

A G E N D A
CANBY PLANNING COMMISSION
REGULAR MEETING

CITY COUNCIL CHAMBERS
MONDAY, MARCH 13, 1995
7:30 P.M.

I. ROLL CALL

II. MINUTES

January 23, 1995 - balance
February 13, 1995
February 27, 1995

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. COMMISSION DISCUSSION OF PLANNING ISSUES

VI. NEW BUSINESS

VII. FINDINGS

VIII. PUBLIC HEARINGS

DR 95-05, an application by Sharpcor, Inc. for Design Review approval to construct *Canby Apartments*, a 28-unit, 2-bedroom apartment complex on S.E. Township Road and S. Pine Street. The project will have three 2-story buildings, on site laundry facilities, and a manager's office. The project perimeter landscaping has been designed to provide an aesthetic "buffer" between this project and neighboring sites [Tax Lot 1700 of Tax Map 3-1E-34C].

DR 95-06, an application by Sprague Controls for Site and Design Review approval of a 45,000 square foot building on the southerly 4.79 acre property. The 45,000 square feet is the 'footprint' size of the building, which includes 31,500 square feet for manufacturing/warehousing space and 27,000 square feet of office space [37% expansion area of office]. The property is located on the northwest corner of N. Baker and N.W. 3rd Avenue [Tax Lot 1500 of Tax Map 3-1E-32D].

IX.

DIRECTOR'S REPORT

X.

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

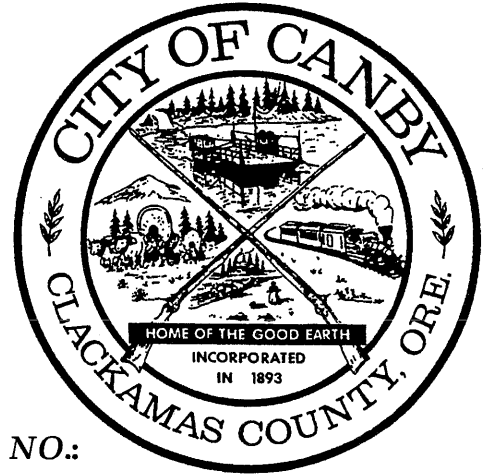
- Everyone present is encouraged to testify, even if it is only to concur with previous testimony. For more complete presentations, Proponents and Opponents may "buy" time from one another. In so doing, those either in favor, or opposed, may allocate their time to a spokesperson who can represent the 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.



- STAFF REPORT -



APPLICANT:

Sharpcor, Inc.
3387 Winola Avenue S
Salem, OR 97302

FILE NO.:

DR 95-05

OWNER:

River Valley Partners, LLC
2285 NW Johnson
Portland, OR 97210

STAFF:

Robert G. Hoffman
Planning Director

LEGAL DESCRIPTION:

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

DATE OF REPORT:

March 3, 1995

LOCATION:

East of S. Pine; north of SE Township

DATE OF HEARING:

March 13, 1995

COMP. PLAN DESIGNATION:

High Density Residential

ZONING DESIGNATION:

R-2 [Light Density Residential]

I. APPLICANT'S REQUEST:

The applicant is requesting site and design review approval to construct a 28-unit apartment complex. The project will involve three 2-story apartment buildings. The total site is 7.87 acres, or 81,457 square feet.

II. APPLICABLE REGULATIONS

- *City of Canby General Ordinances:*

| | |
|-------|-------------------------------------|
| 16.10 | Off-Street Parking and Loading |
| 16.20 | R-2 - High Density Residential 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. 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 purpose of this ordinance.

IV. FINDINGS:

- A. *Background and Relationships:*

The application is for the review of the site and design of an apartment complex. The use, multi-family residential, is permitted outright in this zone R-2 - High Density Residential], and is not a part of this review. The Commission previously approved a partition involving this tax lot, splitting off the single family home on Tax Lot 1700.

Conditions #10 and 11 of the partition of this site read as follows:

Prior to the issuance of a building permit for Parcel #2:

10. **One-half street improvements along Pine and Township shall be constructed for the full frontage along Pine and Township, including the frontage along Parcel #1. The sidewalk shall be constructed prior to the occupancy of any development on Parcel 2. [emphasis added] Bonding is an option to allow later construction of sidewalks. (An agreement to participate in an advance financing agreement may be an alternative.)**
11. Access to Parcel #2 shall be limited to the easternmost leg off Township Road, but the proposed western leg shall remain a part of Parcel #2.

B. *Comprehensive Plan Consistency Analysis*

i. *CITIZEN INVOLVEMENT*

- **GOAL: TO PROVIDE THE OPPORTUNITY FOR CITIZEN INVOLVEMENT THROUGHOUT THE PLANNING PROCESS.**

ANALYSIS

The notification process and public hearing are a part of the compliance with adopted policies regarding citizen involvement.

ii. *URBAN GROWTH*

- **GOAL: TO PRESERVE AND MAINTAIN DESIGNATED AGRICULTURAL AND FOREST LANDS BY PROTECTING THEM FROM URBANIZATION.**

TO PROVIDE ADEQUATE URBANIZABLE AREA FOR THE GROWTH OF THE CITY, WITHIN THE FRAMEWORK OF AN EFFICIENT SYSTEM FOR THE TRANSITION FROM RURAL TO URBAN LAND USE.

ANALYSIS

The project is entirely within the City limits and within the Urban Growth Boundary. It fully meets the intent of Canby goals and policies regarding the Comprehensive Plan Urban Growth Chapter. All necessary urban services are provided for the site.

iii. LAND USE ELEMENT

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

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

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

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

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

Policy #6: Canby shall recognize the unique character of certain areas and will utilize the following special requirements, in conjunction with the requirements of the land development and planning ordinance, in guiding the use and development of these unique areas.

- A. A map of "Areas of Special Concern" is included at the back of [the Land Use]Plan Element. That map is to be regarded as having the full force and effect of the Land Use Map in determining appropriate land uses and levels of development. Development proposals, even those that appear to conform with existing zoning, will be considered to conform with the Comprehensive Plan only if they meet the requirements imposed here.
- B. Specific characteristics of the Areas of Special Concern are as follows:

Area "O" includes several ownerships which are partially within the City limits and partially outside. All of Area "O" is adjacent to S. Pine Street, an unimproved public road with a right-of-way of only twenty (20) feet. City sewer service is not yet available to the area. Presently zoned R-1, the area is anticipated to eventually be developed to higher residential densities. Development of Area "O" could actually be connected with either the residential properties to the west or the area planned for industrial development to the east. In either case, Area "O" will play an important part in the eventual improvement of S. Pine Street and the related public sewer improvements.

ANALYSIS

The use proposed by the applicant is appropriate for the zoning classification (R-2 - High Density Residential), and the Comprehensive Plan land use designation (High Density Residential) that has been given to the property that will be developed as proposed. The Comprehensive Plan states that the area this parcel is in, is an area of special concern since roads and sewers need to be developed. Sewer construction on Pine has been provided as part of the Logging Road Industrial Project and Pine Crossing Manufactured Home Park (Watson). This project will need to provide for widening Pine Street and Township Road.

The proposed development will not overburden the existing public facilities or services. The City has upgraded the sewer treatment plant, and it will be able to properly handle the burden placed by this development. Burdens placed on the road system will be discussed under the Transportation Element.

ENVIRONMENTAL CONCERNS

• **GOALS:** **TO PROTECT IDENTIFIED NATURAL AND HISTORICAL RESOURCES.**

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

TO PROTECT LIVES AND PROPERTY FROM NATURAL HAZARDS.

Policy #2-R: Canby shall maintain and protect surface water and groundwater resources.

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

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

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

Policy #8-R: Canby shall seek to preserve and maintain open space where appropriate and where compatible with other land uses.

ANALYSIS

On-site disposal of storm water will be necessary. There are no known water problems, groundwater problems, or noise pollution, scenic views or particularly prominent open spaces present. Besides the usual parking and yard spaces, there is about 5,000 square feet of recreational open space proposed and so 27,000 square feet of landscaped area proposed.

State and local code regulations will require the development of meet standards to prevent air, water, and noise pollution.

v. **TRANSPORTATION CONCERNS**

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

Policy #1: Canby shall provide the necessary improvements to City streets, and will encourage the County to make the same commitment to local County roads, in an effort to keep pace with growth.

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

Policy #3: Canby shall attempt to improve its problem intersections, in keeping with its policies for upgrading or new construction of roads.

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

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.

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

ANALYSIS

portion of the property that will be developed as proposed ad frontage along S. Pine Street and S.E. Township Road. Pine and Township will need half-street improvements. for the development is proposed to be from Township. Additional emergency access is **not** required, but may be le to either S. Pine Street or Township Road (or both). The rshal has not requested additional emergency access. The d development will contribute to the traffic.

Improvements by the City, County, and State, are programmed for Township/S. Ivy, Highway 99-E/Pine. Redwood has been completed from Highway 99-E to S.E. 13th Avenue. The internal circulation pattern appears to be well designed for the site residents with one access point.

This project, being 28 units, would have similar traffic impacts to Phase 2 of Township Commons, which was also 28 units. Kittleson estimated the traffic of those 28 units as 6.1 total trips per unit, and .68 trips per P.M. peak hours. Thus, there were estimated to be 171 total daily trips generated and 19 P.M. peak hour trips. Many of these trips would go through the Township/S. Ivy intersection, which was rated with a level of service "C" in 1993. Redwood to Highway 99-E would probably be a preferable route for many people. A light is programmed for Pine/Highway 99-E during the summer of 1995. A light is proposed for the Township/S. Ivy intersection within the next five years in the City's Transportation Systems Plan. This project will be required to pay in excess of \$15,000 in Transportation SDC charges. The County has programmed improvements for the Township/S. Ivy intersection. I shall find out when it is scheduled.

The school system has indicated that "Adequate Public Services [of their agency] are available. The City average is 0.6 children (5-18 years) per dwelling unit. Usually, multiple residential development has slightly fewer children per unit. There could be about 17 school aged children generated from this site.

The Fire Marshal has requested an 8" looped water line from Pine to Township.

The sewer has been extended on Pine, as part of the Logging Road Industrial Park Project.

vii. **ECONOMIC**

- **GOAL: TO DIVERSIFY AND IMPROVE THE ECONOMY OF THE CITY OF CANBY. (Not applicable)**

viii. **HOUSING**

- **GOAL: TO PROVIDE FOR THE HOUSING NEEDS OF THE CITIZENS OF CANBY.**

Policy #2: Canby shall encourage a gradual increase in housing density as a response to the increase in housing costs and the need for more rental housing.

Policy #3: Canby shall coordinate the location of higher density housing with the ability of the City to provide utilities, public facilities, and a functional transportation network.

ANALYSIS

The proposed use will increase the overall residential density of the City. As stated by the applicant of a recent application (CPA 92-01/ZC 92-01), there is a demand for rental housing within the City. The first stage of Township Commons [Marlon South] is fully rented prior to its completion. There is an extremely low vacancy rate in multiple housing units, having been about 1% in 1990. This property is zoned for development as multi-family residential, and the Comprehensive Plan designates the property for high density residential.

ix. ENERGY CONSERVATION

- **GOAL: TO CONSERVE ENERGY AND ENCOURAGE THE USE OF RENEWABLE RESOURCES IN PLACE OF NON-RENEWABLE RESOURCES.**

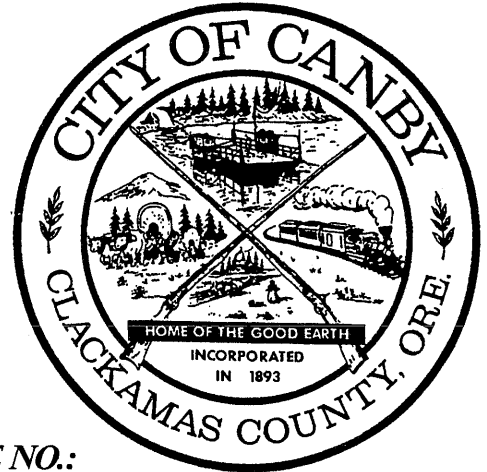
Policy #1: Canby shall encourage energy conservation and efficiency measures in construction practices.

Policy #2: Canby shall encourage development projects which take advantage of wind and solar orientation and utilization.

Policy #3: Canby shall strive to increase consumer protection in the area of solar design and construction.

Policy #5: Canby shall continue to promote energy efficiency and the use of renewable resources.

- STAFF REPORT -



APPLICANT:

Sprague Controls, Inc.
P.O. Box 365
Wilsonville, OR 97070

FILE NO.:

DR 95-06

OWNER:

Fred Kahut
9911 S. Kraxberger Road
Canby, OR 97013

STAFF:

Robert G. Hoffman
Planning Director

LEGAL DESCRIPTION:

Tax Lot 1500 of Tax Map 3-1E-32DC

DATE OF REPORT:

March 3, 1995

LOCATION:

Northwest corner of N. Baker Street
and N.W. 3rd Avenue

DATE OF HEARING:

March 13, 1995

COMP. PLAN DESIGNATION:

Light Industrial

ZONING DESIGNATION:

M-1 [Light Industrial]

I. APPLICANT'S REQUEST:

The applicant is requesting site and design review approval to construct a 45,000 square foot building on the southerly 4.79 acre property. The 45,000 square feet is the "footprint" size of the building, including 31,500 square feet for manufacturing/warehousing space, and 27,000 square feet of office space (37% expansion area of office).

II. APPLICABLE REGULATIONS

- **City of Canby General Ordinances :**

| | |
|-------|--------------------------------|
| 16.10 | Off-Street Parking and Loading |
| 16.32 | M-1 - Light Industrial 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 a 45,000 square foot manufacturing building, with offices. The building will consist of 31,500 square feet of manufacturing/warehousing space and 27,000 square feet of ultimate office space. The office space is split equally between the downstairs, which is to be used upon construction, and the upstairs, which will be used as business expands (13,500 square feet downstairs now, and 13,500 square feet later).

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 4.79 acre lot is approximately 31,400 square feet (15%). The total amount of landscaping proposed is approximately 91,103 square feet (44%). Approximately 36,000 square feet of this area is the area that will be expanded into in the future (18,000 square feet for building expansion, and approximately 18,000 square feet for the expanded parking area). The amount of landscaped area that will remain after the potential expansion will be 55,000 square feet (if the expansion takes the form that it projected at this time), which is 26% of the total area - well above the 15% minimum requirement.

2. Parking.

The number of parking spaces required for a warehouse facility is 1 space per 1,000 square feet of manufacturing/warehousing space, and 3.5 spaces per 1,000 square feet of office space. There is 31,500 square feet of manufacturing/warehousing space and 27,000 square feet of office space proposed. The minimum number of parking spaces required is 126 (31.5 for manufacturing/warehousing space and 94.5 for office space). One half of the office space is in the upper story and is a later phase of this development. (Therefore, the need for the current phase is $31.5 + 94.5/2 = 31.5 + 47.25 = 79$ spaces.)

A total of 98 parking spaces are proposed with the current development. Approximately 47 of the 126 spaces are required for the "future" office space. Upon expansion, including expansion of the building, an additional 59 parking spaces will be constructed for a total of 157 spaces. The total parking requirement for the "expanded" use (as currently proposed) will be 144 parking spaces (49.5 for manufacturing/warehousing space and 94.5 for office space). If the "future" office space is not counted for the current parking requirements, then only 79 parking spaces are needed now. Under this scenario, both the current and future expansion parking requirements will be met.

There are 14 compact parking spaces proposed (15% of the total). A maximum of 28 are permitted. Due to the limited size of the spaces, the compact parking spaces will need to be specifically designated either by painting on the asphalt or by signs posted at the head of the parking spaces.

Four handicap parking spaces are required, with one of them being a "van accessible" handicap parking space. There are four handicap parking spaces proposed at the main entrance to the building. On the site plan, both of the access aisles are 6 feet wide. For one of the handicap parking spaces to be considered a "van-accessible" handicap parking space, one of the access aisles will need to be 8 feet wide.

Two loading berths are required. The loading berth is required to be 12' x 60' for each berth. A total of 4 loading berths are proposed.

3. *Access*

Access to the proposed development will be from N.W. 3rd Avenue and No. Baker Street. It will be necessary for the construction of a turnaround at the northern end of Baker Street prior to occupancy since at least 76 employees will be using the site, and probably over 100, some of whom may be destined for Knights Bridge Road/Arndt Road. The City's Contract Engineer has recommended a turnaround here as well as improvements at the intersection of N.W. 3rd and N. Cedar.

The two parking lots are accessed from either N.W. 3rd Avenue and N. Baker Street. The two parking lots are served by a 24' wide drive. Truck traffic will be routed to N. Baker Street and have a separate entrance than that of passenger vehicular traffic. Truck entrance will also use the same exit as that of the passenger vehicular entrance/exit on N. Baker Street. Signs directing truck traffic to the appropriate entrance are to be provided. The City's approved and signed truck route is N. Baker Street to N.W. 3rd Avenue to N. Elm to Highway 99-E. N.W. 3rd Avenue and N. Cedar are collector streets in the Comprehensive Plan and recently adopted Transportation Systems Plan.

4. *Architecture*

The building will be metal for the manufacturing/warehousing portion and the upstairs office portion of the building. The downstairs office portion of the building will be decorative concrete split block. The roof will also be metal. The roof and metal siding will be a diamond medium blue and the block will be plain cedar light gray. A color rendering will be available at the public hearing. The rendering, according to the plant manager, does not properly depict the desired color scheme.

There will be two free-standing signs; one at the corner of N.W. 3rd Avenue/N. Baker and one on N.W. 3rd Avenue. The color of the signs will be the same diamond medium blue and plain cedar light grey as the building. A color rendering will probably be available at the public hearing. The permitted signage for the proposed building is 600 square feet. The dimensions are not indicated, but were given in the previous application (which is referenced here) as 120 square feet.

5. *Other Aspects*

a. *Utilities*

Service providers have not indicated that there would be any problem in servicing this proposal. To coordinate efforts for construction activity with the utility providers, developers, and City departments, a pre-construction conference will be necessary.

The storm water design and construction for the parking lot and vehicular maneuvering areas will need to meet the City's design and construction standards and can make use of the storm sewer on N.W. 3rd Avenue.

b. *Landscaping*

The landscape areas are in and around the parking lots, around the building, and in the future expansion area. As a general design, the landscaping will consist of full coverage with trees away from the building, and shrubs underneath the trees. The future expansion area and the area to the north of the building will be landscaped with

grass/wildflower mix and conifers. The landscape areas around the parking lots and along the south and west side of the building will be automatically irrigated.

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.

c. Parking Lot Landscaping

The amount of paved area for parking and vehicle maneuvering area is 49,800 square feet. The amount of landscaping required for that amount of area is 7,470 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 17,110 square feet (30%). At the formula of one tree per 2,800 square feet of paved vehicular maneuvering and parking area, a total of 20 trees are needed. There are about 32 trees within or adjacent to the paved vehicle parking/maneuvering area.

There are seven landscaped areas that are islanded or protrude into the parking/maneuvering areas. This design will be able to provide the feeling that the paved areas are not one large expanse. The headlights of the vehicles utilizing the parking spaces for this use will be screened by small shrubs. Additionally, the loading berths will be largely shielded from public right-of-way view. A small window of site is possible at the North Baker Street parking lot and truck access points.

d. Density and yard and height

The setbacks and the height requirements for the M-1 zone have been met by this development proposal.

e. Relationship to needed housing

The proposed development and landscaping will not directly affect the cost and availability of needed housing. Traffic will be restricted from heading north on N. Baker Street to Knights Bridge Road.

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 revised 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 95-06, and following conditions should apply:

Prior to the Building Permit Application:

1. A preconstruction conference shall be held prior to the issuance of the building permit. The conference shall be coordinated through the Planning Office.

For the Building Permit Application:

2. A "Data Disclosure Form" for the industrial pretreatment program regarding disposal of wastewater to the City's sanitary and storm sewer system shall be completed prior to occupancy.
3. 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.
4. 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 shall meet the ODOT plant spacing standards.

Prior to Occupancy:

5. Storm water design and connection to the City's storm sanitary systems and construction of the paved area of the property shall conform to the Canby Public Works Department standards.
6. The compact parking spaces shall be designated as such either by signs posted at the head of the parking spaces, or by paint on the asphalt at the foot of the parking space.
7. A turnaround, with provisions for public safety vehicular service, at the north end of N. Baker Street, immediately north of the Johnson Controls northern entrance, shall be provided, as recommended by the City's Contract Engineer.

Other Notes:

8. The total signage area shall not cover more than 600 square feet, not inclusive of traffic directional signs as provided in Section 16.40 of the Land Development and Planning Ordinance. Only the signs located at the intersection of N. Baker Street and N.W. 3rd Avenue and at the entrance to the N.W. 3rd Avenue parking lot entrance are approved at this time. No other advertising signs are permitted until six months after the occupancy has occurred.

Exhibits:

1. Application for Design Review
2. Vicinity Map
3. Site Plan/Elevations/Landscape Plan (*too large to reproduce*)
4. Street Circulation Plan
5. Transportation Systems Plan
6. Request for Comments

SITE AND DESIGN REVIEW APPLICATION

Fee: \$750

OWNER

APPLICANT

Name _____
Address _____
City _____ State _____ Zip _____
SIGNATURE _____

Name Sprague Controls
Address P.O. Box 365
City Wilsonville State OR Zip 97302
Phone: 682-1033

DESCRIPTION OF PROPERTY:

Tax Map 3-1E-32D Tax Lot(s) 1500 Lot Size 4.79 Acres
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name See Attached Lot _____ Block _____
Exhibit "A"

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
Proposed Manufacturing

Existing Structures None

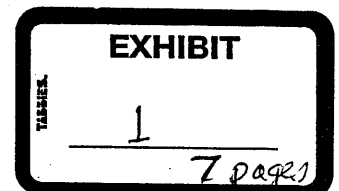
Surrounding Uses _____

PROJECT DESCRIPTION See Attached

ZONING M-1 COMPREHENSIVE PLAN DESIGNATION Industrial

PREVIOUS ACTION (if any) None

File No. DR 95-06
Receipt No. 9309
Received by Joyce Faltus SA
Date Received 2-15-95
Completeness Date _____
Pre-App Meeting _____
Hearing Date 3-13-95



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

EXHIBIT "A"

That portion of the Lucius Seely Donation Land Claim in Section 32, Township 3 South, Range 1 East, of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

Beginning at a point on the Southwesterly extension of the Southerly line of Third Street in the Town of Canby, South 65°35' West, 1240 feet from the West corner of Block 7, in said town; thence North 26°25' West along the Southwesterly line of that tract conveyed to the City of Canby, by deed recorded in Book 381, Page 136, Clackamas County Deed Records, a distance of 605.993 feet to a point; thence South 65°35' West, parallel to the Southeasterly line of that tract conveyed to Martin L. Clark, et al, by deed recorded May 9, 1978 as Recorder's Fee No. 78-19381, Clackamas County Records, a distance of 359.41 feet to a point on the Southwesterly line of said Clark Tract; thence South 26°25' East, along said Southwesterly line and parallel with said City of Canby tract, 605.993 feet to the Southeasterly line of said Clark Tract; thence North 65°35' East 359.41 feet to the point of beginning.

EXCEPTING THEREFROM the Northeasterly 15 feet thereof conveyed to the City of Canby by deed recorded November 15, 1979 as Recorder's Fee No. 79-50886, Clackamas County Records.

PROJECT DESCRIPTION

Sprague Control Inc. is proposing to Construct a 45,000 square foot building on 4.79 acres at the Northwesterly corner of N.W. Baker Drive and N.W. 3rd Avenue. The site is bounded on the East by N.W. Baker Drive (which is fully improved), on the south by N.W. 3rd (which is also improved), on the west by vacant industrial land and on the north with a developing industrial park.

The property is to become the new home of Sprague Controls Inc. Sprague Controls Inc. manufactures Heater-Air Conditioner controls, power windows, control valves and other engineered products for the North American Heavy Truck industry. Customers include the major Truck manufactures: Freightliner, Kenworth, Peterbilt, Ford, Volvo and Mack. The company was started as Aristo-Aire Inc., in 1953 by Del Hewitt, an Oregon trucker. In 1988, Del sold the company to Sprague Devices, Inc. of Michigan City, Indiana. At that time, the company had sales of \$3.35 million and 36 employees.

Since the company was sold, market-focused new product development strategies and an improving economy have resulted in significant growth. In fiscal year 1994, which ended August 31st, the company reported sales of \$8.7 million and 67 full-time employees. The company currently employs 76 permanent and temporary employees. Fiscal 1995 sales are forecast to be \$11 million.

The company project revenue and employment growth of 20% or more per year for the next (5) years. The growth is expected to come from broadened product offerings to the heavy truck manufactures, both in North America and Europe as well as from penetration of control products into related heavy duty vehicle markets such as the Construction and Agricultural vehicle manufacturing industries.

SITE UTILITIES

Domestic water

Water for domestic use will be supplied from a tap to the existing water main in Baker Drive.

Irrigation Water

Water to irrigate the landscape features of the site will come from the same source as the domestic water, but will be metered separately.

Fire Sprinkler System

Water to supply the Fire Sprinkler System would come from the existing water main in Baker Drive and have a double check valve installed to City of Canby Standards and State Fire Codes.

Storm Drainage

Storm Drainage water from this site will be handled by the use of drywells designed to City of Canby Standards.

Sanitary Sewer

Sanitary Sewer Service is available for this site on Baker Drive. This project will either make use of this sewer service or will use a service that comes from the sewer in 3rd Avenue.

Electric Power

Electric Power will be provided to the site from Canby Utility Board (CUB) via an underground power system.

Natural Gas Service

Natural Gas Service would be supplied by Northwest Natural Gas. The applicant will be requesting gas service for this development.

ZONING REGULATIONS

Present Zone: M-1 Light Industrial

Minimum Lot Area:

Required: 5,000 Square Feet

Proposed: Building site contains 4.81 acres.

Minimum Width & Frontage:

Required: 50 feet

Proposed: Approximately 608.58 feet on Baker Drive and approximately 344.41 feet on 3rd Avenue which exceeds minimum yard requirements.

Street Yard:

Required: None

Proposed: 85 feet from 3rd Avenue & 144 feet from Baker Drive.

Maximum Height:

Allowed : 45 feet

Proposed: Approximate height 30 feet at highest point.

Maximum Lot Coverage:

Allowed : No limit

Proposed: Building= 45,000 square feet; Parking=49,787

LANDSCAPE REQUIREMENTS

Landscaping Area:

Minimum : 15% of 195,553 square feet lot area= 31,440 square feet.

Proposed: design shows 91,103 square feet (43%).

Parking Area Landscaping:

Minimum : 15% of 49,787 square parking area= 7,468 square feet.

Proposed: design shows 17,110 square feet (30%).

Parking Area Trees:

Required: one per 8 spaces or one per 2,800 square feet of parking which ever is greater. 18 required.

Proposed: design shows 20+ trees.

See Landscape Plan drawing for landscaping plants and trees species.

To Whom it may concern:

I hereby grant authority to Neal Keefer, General Manager of Sprague Controls to act as my agent in making application for Site and Design Review on my 4.79 acre parcel at NW 3rd street and Baker St in Canby, Oregon.

Fred Kahut 2-14-95

Fred Kahut

Riverside Engineering
P.O. Box 3637
Salem, OR 97302

February 15, 1995

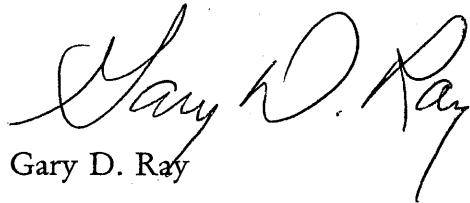
City of Canby
% Bob Hoffman
182 N. Holly
Canby, OR 97013

RE: Sprague Controls Design Review Application

Dear Mr. Hoffman:

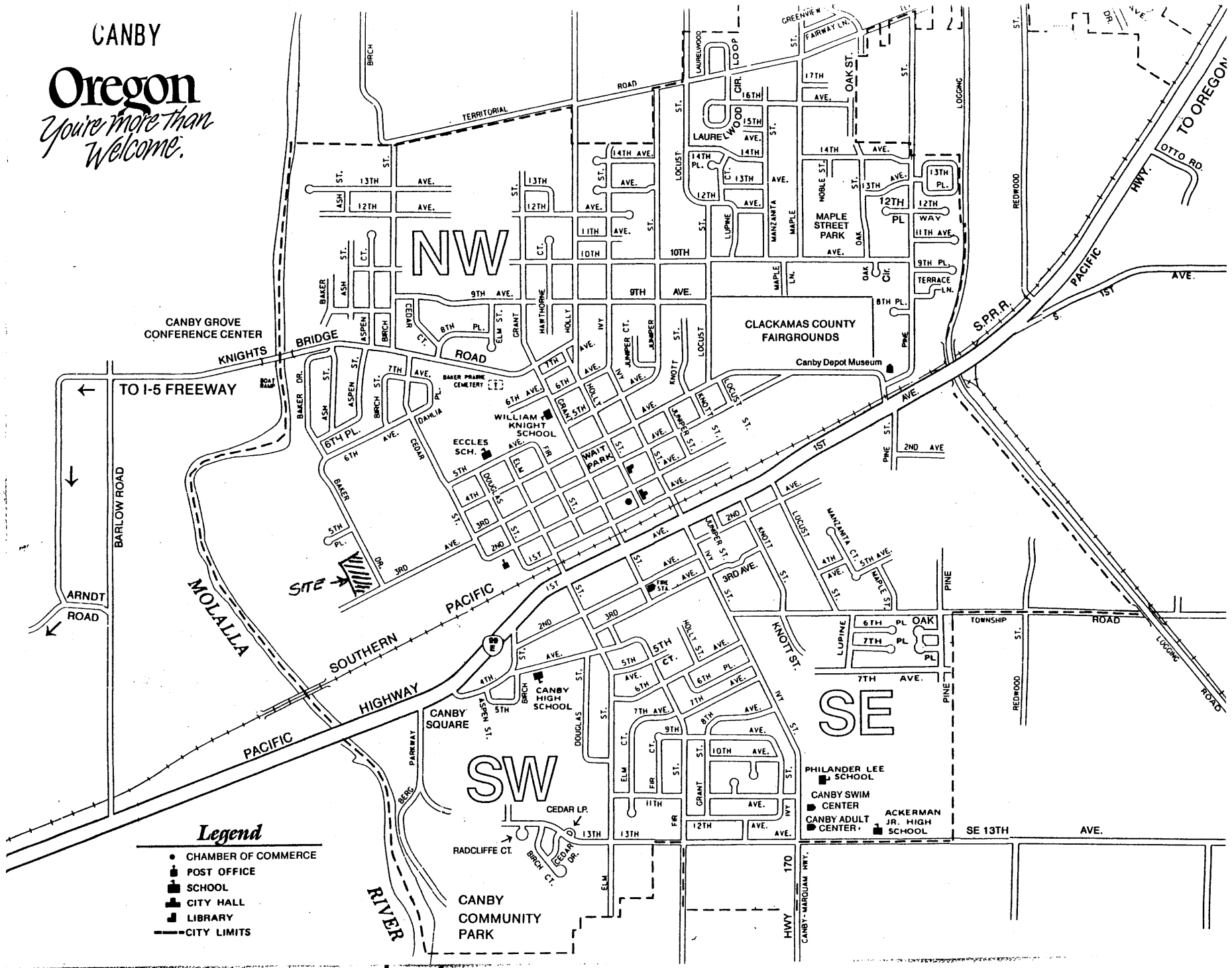
Please use the building plans and the sign drawings submitted with the original application (DR 95-02) for the current application, DR 95-06.

Sincerely,



Gary D. Ray

CANBY
Oregon
*You're more than
 Welcome.*



Legend

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

TABLER
 2
EXHIBIT

VICINITY MAP

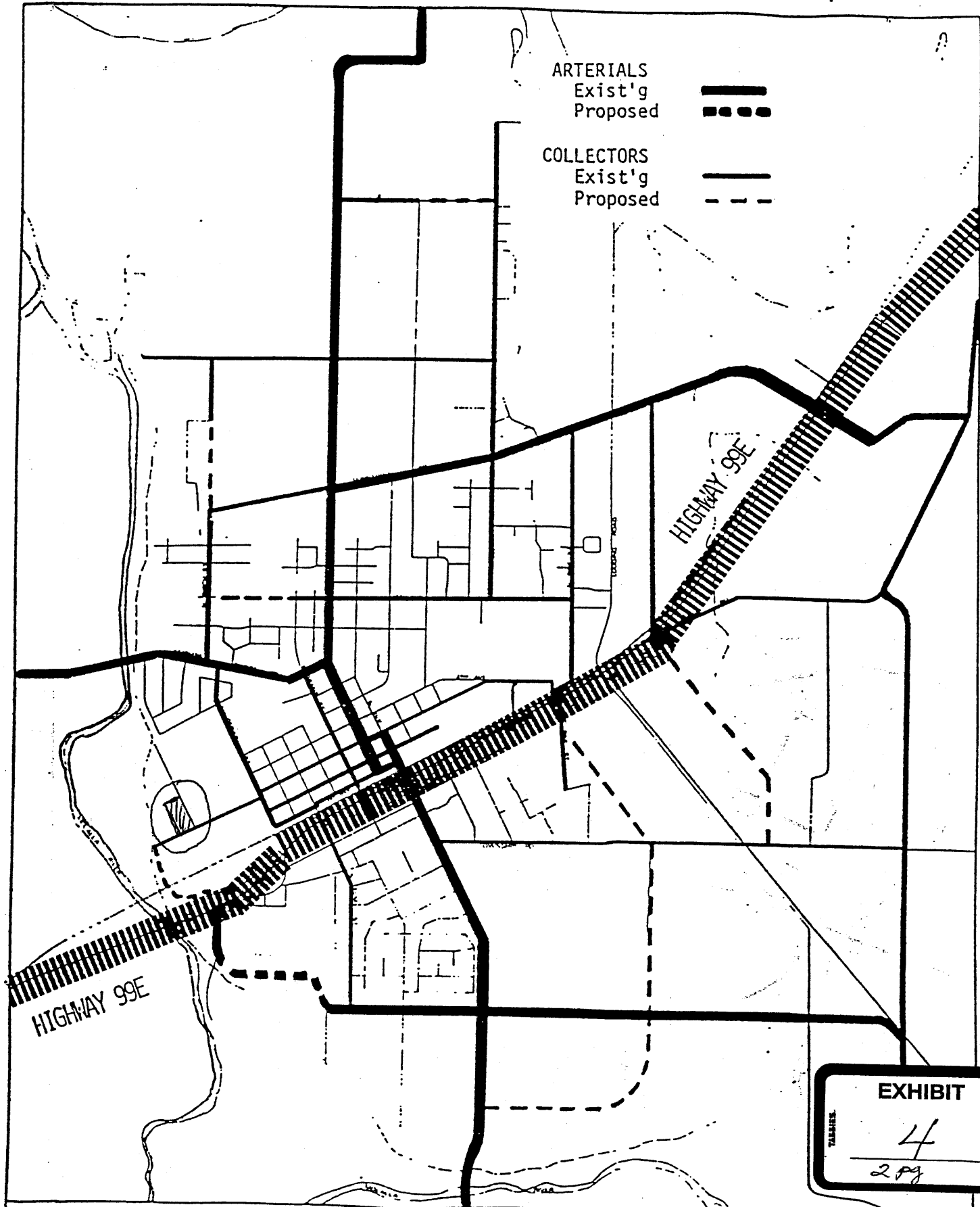


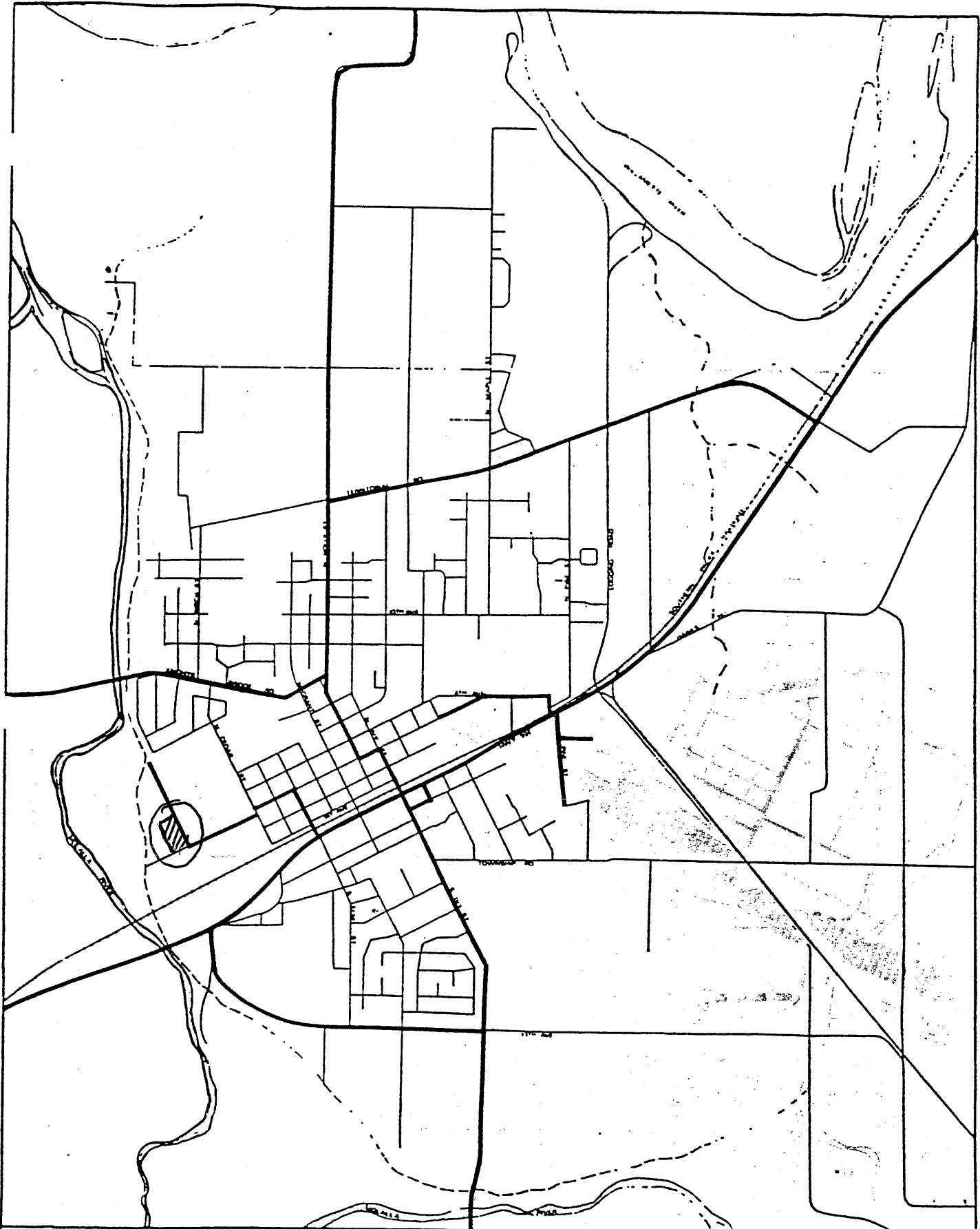
EXHIBIT
 4
 2 pg

CITY OF CANBY

STREET CIRCULATION

FROM
 COMP PLAN

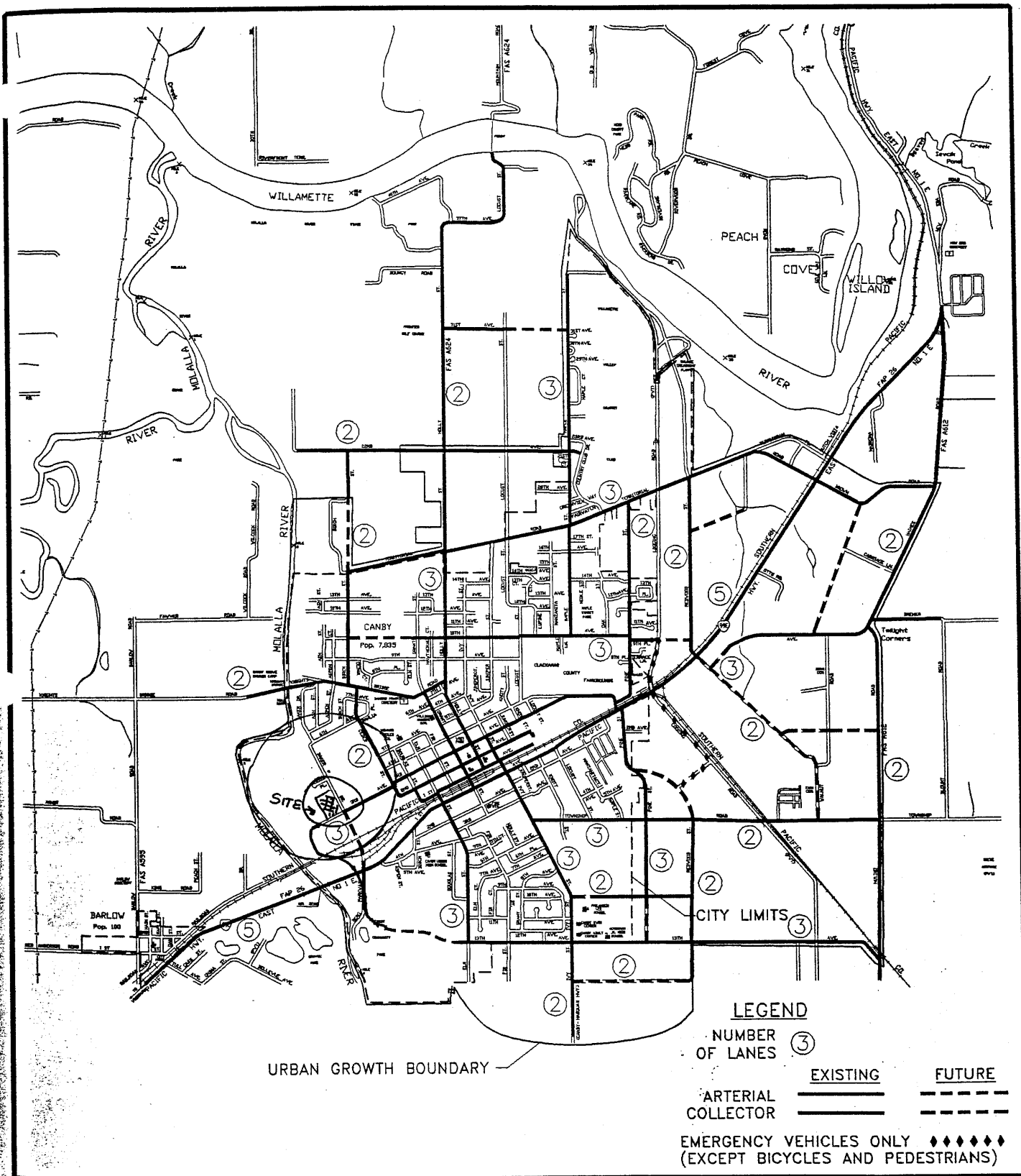




CITY OF CANBY

TRUCK ROUTES FROM COMP PLAN





RECOMMENDED COLLECTOR/ARTERIAL STREET SYSTEM

CITY OF CANBY
 TRANSPORTATION SYSTEM PLAN
 AUGUST 1994

FIGURE

4

EXHIBIT

5

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: FEBRUARY 16, 1995

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

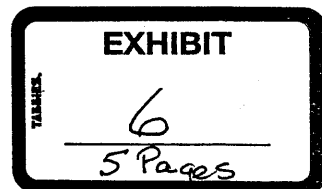
The City has received DR 95-06, an application by Sprague Controls for Site and Design Review approval of a proposed cabinet shop and office. The proposed building is approximately 10,986 square feet - 7,400 square feet for the manufacturing operation and 1,570 square feet for office use. The remaining 2,016 square feet will be tenant-occupied. The property is located on N.W. 3rd Avenue and N. Baker Street [Tax Lot 1500 of Tax Map 3-1E-32D].

We would appreciate your reviewing the enclosed application and returning your comments by February 27, 1995 PLEASE. The Planning Commission plans to consider this application on March 13, 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: James Hagen

Date: 3/2/95

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: FEBRUARY 16, 1995

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

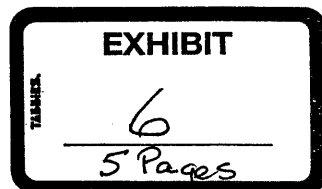
The City has received DR 95-06, an application by Sprague Controls for Site and Design Review approval of a proposed cabinet shop and office. The proposed building is approximately 10,986 square feet - 7,400 square feet for the manufacturing operation and 1,570 square feet for office use. The remaining 2,016 square feet will be tenant-occupied. The property is located on N.W. 3rd Avenue and N. Baker Street [Tax Lot 1500 of Tax Map 3-1E-32D].

We would appreciate your reviewing the enclosed application and returning your comments by February 27, 1995 PLEASE. The Planning Commission plans to consider this application on March 13, 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: Jonny Siggen

Date: 3/2/95

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: FEBRUARY 16, 1995

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

The City has received DR 95-06, an application by Sprague Controls for Site and Design Review approval of a proposed cabinet shop and office. The proposed building is approximately 10,986 square feet - 7,400 square feet for the manufacturing operation and 1,570 square feet for office use. The remaining 2,016 square feet will be tenant-occupied. The property is located on N.W. 3rd Avenue and N. Baker Street [Tax Lot 1500 of Tax Map 3-1E-32D].

We would appreciate your reviewing the enclosed application and returning your comments by February 27, 1995 PLEASE. The Planning Commission plans to consider this application on March 13, 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: _____

Harry F. [Signature]

Date: _____

2/25/95

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: FEBRUARY 16, 1995

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

The City has received DR 95-06, an application by Sprague Controls for Site and Design Review approval of a proposed cabinet shop and office. The proposed building is approximately 10,986 square feet - 7,400 square feet for the manufacturing operation and 1,570 square feet for office use. The remaining 2,016 square feet will be tenant-occupied. The property is located on N.W. 3rd Avenue and N. Baker Street [Tax Lot 1500 of Tax Map 3-1E-32D].

We would appreciate your reviewing the enclosed application and returning your comments by February 27, 1995 PLEASE. The Planning Commission plans to consider this application on March 13, 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:

OK - Need Pre-Construction Meeting

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 Wester* Date: *Feb. 27, 1995*

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: FEBRUARY 16, 1995

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

The City has received DR 95-06, an application by Sprague Controls for Site and Design Review approval of a proposed cabinet shop and office. The proposed building is approximately 10,986 square feet - 7,400 square feet for the manufacturing operation and 1,570 square feet for office use. The remaining 2,016 square feet will be tenant-occupied. The property is located on N.W. 3rd Avenue and N. Baker Street [Tax Lot 1500 of Tax Map 3-1E-32D].

We would appreciate your reviewing the enclosed application and returning your comments by February 27, 1995 PLEASE. The Planning Commission plans to consider this application on March 13, 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:

I have talked with Mr. Roy of Riverside Engineering regarding Fire hydrant location and sprinkler connection for the proposed building.

This office has no other comments or conditions at this time

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: 2-21-95

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: FEBRUARY 16, 1995

TO: FIRE, POLICE, CLUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, MIKE
J., JOHN K., CURT MCLEOD

The City has received ~~DR 95-06~~, an application by Sprague Controls for Site and Design Review approval of a proposed cabinet shop and office. The proposed building is approximately 10,986 square feet - 7,400 square feet for the manufacturing operation and 1,570 square feet for office use. The remaining 2,016 square feet will be tenant-occupied. The property is located on N.W. 3rd Avenue and N. Baker Street [Tax Lot 1500 of Tax Map 3-1E-32D].

We would appreciate your reviewing the enclosed application and returning your comments by February 27, 1995 PLEASE. The Planning Commission plans to consider this application on March 13, 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 conflicts identified in public utilities near the site. Traffic impact on surrounding areas are a concern. Improvement of portions of North Cedar and 2nd or 3rd Avenue may be needed to better route traffic to arterials. Also traffic should be prohibited from using the local street Baker Drive access to Knights Bridge Road. Cul-de-sac bulb or hammer-head turnaround should be installed at the end of the industrial zone on Baker Drive, approximately 600 feet north of the Project Site.

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: 2-23-95