appeal to LUBA on that issue.

A decision shall be made by the hearing body at the close of the hearing or the matter will be continued to a date certain in the future. This will be the only notice of that date that you will receive.



**PLANNING COMMISSION
SIGN-IN FORM**

Date: April 10, 1995

PLEASE PRINT CLEARLY

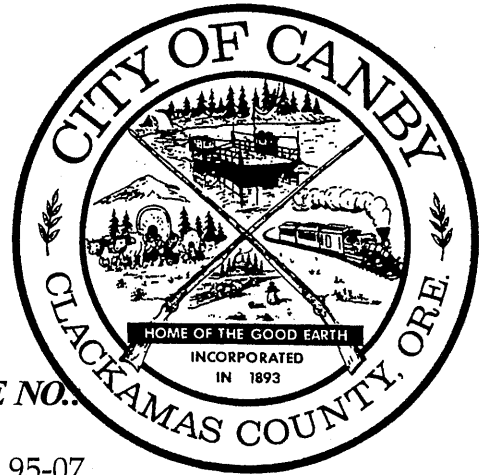
NAME

ADDRESS

Sarah Jo Chaplen
Donna Bourque
Lisa Wilson
NGA + DUSTY Schmidt
Matt Hamstreet
TERRY PRINCIE
SCOTT BECK

PO Box 111, Hubbard
27863 S. Meridian Rd, Amora
1003 W. Ash - Canby, OR
1103 ME 12TH WAY CANBY
15124 S. SPANGLER RD. OR. CITY

- STAFF REPORT -



APPLICANT:

Dusty & Nga Schmidt
27863 S. Meridian Rd.
Aurora, OR 97002

FILE NO.:

DR 95-07
(Pioneer Antique Mall)

OWNER:

Dusty & Nga Schmidt
27863 S. Meridian Rd.
Aurora, OR 97002

STAFF:

James S. Wheeler
Assistant Planner

LEGAL DESCRIPTION:

Tax Lots 9400 and 9500 of
Tax Map 3-1E-33CD

DATE OF REPORT:

March 31, 1995

LOCATION:

Northwest corner of S. Ivy Street and
Highway 99-E

DATE OF HEARING:

April 10, 1995

COMP. PLAN DESIGNATION:

Highway Commercial

ZONING DESIGNATION:

C-2 (Highway Commercial)

I. APPLICANT'S REQUEST:

The applicant is requesting site and design approval to construct new parking facilities with site landscaping to operate a retail establishment for the sales of antique furniture. Additionally, "cosmetic" renovation of the building will occur.

II. APPLICABLE REGULATIONS

- **City of Canby General Ordinances:**

16.10	Off-Street Parking and Loading
16.28	C-2 - Highway Commercial Zone
16.49	Site and Design Review
16.88	General Standards

III. MAJOR APPROVAL CRITERIA

Site and Design Review

The Planning Commission, sitting as the Design Review 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.

The Design Review 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.

IV. FINDINGS:

A. Background and Relationships:

The applicant is requesting approval to construct new parking facilities with site landscaping to operate a retail establishment for the sales of antique furniture. Additionally, "cosmetic" renovation of the building will occur. The property is located on the northwest corner of S. Ivy Street and Highway 99-E.

The existing building has approximately 15,488 square feet of floor area, with 5,288 square feet of that area in the basement. The use of the building will be for warehousing and sales of antique furniture. Additionally, a delicatessen is proposed for a portion of the building.

The building has had building code violations and uses have occurred which did not have occupancy permits. Currently, the owner is rectifying the situation and bringing the building into compliance with the building code.

A building permit was issued in the summer of 1993 which included a parking lot. In the summer of 1994, staff determined that the current owner could construct the parking lot under that permit without site and design review approval. That building permit was never completed and a new building permit has since been applied for. As a result of the complication of this project, staff determined that site and design review of the parking facilities to be constructed is now necessary.

B. Evaluation Regarding Site and Design Review Approval Criteria

1. **Part IV - Section 2, No. 2**
"Minimum area for landscaping is 15% of the total area to be developed."

The minimum amount of landscaping required for the 9,200 square feet of paved surface area is 1,380 square feet (15%). The total amount of landscaping proposed for the parking lot is 2,800 square feet (30.4%). There is proposed to be a total of 5,068 square feet of landscaping for the total site, which is 18.2% of the 27,892 square foot lot.

2. **Parking.**

The proposed use of the building is bulky retail - the sale of antique furniture. The number of parking spaces required for a bulky retail use is 1 space per 400 s.f. of space, and 1.0 spaces per 2 employees. There is 15,288 square feet of retail space. The minimum number of parking spaces required is 39. The number of employees is not known, however, it is unlikely to be higher than 4. There are 20 parking spaces proposed on site and another 22 parking spaces are proposed to be located in the City's parking lot to the north. An agreement with the City over the use of the parking spaces is needed, as is a sidewalk connection from those parking spaces to the building.

One "van accessible" handicap parking space is required. There is one, appropriately sized and located, "van accessible" parking space.

One loading berth is required. The loading berth area is required to be 12' x 35'. The loading berth provided is difficult to access. Standard delivery trucks should be able to use the load berth drive. The loading area will not be fully screen from public view. The location of the existing building with the existing loading bays is such that screening from public view is only possible with six foot high vegetation along the sidewalk and Highway 99-E. This could pose some safety concerns as well as lessen the aesthetic appeal of a tree lined streetscape along the highway.

3. Access

Access to the site is from Highway 99-E. A right-turn only ingress and egress has been approved by ODOT for the eastern parking lot. A shared, unrestricted access has been approved by ODOT for the western parking lot. No access is proposed or designed for S. Ivy Street. Two pedestrian access points from the streets will be provided. One will be from S. Ivy and the other from Highway 99-E.

4. Architecture

The building will have some exterior cosmetic changes. The changes to the exterior of the building include a gray exterior with green and blue trim. A total of 600 square feet of signage is permitted. A color rendering of the proposed signage will be available at the public hearing, and is currently available in the application file. The main sign covers the height of the building with the words "Pioneer Antique Mall". The proposed colors are fuscina on a gray background, and black on a brown background.

Any advertising for a delicatessen will increase the parking demand and requirement. A deli counter has been proposed, but it is the understanding of staff that this counter is for auction use only. If advertisement for a delicatessen starts, then customers may come specifically for the deli. A restaurant use has a higher parking demand and requirement than a bulky retail use. Therefore, until additional parking spaces are specifically provided for, no advertising for a deli will be permitted.

5. Other Aspects

a. Utilities

Service providers have not indicated that there would be any problem in servicing this proposal.

The storm water design and construction for the parking lot and vehicular maneuvering areas will need to meet the City's Public Work design and construction standards. The catch basin in the eastern parking area is supposed to be a dry well.

b. Landscaping

The landscape areas are around the building and around the perimeter of the parking lots.

Crimson Sentry Maples will be planted along Highway 99-E. These are the same trees that were approved for Canby Station, the office building that is under construction immediately to the west of the subject property. The Public Works Supervisor expressed concern regarding vision clearance and road clearance for the trees and the access points. The trees will reach a mature canopy width of approximately 15 feet and will be planted approximately 10 feet from the highway and a minimum of 15 feet from any access point. Further verbal discussion with the Public Works Supervisor confirmed that the proposed plan will be acceptable.

Two Raywood Ashes will be planted along S. Ivy Street. The change in the types of trees between Ivy and Highway 99-E helps to give better visual definition and separation between the two roads.

Small barberry shrubs will be planted adjacent to the sidewalk along Highway 99-E. The shrubs should be planted in two staggered rows, as opposed to one straight row. This will help provide better vegetative coverage. A low-growing cotoneaster will be planted along the entrances and along S. Ivy Street. Periwinkle will be used for the groundcover between the building and the highway. An assortment of azalea and rhododendrons will be planted in front of the building.

The landscaping planting must be such that after three years no more than 5% of the area is covered by bark dust. Overall, the shrub planting will need to meet the ODOT plant spacing and starting plant size standards. Some alterations to the plant spacing shown on the landscape plan will be necessary to meet the ODOT standards.

c. Parking Lot Landscaping

The amount of paved area for parking and vehicle maneuvering area is 9,200 square feet. The amount of landscaping required for that amount of area is 1,380 square feet (15%), and is to be within ten feet of the parking/maneuvering area. The amount of landscaping provided within ten feet of the parking/maneuvering area is approximately 2,800 square feet (30.4%). At the formula of one tree per 2800 square feet of paved vehicular maneuvering and parking area, a total of 3 trees are needed. There are 7 trees within or adjacent to the paved vehicle parking/ maneuvering area, not including the street trees.

d. Density and yards and height

The setbacks and the height requirements for the C-2 zone have been met by this development proposal.

V. CONCLUSION

The staff hereby concludes that, with appropriate conditions, the proposed development as described in the application, site plan, and this report, is in conformance with the standards of this and other applicable ordinances; the design is compatible with the design of other developments in the vicinity; and, the location, design, size, and materials of the exterior of the structure will be compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.

Further, staff concludes that, with approval conditions:

1. the proposed development of the site is consistent with the applicable standards and requirements of the Canby Municipal Code and other applicable City ordinances insofar as the location, height and appearance of the proposed development are involved; and

2. the proposed design for 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; and
4. the conditions listed are the minimum necessary to achieve the purposes of the Site and Design Review Ordinance, and do not unduly increase the cost of housing.

VI. RECOMMENDATION:

Based upon the application, elevations, 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 should the Planning Commission approve DR 95-07, the following conditions apply:

Prior to the Building Permit Application :

1. Either the two tax lots (9400 and 9500 of Tax Map 3-1E-33CD) shall be combined or a mutual parking, access, and maintenance agreement between the two tax lots (9400 and 9500 of Tax Map 3-1E-33CD) shall be recorded with Clackamas County. A copy of the agreement with the County recording number shall be submitted to the City.
2. A parking agreement for 22 parking spaces shall be finalized with the City, or shall be provided in accordance with the City's parking regulations and standards (Section 16.10).
3. A permit from the Public Utility Commission shall be received for the sidewalk connection between the City's parking lot and the parking lot on the subject property. This sidewalk shall be designed and located in accordance with the Public Utility Commission's and the City's standards.

For the Building Permit Application :

4. A detailed landscape plan shall be submitted with the building permit. The detailed landscape plan shall show: the number of plants, plant spacing/location of planting, the type of plants, the size of plants, the schedule of planting, and irrigation plans.

5. The landscaping shall be planted at such a density 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 the 3-year period. The plant spacing and starting plant sizes shall meet the ODOT plant spacing/starting size standards.
6. The sidewalks shall be located against the curb, and shall be eight-foot wide, including the curb. Where utility facilities or other obstructions (such as fire hydrants, mailboxes, etc.) are located at the curb, the sidewalk shall be set away from the curb such that the sidewalk remains unobstructed for a full eight-foot width.
7. The sidewalk at the intersection of S. Ivy Street and Highway 99-E shall have a handicap accessible ramp, constructed to A.D.A. standards.
8. The eastern parking lot shall have a dry well, constructed to the City's standards, to dispose of on-site drainage.
9. No more than six (6) parking spaces shall be less than 8'6" in width. All compact parking spaces (those less than 8'6" in width) shall be so designated.

Prior to Occupancy:

10. Wheel stops shall be provided for all parking spaces.
11. Signage shall be provided designating the right-turn only for the eastern ingress and egress.

Other Notes:

12. The maximum advertising signage permitted is 600 square feet. All signs shall received sign permit approval prior to installation. No signs advertising a delicatessen, or any other eatery, is permitted.

Exhibits:

1. Application for Design Review
2. Vicinity Map
3. Site Plan/Elevations/Landscape Plan (*too large to reproduce*)
4. Department Responses to "Request for Comments"

SITE AND DESIGN REVIEW APPLICATION

Fee: \$750

OWNER

APPLICANT

Name DUSTY & NGA SCHMIDT

Name SAME AS OWNER

Address 27863 S. MERIDIAN RP.

Address _____

City AURORA State OR Zip 97002

City _____ State _____ Zip _____

SIGNATURE Dusty Schmidt

Phone: (503) 651-2604

DESCRIPTION OF PROPERTY:

Tax Map _____ Tax Lot(s) 9400 & 9400A1, 9500 Lot Size ±0.62 AC, ±27,100 S.F.
(Acres/Sq. Ft.)
T. 3S/R1E/SECTION 33CD
or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name _____ Lot _____ Block _____

PROPERTY OWNERSHIP 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 labels, just as you would address an envelope.

USE

Existing VACANT - FORMERLY TURKEY PROCESSING / STORAGE / RETAIL
Proposed ANTIQUE FURNITURE SALES

Existing Structures (1) BUILDING 15,700 SQ. FT. TOTAL AREA

Surrounding Uses COMMERCIAL, RECREATIONAL (BOWLING), PUBLIC PARKING.
PROJECT DESCRIPTION _____

RENOVATE EXISTING BLDG. (COSMETICALLY) AND CONSTRUCT NEW PARKING FACILITIES WITH SITE LANDSCAPING TO OPERATE A RETAIL ESTABLISHMENT FOR THE SALES OF ANTIQUE FURNITURE.

ZONING C-2 COMPREHENSIVE PLAN DESIGNATION _____

PREVIOUS ACTION (if any) _____

File No. DR95-07

Receipt No. 9351

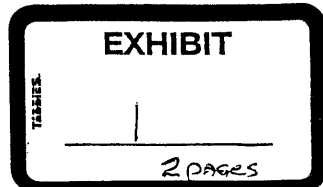
Received by NSW

Date Received 3.15.95

Completeness Date _____

Pre-App Meeting _____

Hearing Date 4-10-95



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

PROJECT NARRATIVE

Date: 3/15/95

To: Robert Hoffman: City of Canby, Planning Director

From: Scott Beck, Architect

Re: PIONEER ANTIQUE MALL
HIGHWAY 99E. AND N. IVY STREET
PARKING AND LANDSCAPE DESIGN REVIEW

The proposed retail complex consists of approximately 15,780 square feet of floor area with 10,180 square feet at the first level and 5,600 square feet occurring in the basement. The site is currently zoned C-2 therefore retail is an allowable use. The facility will be used for the warehousing and sales of Antique furniture. It is the Applicant's intent to renovate both the interior and exterior of the existing building in an effort beautify a building and site which has long been a visual eyesore within the city of Canby.

Special attention has been paid to design a parking lot which is visually divided by interior lot landscaping. Street trees are also proposed along both Hwy 99E. and N. Ivy streets to enhance the streetscape.

The Zoning Code requires a total of 42 parking stalls for the proposed use. Parking will be provided through a combination of 20 on site and 22 off site stalls. The proposed offsite parking facilities are located on the City of Canby public lot located across the rail road tracks, due north of the Antique Mall site. These will be unreserved stalls open to the general public.

The Applicant and City of Canby Administration are currently in the process of negotiating a written agreement which will allow the use of the city parking lot to meet said portion of offsite parking.

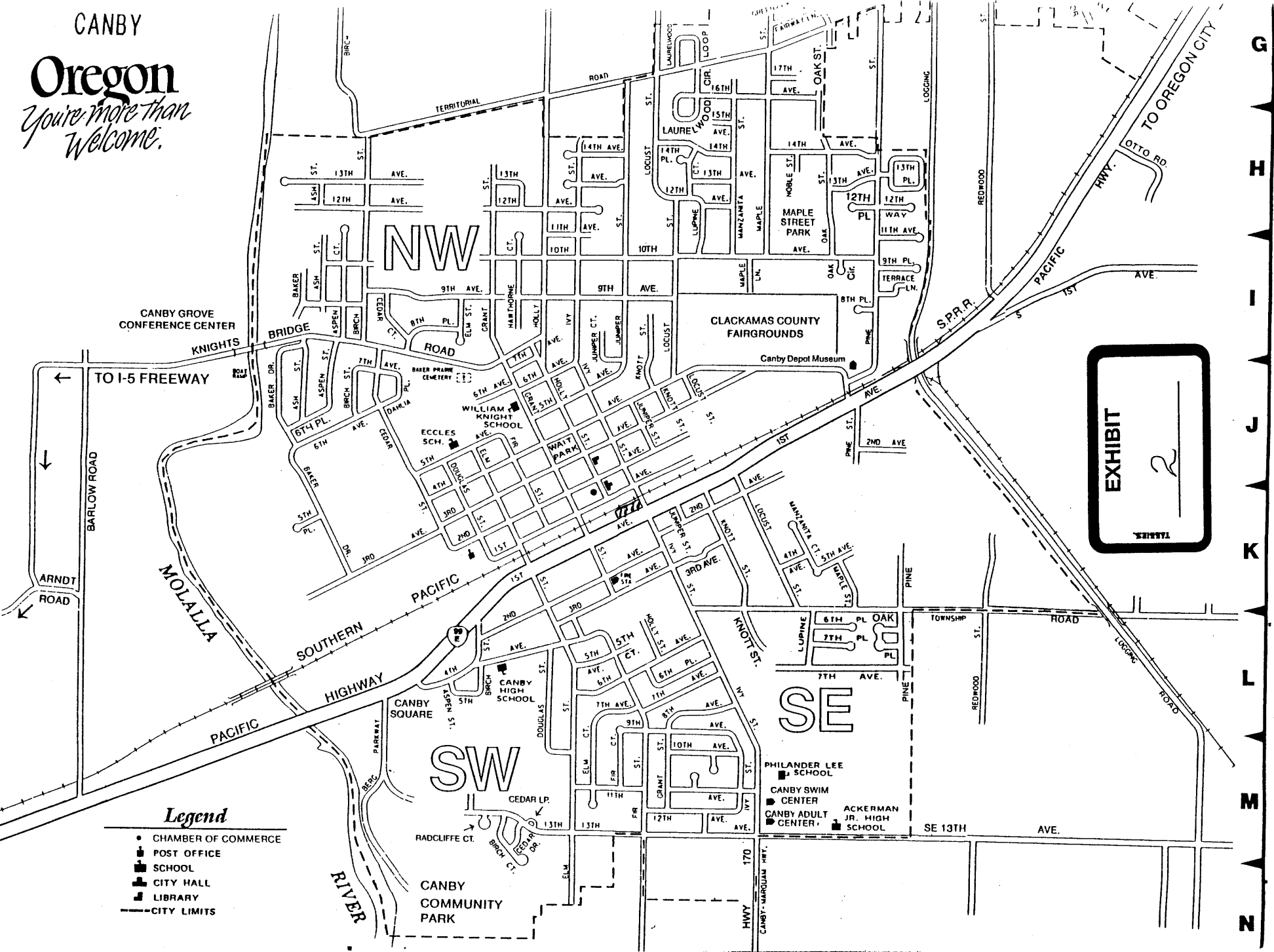
The Applicant is also in the process of working with Public Works and Southern Pacific Rail Road to determine the requirements to either modify the existing pedestrian crossing and crosswalk route east of Ivy, or design and construct a new pedestrian crossing at the rail tracks west of Ivy which meets with the satisfaction of all parties.

In closing, I will state that to the best of my knowledge this project design is in full conformity with the City of Canby - Land Development and Planning Ordinance "Design Criteria" .

Please refer to the Design Review Drawings dated 3/15/95 for further explanation of this project.

CANBY

Oregon
*You're more than
Welcome.*



CANBY GROVE
CONFERENCE CENTER

NW

CLACKAMAS COUNTY
FAIRGROUNDS

Canby Depot Museum

WILLIAM
KNIGHT
SCHOOL

CANBY
HIGH SCHOOL

SE

PHILANDER LEE
SCHOOL

CANBY SWIM
CENTER

CANBY ADULT
CENTER

ACKERMAN
JR HIGH
SCHOOL

SW

CANBY
COMMUNITY
PARK

EXHIBIT
2
TABLE

0 1/4 1/2 MILE

Legend

- CHAMBER OF COMMERCE
- POST OFFICE
- SCHOOL
- CITY HALL
- LIBRARY
- - - CITY LIMITS

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: March 20, 1995

TO: FIRE, POLICE, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, MIKE J., JOHN K., CURT McLEOD, ODOT

The City has received DR 95-07, an application by Dusty and Nga Schmidt for Site and Design Review approval to renovate an existing building and construct new parking facilities with site landscaping, to operate a retail establishment for the sale of antique furniture [Tax Lots 9400 and 9500 of Tax Map 3-1E-33CD].

We would appreciate your reviewing the enclosed application and returning your comments by March 27, 1995 PLEASE. The Planning Commission plans to consider this application on April 10, 1995. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

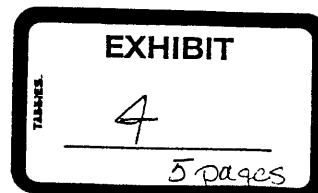
NOTED CATCH BASIN IN EAST PARKING AREA SHOULD BE A DRY WELL. PROVIDE HANDICAPPED ACCESSIBLE RAMP AT N.W. CORNER OF 99E AND IVY ST SIDEWALK. ASSESSOR'S MAPS INDICATE PROPERTY IS 75' DEEP NOT 77' AS SHOWN.

Please check one box:

- 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: Curt McLeod

Date: 3-28-95



PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: March 20, 1995

TO: FIRE, POLICE, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, MIKE J., JOHN K., CURT McLEOD, ODOT

The City has received DR 95-07, an application by Dusty and Nga Schmidt for Site and Design Review approval to renovate an existing building and construct new parking facilities with site landscaping, to operate a retail establishment for the sale of antique furniture [Tax Lots 9400 and 9500 of Tax Map 3-1E-33CD].

We would appreciate your reviewing the enclosed application and returning your comments by March 27, 1995 PLEASE. The Planning Commission plans to consider this application on April 10, 1995. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

The sidewalk extending north towards RAIL Road will need to be adjusted to plan submitted to the PUC by the City. Please contact me before side walk is built. The CRIMSON SENTRY Maple Trees MARKED on LANDSCAPE plan will cause a vision problem FOR Egress & Ingress they should not be planted AT these Locations.

Please check one box:

- 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 Hester

Date: *March 21, 1995*

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: March 20, 1995

TO: FIRE, POLICE, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, MIKE J.,
JOHN K., CURT McLEOD, ODOT

The City has received DR 95-07, an application by Dusty and Nga Schmidt for Site and Design Review approval to renovate an existing building and construct new parking facilities with site landscaping, to operate a retail establishment for the sale of antique furniture [Tax Lots 9400 and 9500 of Tax Map 3-1E-33CD].

We would appreciate your reviewing the enclosed application and returning your comments by March 27, 1995 PLEASE. The Planning Commission plans to consider this application on April 10, 1995. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

*Only concern is TRAFFIC IN & OUT OF LOT
RE: E.B. 99 - LEFT TURN ACROSS TRAFFIC
Right TURN only OUT*

Please check one box:

- 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: *Dusty Nigler*

Date: *3/22/95*

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: March 20, 1995

TO: FIRE, POLICE, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, MIKE J., JOHN K., CURT McLEOD, ODOT

The City has received DR 95-07, an application by Dusty and Nga Schmidt for Site and Design Review approval to renovate an existing building and construct new parking facilities with site landscaping, to operate a retail establishment for the sale of antique furniture [Tax Lots 9400 and 9500 of Tax Map 3-1E-33CD].

We would appreciate your reviewing the enclosed application and returning your comments by March 27, 1995 PLEASE. The Planning Commission plans to consider this application on April 10, 1995. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

No comments or Proposed Conditions

Please check one box:

- 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: *Jack Stark*

Date: *3-21-95*

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: March 20, 1995

TO: FIRE, POLICE, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, MIKE J., JOHN K., CURT McLEOD, ODOT

The City has received DR 95-07, an application by Dusty and Nga Schmidt for Site and Design Review approval to renovate an existing building and construct new parking facilities with site landscaping, to operate a retail establishment for the sale of antique furniture [Tax Lots 9400 and 9500 of Tax Map 3-1E-33CD].

We would appreciate your reviewing the enclosed application and returning your comments by March 27, 1995 PLEASE. The Planning Commission plans to consider this application on April 10, 1995. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

Please check one box:

- 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: _____

Steve Brown

3/27/95