

A G E N D A
CANBY PLANNING COMMISSION
REGULAR MEETING

City Council Chambers
Monday, February 13, 1995
7:30 p.m.

I. *ROLL CALL*

II. *MINUTES*

January 9, 1995
January 23, 1995

III. *CITIZEN INPUT ON NON-AGENDA ITEMS*

IV. *COMMUNICATIONS*

V. *COMMISSION DISCUSSION OF PLANNING ISSUES*

VI. *NEW BUSINESS*

Village on the Lochs Tree Removal

VII. *FINDINGS*

MLP 95-01/DR 95-02 - Sprague
DR 95-01 - Wayne Scott

VIII. *PUBLIC HEARINGS*

DR 95-03, an application by Paul and Susan DuPont for Design Review approval of warehouse and office to be added to an existing facility. The site is located at the southwest corner of N.W. 5th Place, west of N. Baker Drive [Tax Lots 900, 1000 and 1300(part) of Tax Map 3-1E-32DC]. *Continued from January 23, 1995.*

DR 95-04, an application by Merlin C. Buser 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 the northwest corner of Redwood Street and Township Road [Tax Lot 1810 of Tax Map 3-1E-34C].

IX. *DIRECTOR'S REPORT*

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.



-M E M O R A N D U M-

TO: *Planning Commission
City Council*

FROM: *James S. Wheeler, Assistant Planner*

DATE: *February 8, 1995*

RE: *The Amount of Land Annexed/To Be Annexed
According to Priority A,B,C areas*

During the Faist annexation process, the question arose as to how much "priority A" Low Density Residential land had already been annexed into the City (since 1984) in comparison with how much of the same classification of land that has yet to be annexed. Staff did not have exact numbers, but based on looking at a very rough map of areas that have been annexed, came up with a figure of approximately 60-70% of priority A, Low Density Residential land has yet to be annexed. At the City Council, the applicant asserted that only 30% of the land has yet to be annexed. Staff then determined to provide the Planning Commission and the City Council with accurate numbers regarding the amount of land annexed and to be annexed.

The tables on the attached pages are the result of staff's study. There is a lot of data that is found in those tables and they need to be explained. Staff looked at all the residential lands that were outside the City limits, but within the Urban Growth Boundary, in 1984. The Comprehensive Plan was adopted, and acknowledged in 1984, which designated the prioritization scheme for annexation of land into the City. The numbers in the tables reflect subsequent changes in the Comprehensive Plans land use designations. For example: a portion of Willow Creek Phase 2 was originally Light Industrial, but was changed to Low Density Residential; and the H.O.P.E. property (13th & S. Ivy) was originally Low Density Residential, but was changed to Medium Density Residential. It is the numbers according to the new designations that were tallied.

Tables 1 and 2 provide the same information, but organized in two different ways. Table 1 looks at each Priority area separately with information and percentages regarding how much Low, Medium, and High Density land has been annexed. Table 2 looks at each density classification (Low, Medium, High) separately with information and percentages regarding how much annexed and non-annexed land is in each Priority area. Tables 3 - 5 give the number of parcels (and the amount of land they total up to) according to three different size categories in each of the Priority areas. Table 6 gives the same information as Tables 3 - 5, except that it is for all residential areas together.

As an example, the questions that were asked in relation to the Faist annexation were twofold:

1. By percentage, how much priority A, B, and C lands (Low Density Residential) has yet to be annexed into the City?
2. How many of those parcels that have not been annexed are greater than 10 acres in size? (a question relating to the availability of land of suitable size for larger developments)

The answers are:

1. Priority A, Low Density Residential Lands, Not Yet Annexed: 82.9% (Table 1)
Priority B, Low Density Residential Lands, Not Yet Annexed: 79.2%
Priority C, Low Density Residential Lands, Not Yet Annexed: 92.8%
2. Priority A, Low Density Residential Lands: 6 lots 6.5% (31.6% of land) (Table 3)
Priority B, Low Density Residential Lands: 1 lots 2.1% (9.5% of land) (Table 4)
Priority C, Low Density Residential Lands: 6 lots 7.6% (45.2% of land) (Table 5)

TABLE 1: PRIORITY CLASSIFICATION ACCORDING TO DENSITY

Priority A Lands	Annexed into the City Since 1984	% of Total Priority A Lands According to Density	Not yet annexed into the City	% of Total Priority A Lands According to Density	Total
Low Density Residential	71.30	17.1%	346.18	82.9%	417.48
Medium Density Residential	42.16	99.3%	0.30	0.7%	42.46
High Density Residential	36.60	56.4%	28.34	43.6%	64.94
Total	150.06	28.6%	374.82	71.4%	524.88

Priority B Lands	Annexed into the City Since 1984	% of Total Priority B Lands According to Density	Not yet annexed into the City	% of Total Priority B Lands According to Density	Total
Low Density Residential	31.97	20.8%	121.85	79.2%	153.82
Medium Density Residential	0.00	—	0.00	—	0.00
High Density Residential	3.88	100.0%	0.00	0.0%	3.88
Total	35.85	22.7%	121.85	77.3%	157.70

Priority C Lands	Annexed into the City Since 1984	% of Total Priority C Lands According to Density	Not yet annexed into the City	% of Total Priority C Lands According to Density	Total
Low Density Residential	27.28	7.2%	353.39	92.8%	380.67
Medium Density Residential	0.00	—	0.00	—	0.00
High Density Residential	0.00	—	0.00	—	0.00
Total	27.28	7.2%	353.39	92.8%	380.67

TABLE 2: DENSITY CLASSIFICATION ACCORDING TO ANNEXATION

Low Density Residential	Annexed into the City Since 1984	% of Total LDR Lands According to Annexation	Not yet annexed into the City	% of Total LDR Lands According to Annexation	Total
Priority A Lands	71.30	54.6%	346.18	42.1%	417.48
Priority B Lands	31.97	24.5%	121.85	14.8%	153.82
Priority C Lands	27.28	20.9%	353.39	43.0%	380.67
Total	130.55	100.0%	821.42	100.0%	951.97

Medium Density Residential	Annexed into the City Since 1984	% of Total MDR Lands According to Annexation	Not yet annexed into the City	% of Total MDR Lands According to Annexation	Total
Priority A Lands	42.16	100.0%	0.30	100.0%	42.46
Priority B Lands	0.00	0.0%	0.00	0.0%	0.00
Priority C Lands	0.00	0.0%	0.00	0.0%	0.00
Total	42.16	100.0%	0.30	100.0%	42.46

High Density Residential	Annexed into the City Since 1984	% of Total HDR Lands According to Annexation	Not yet annexed into the City	% of Total HDR Lands According to Annexation	Total
Priority A Lands	36.60	90.4%	28.34	100.0%	64.94
Priority B Lands	3.88	9.6%	0.00	0.0%	3.88
Priority C Lands	0.00	0.0%	0.00	0.0%	0.00
Total	40.48	100.0%	28.34	100.0%	68.82

TABLE 3: PRIORITY 'A' AREA ACCORDING TO SIZE OF PROPERTY

<i>Priority A - LDR</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	2	9.5%	41.37	58.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	19	90.5%	29.93	42.0%

<i>Priority A - LDR</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	6	6.5%	124.57	38.0%
Properties between 5 and 10 acres	8	8.7%	56.57	16.3%
Properties < 5 acres	78	84.8%	165.04	47.7%

<i>Priority A - MDR</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	2	66.7%	37.16	88.1%
Properties between 5 and 10 acres	1	33.3%	5.00	11.9%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>Priority A - MDR</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	0	0.0%	0.00	0.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	1	100.0%	0.30	100.0%

<i>Priority A - HDR</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	1	6.3%	11.12	30.4%
Properties between 5 and 10 acres	2	12.5%	13.25	36.2%
Properties < 5 acres	13	81.3%	12.23	33.4%

<i>Priority A - HDR</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	0	0.0%	0.00	0.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	18	100.0%	28.34	100.0%

<i>Priority A - Total</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	5	12.5%	89.65	59.7%
Properties between 5 and 10 acres	3	7.5%	18.25	12.2%
Properties < 5 acres	32	80.0%	42.16	28.1%

<i>Priority A - Total</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	6	5.4%	124.57	33.2%
Properties between 5 and 10 acres	8	7.2%	56.57	15.1%
Properties < 5 acres	97	87.4%	193.68	51.7%

TABLE 4: PRIORITY 'B' AREA ACCORDING TO SIZE OF PROPERTY

<i>Priority B - LDR</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	1	50.0%	26.83	80.8%
Properties between 5 and 10 acres	1	50.0%	6.34	19.2%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>Priority B - LDR</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	1	2.1%	11.59	9.5%
Properties between 5 and 10 acres	6	12.5%	38.84	31.9%
Properties < 5 acres	41	85.4%	71.42	58.6%

<i>Priority B - MDR</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	0	0.0%	0.00	0.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>Priority B - MDR</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	0	0.0%	0.00	0.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>Priority B - HDR</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	1	100.0%	3.88	100.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>Priority B - HDR</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	0	0.0%	0.00	0.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>Priority B - Total</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	2	66.7%	30.51	82.8%
Properties between 5 and 10 acres	1	33.3%	6.34	17.2%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>Priority B - Total</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	1	2.1%	11.59	9.5%
Properties between 5 and 10 acres	6	12.5%	38.84	31.9%
Properties < 5 acres	41	85.4%	71.42	58.6%

TABLE 5: PRIORITY 'C' AREA ACCORDING TO SIZE OF PROPERTY

<i>Priority C - LDR</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	1	20.0%	17.93	65.7%
Properties between 5 and 10 acres	1	20.0%	7.79	28.6%
Properties < 5 acres	3	60.0%	1.58	5.7%

<i>Priority C - LDR</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	6	7.6%	159.87	45.2%
Properties between 5 and 10 acres	14	17.7%	81.72	23.1%
Properties < 5 acres	59	74.7%	111.80	31.6%

<i>Priority C - MDR</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	0	0.0%	0.00	0.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>Priority C - MDR</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	0	0.0%	0.00	0.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>Priority C - HDR</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	0	0.0%	0.00	0.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>Priority C - HDR</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	0	0.0%	0.00	0.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>Priority C - Total</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	1	20.0%	17.93	65.7%
Properties between 5 and 10 acres	1	20.0%	7.79	28.6%
Properties < 5 acres	3	60.0%	1.58	5.7%

<i>Priority C - Total</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	6	7.6%	159.87	45.2%
Properties between 5 and 10 acres	14	17.7%	81.72	23.1%
Properties < 5 acres	59	74.7%	111.80	31.6%

TABLE 6: RESIDENTIAL AREAS ACCORDING TO SIZE OF PROPERTY

<i>LDR - Total</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	4	14.3%	85.93	65.3%
Properties between 5 and 10 acres	2	7.1%	14.13	10.7%
Properties < 5 acres	22	78.6%	31.49	23.9%

<i>LDR - Total</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	13	5.9%	299.03	38.0%
Properties between 5 and 10 acres	28	12.8%	177.13	21.8%
Properties < 5 acres	178	81.3%	348.26	42.4%

<i>MDR - Total</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	2	66.7%	37.16	88.1%
Properties between 5 and 10 acres	1	33.3%	5.00	11.9%
Properties < 5 acres	0	0.0%	0.00	0.0%

<i>MDR - Total</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	0	0.0%	0.00	0.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	1	100.0%	0.30	100.0%

<i>HDR - Total</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	2	11.8%	15.00	37.1%
Properties between 5 and 10 acres	2	11.8%	13.25	32.7%
Properties < 5 acres	13	76.5%	12.23	30.2%

<i>HDR - Total</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	0	0.0%	0.00	0.0%
Properties between 5 and 10 acres	0	0.0%	0.00	0.0%
Properties < 5 acres	18	100.0%	28.34	100.0%

<i>Total - Residential</i>				
<i>Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	8	16.7%	138.09	64.5%
Properties between 5 and 10 acres	5	10.4%	32.38	15.1%
Properties < 5 acres	35	72.9%	43.72	20.4%

<i>Total - Residential</i>				
<i>Not Yet Annexed</i>	<i># of Lots</i>	<i>% of Lots</i>	<i>Size</i>	<i>% of Size</i>
Properties > 10 acres	13	5.5%	299.03	34.8%
Properties between 5 and 10 acres	28	11.8%	177.13	20.8%
Properties < 5 acres	197	82.8%	376.90	44.3%

MEMORANDUM

TO: James S. Wheeler
FROM: William L. Owen
DATE: February 1, 1995
RE: City Tree Inspections

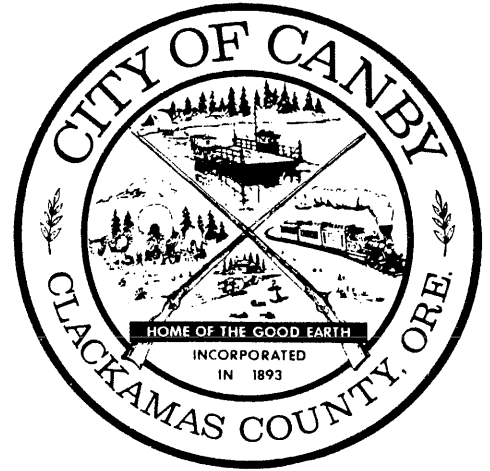
- 2) Village on the Lochs, Lot 340
Fir tree condition and prognosis

Recommendations:

A. Subject tree is 36" DBH Fir. History of area and disturbances, etc., have stressed the trees in area generally. This specimen, though showing somewhat low average annual growth, is holding its own well at this time. From visual inspection, it is not a specifically hazardous tree from breakage, visible decay or other extraordinary sign, and is therefore in the same category as any tree on the site in this general condition. Long term prognosis is guarded due to fill and disturbance history. It must be lift pruned over any building and maintained by licensed, certified arborists on annual basis, to need, to assure continued stable, safe condition.

February 3, 1995

Bill Jeffers
Village Corporation
1655 S. Elm Street #100
Canby, OR 97013



RE: Village on the Lochs Site #340 - Tree Removal

Dear Bill:

The fir tree located on site #340 is one of the trees that was designated for preservation. The grading work that was done on the site in the construction of the park did not adequately care for the trees that were to be retained. There is fill that has been placed around half of this tree. The arborist on retainer for the City has looked at this tree and has determined that it is not hazardous and is doing well enough to be retained.

If you still desire to have the tree removed, you will need to request permission to remove the tree from the Planning Commission. The next Planning Commission is Monday, February 13th.

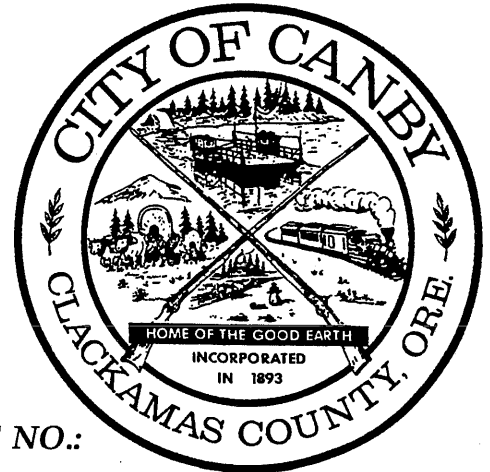
Please feel free to contact me or Bob Hoffman at [503] 266-4021 if you have any other questions, or if I can be of further assistance.

Sincerely,

James S. Wheeler
Assistant Planner

cc: Robert Hoffman, City Planner
Robert Godon, City Building Inspector
Planning Commission

**REVISED
- STAFF REPORT -**



APPLICANT:

Paul DuPont
1112 Knights Bridge Road
Canby, OR 97013

FILE NO.:

DR 95-03

OWNER:

Same

STAFF:

Robert G. Hoffman
Planning Director

LEGAL DESCRIPTION:

Tax Lots 900, 1000 and 1300[part]
of Tax Map 3-1E-32DC

DATE OF REPORT:

January 13, 1995
FEBRUARY 8, 1995 [REVISION]

LOCATION:

Baker Drive Industrial Park -
West side of Baker Drive, north of S.W. 3rd
(west end of NW 5th Place)

DATE OF HEARING:

January 23, 1995
[CONTINUED TO 2/13/95]

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 an expansion to the existing warehouse, and relocation of the existing office. The existing building is 12,000 square feet. The addition is 7,500 square feet. **THE APPLICANT'S REVISION REDUCES HIS EXPANSION BY 1,500 SQUARE FEET.**

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 project site is located in the Baker Industrial Park on Tax Lots 900, 1000 and 1300. The site is the last of the lots to develop which were originally plotted as an Industrial Park. All zoning and Comprehensive Plan land use is industrial except to the west, which is floodplain and owned by the City.

A revision in the original landscape plan is expected to be submitted to the City this week. The revision consists of a minor redesign of the western 3 parking spaces and provision of the required loading space. **THE REVISION CONCENTRATES ALL CHANGES TO HIS EXPANSION AREA.**

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."

On the site plan, the applicant has stated that the total lot area is 31,140 square feet. Of that, only 11,300 square feet will be newly developed.

The minimum amount of landscaping required for the 11,300 square feet is about 1,700 square feet, or 15%. The total amount of landscaping appears to exceed this amount since it is proposed to provide landscaping ~~and reduction of existing parking bays on the adjacent lot area~~ **OF 1,916 SQUARE FEET, OR 17%.**

2. Parking.

The number of parking spaces required for a warehouse facility is 3.5 parking spaces per 1,000 square feet of gross floor office area, plus 1 space per 1,000 square feet of warehouse space. There is approximately 1,100 square feet of office space proposed, which requires 3.8 parking spaces. The space in the new warehouse totals about ~~6,400~~ **4,950** square feet, requiring an additional ~~6.4~~ **5** spaces. Thus, the minimum number of parking spaces required, according to the ordinance, is ~~6.4~~ **5** plus 3.8, which equals about ~~10.9~~ **[9 ARE PROVIDED]** spaces. Under the current standards, the ~~existing~~ warehouse would require $200 \times 60 \times 1/1000 = 12$ spaces (~~10.9~~ **+ 12 = 22.9** spaces). ~~The applicant proposes a total of 15 parking spaces for the total complex.~~ **TWELVE SPACES ARE PROVIDED ON THE EXISTING SITE. A TOTAL OF 21 ARE PROVIDED ON THE ENTIRE SITE.** ~~The applicant will need to justify the reduction of 7 spaces from the standards (see attached letter). The applicant proposes to rebuild the parking bays for the existing building and landscape them. There is a graveled area immediately north of the transformer, which appears to be owned by Bob Westcott. Perhaps some arrangement can be~~

made for overflow. ~~Two~~ **ONE** "van accessible" handicap parking spaces are required and ~~two (2)~~ are **ONE (1) IS** proposed. ~~One~~ **NO** loading space is required for ~~7,500~~ **4,950** square feet of additional commercial/industrial space. ~~It is supposed~~ **ONE IS PROPOSED** to be 12 feet by ~~60~~ **35** feet in size. The applicant is proposing use of the area at the end of the building for this purpose. **NO LOADING DOCK IS REQUIRED FOR A WAREHOUSE OF LESS THAN 5,000 SQUARE FEET.**

3. Access

Access to the proposed development will be from N.W. 5th Place. A sidewalk is being proposed adjacent to the street **FOR ONLY THE EXPANSION AREA AS REQUIRED.** The street is fully built.

4. Architecture

The warehouse will be an industrial type, single story building, matching the existing warehouse. The construction will be pre-engineered metal, Type VN, matching the existing warehouse. The colors have not been specified. The proposed addition is similar to the existing buildings in the area (see elevations).

No sign is proposed.

5. Other Aspects

a. Utilities

Service providers have not indicated that there would be any problem in servicing this proposal. Specific construction designs for the storm water drainage system will be necessary for review and approval by the Department of Public Works. Utilities exist to service the site.

b. Landscaping

There are ~~seven (7)~~ **FIVE (5)** landscape areas; the southwest entrance area, area between parking bays, and area along the sidewalks. The Code requires one tree per eight (8) parking spaces, and one tree per forty (40) feet of parking area. Thus ~~340~~ $90/40 = 9$ **2** trees. ~~Nine~~ **THREE** are proposed.

c. Density and yards and height

The setbacks and the height requirements for the M-1 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 use 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 on January 12, 1995, **AND REVISED ON FEBRUARY 7, 1995**, 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 95-03, the following conditions apply:

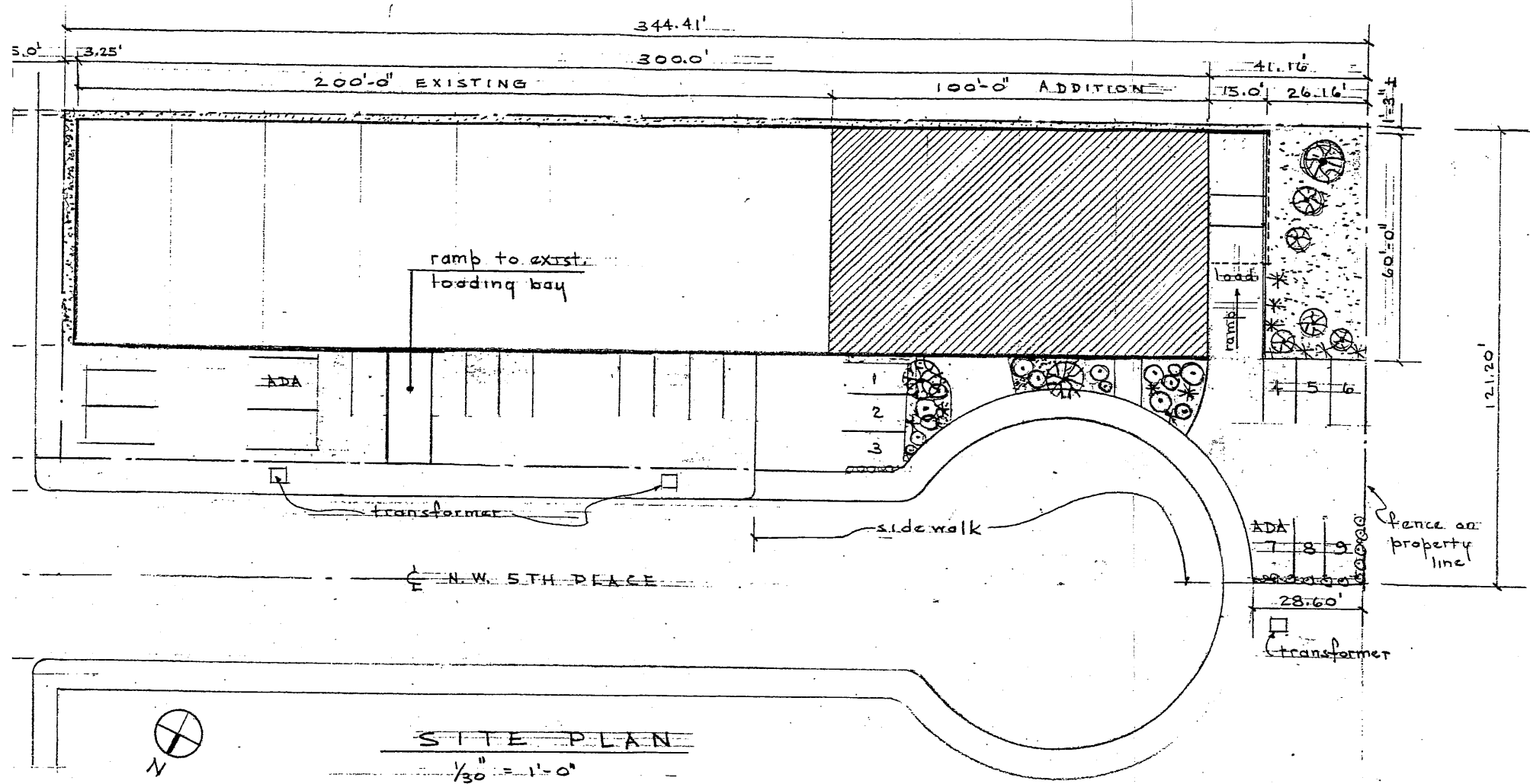
1. Storm water design and construction of the paved area of the property shall conform to the Canby Public Works Department standards.
2. A detailed construction landscape plan shall be submitted with the building permit. The detailed landscape plan shall show: the number of plants, plant spacing/location of planting, the type of plants, the schedule of planting, and irrigation plans.
3. The landscaping shall be planted at a spacing that matches or exceeds (in density) the standards for plantings provided by the Oregon Department of Transportation. Bark mulch and similar material shall consist of not more than 5% of the total landscape area after the 3-year period. River rock, or similar landscape material, shall consist of not more than 5% of the total landscape area.
4. The tax lots shall be combined or a parking agreement recorded with the County Registrar of Deeds.

DISCUSSION ISSUES:

- The number of parking spaces to be provided.
- Solution to location and size of loading bay.

Exhibits:

1. Application for Design Review
2. Vicinity Map
3. Landscape Plan revision
4. Site Plan/Landscape Plan/Elevation
5. Department Responses to "Request for Comments"
6. Letter from Paul DuPont received January 12, 1995



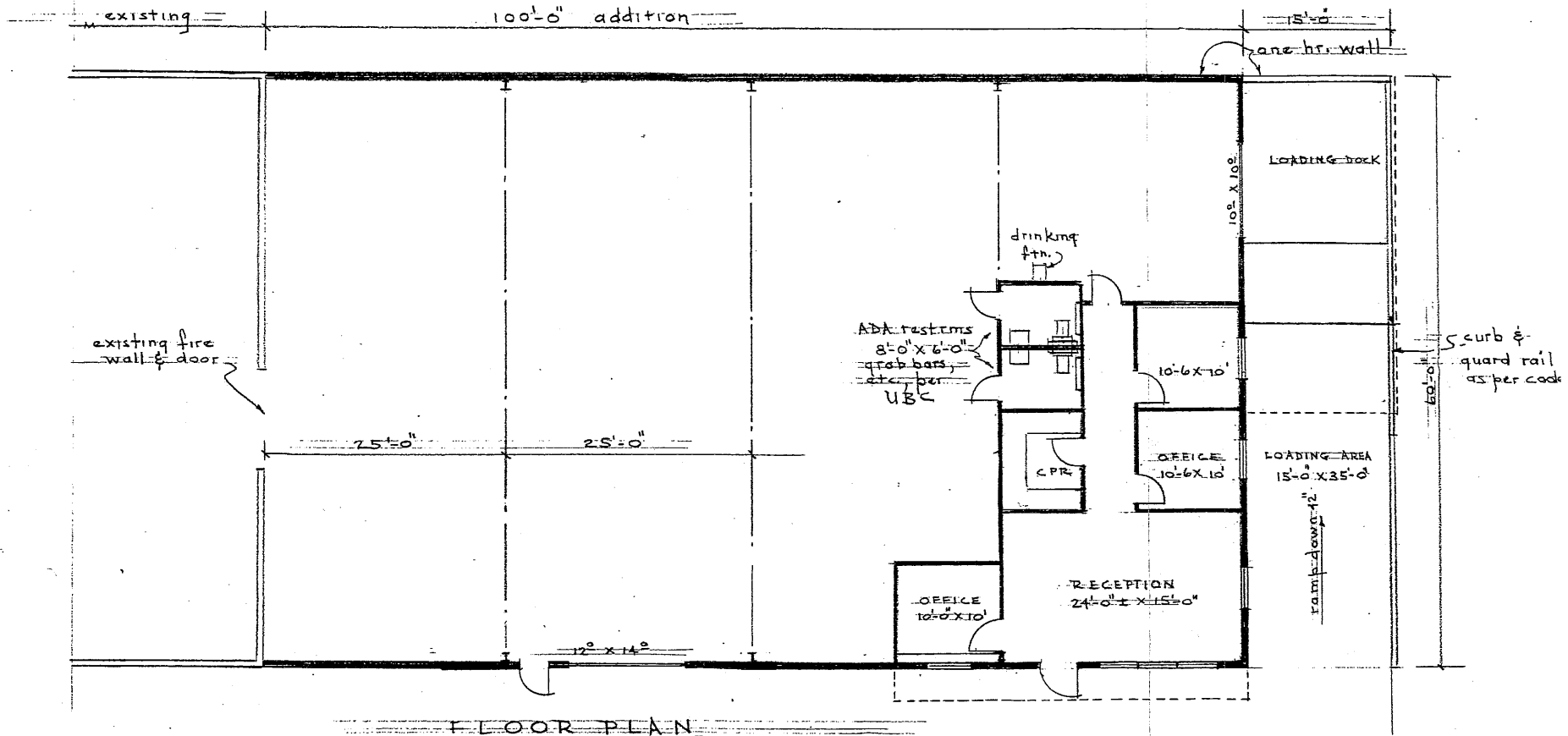
SITE PLAN
 $\frac{1}{30}'' = 1'-0''$

Willamette Plastics Addition
 Baker Drive Industrial Park Lots No. 900,
 1100, 1200, 1300, 1400.
 Addition: 11,300 sq. ft. Landscaping: 1916 sq. ft. (17%)
 Bldg Addition: 6000 sq. ft.
 Addition: (Loading space furnished)
 area: 10,500 sq. ft. @ 3.5/1000[#] = 4 spaces
 house area: 4950 sq. ft. @ 1/1000[#] = 5 spaces
 ft. spaces furnished, including 1-ADA: 9 spaces.
 # Group: B-2

Construction: Type V N (pre-eng. metal bldg, one-hr. fire walls)
Utilities: storm water: continue existing system of perimeter
 footing drains, parking lot catch basins tied to dry wells.
 water: install new water meter at n.e. corner; power:
 transformer: 400 A-208 on adjacent property to the n.e.
Landscaping: Evergreen trees, shrubs, & ground cover. Prefer planting
 contained within extruded concrete curbs instead of planter
 boxes for better maneuverability.

REVISED 2-7-95

E PLASTICS ADDITION ACE, CANBY, OR. 97013 266-6233	edith yang, architect 753-7940 gordon wallace, engineer 752-3379	SITE PLAN scale: $\frac{1}{30}'' = 1'-0''$ date: 12/22/94	rev. 2/6/95 sh. no. 1
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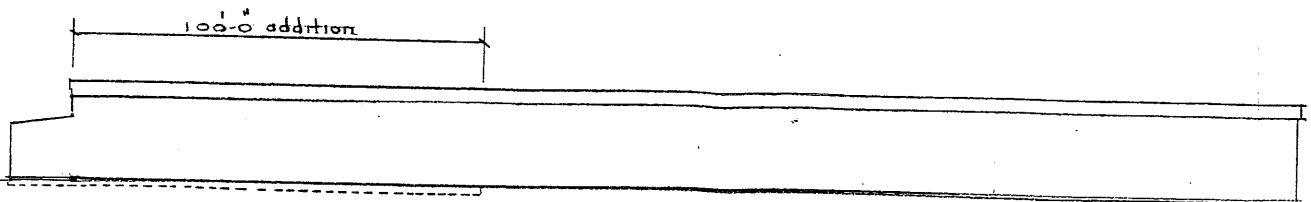


FLOOR PLAN

NOTES:

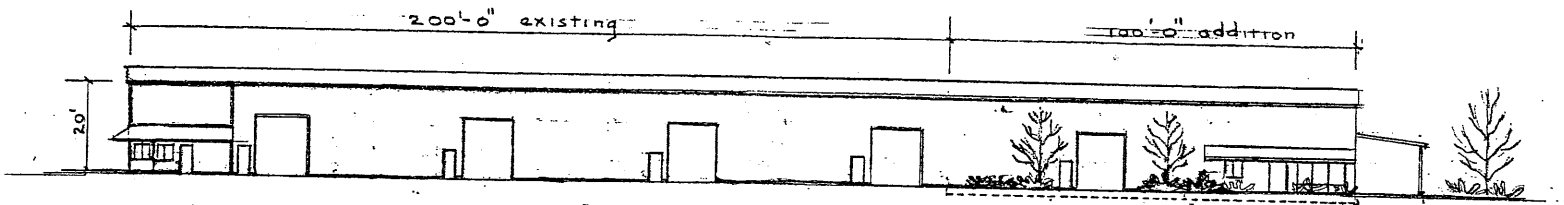
- (1) Varco Pruden precast metal bldg; rigid frames at 25'-0" o.c.
- (2) Roof & wall sheeting: 26 ga; color, finish, type: match exist.
- (3) Exterior personnel doors: 3'-0" x 7'-0" x 1 3/4" metal; steel sectional doors: 12'-0" x 14'-0"; windows: 4'-0" x 4'-0" sliding aluminum; interior doors: 3'-0" x 6'-0" x 1 3/4"; Commercial grade h.w.; 1/2" pair hinges/door.
- (3) (continued) Lever type handles; occupant indicator for restrooms. All exterior doors: install threshold & weatherstripping.
- (4) Comply with Oregon Energy Code: wall, roof, & perimeter slab insulation.
- (5) Design of low roof overhang: match existing.

<p>WILLAMETTE PLASTICS ADDITION 1111 N.W. 5TH PLACE, CANBY, OR 97013 766-4233</p>	<p>edith yang, architect 753-7940 gordon wallace, engineer 752-3379</p>	<p>FLOOR PLAN scale: 3/32" = 1'-0" date: 12/22/94 rev: 2/6/95</p>	<p>sh. no. 2</p>
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REAR ELEVATION

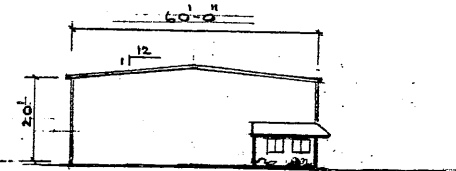
$\frac{1}{30}'' = 1'-0''$



N. W. S. I. H. PLACE ELEVATION

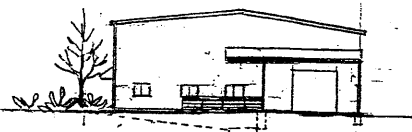
$\frac{1}{30}'' = 1'-0''$

Refer to Notes, sh. 2 & Site Plan.



WEST ELEVATION

$\frac{1}{30}'' = 1'-0''$



EAST ELEVATION

$\frac{1}{30}'' = 1'-0''$

<p>WILLAMETTE PLASTICS ADDITION 1111 N.W. S.I.H. PLACE, CANBY, OR. 97013 266-6233</p>	<p>zdrth yong, architect 753-1240 gordon wallace, engineer 752-3379</p>	<p>ELEVATIONS scale: $\frac{1}{30}'' = 1'-0''$ date: 12/22/94 rev: 2/6/95</p>	<p>sh. no. 3</p>
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ANALYSIS

While the Solar Ordinance does not apply to this application until a building permit is applied for, a preliminary review was conducted. Project structures along the northern property line are as close as 30'-6" from the property line and are two stories high. This setback is sufficient to meet solar requirements. The State has rules which encourage energy conservation through design and construction methods.

C. Conclusion Regarding Consistency with the Policies of the Canby Comprehensive Plan:

Based upon the above described analysis, the proposal, with appropriate modifications, as outlined in the recommended conditions, is hereby found to be consistent with the policies of the Comprehensive Plan, provided the traffic analysis and school district recommendations are deemed sufficient by the Commission.

D. 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 total site is 1.87 acres (approximately 81,457 square feet). Based on this figure, approximately 24,437 square feet of landscaping is required. The applicant is proposing approximately 27,000 square feet of landscaping (32%). Most of this area is lawn, with 35 trees and almost 320 shrubs proposed. There is about 5,000 square feet of recreation space proposed. Many trees on the site boundary will remain, but some are on adjacent property and may eventually be removed.

2. Part IV - Section No. 11 - Criteria

All plant growth in landscaped areas of developments shall be controlled by pruning, trimming, or otherwise, so that:

- A. **It will not interfere with designated pedestrian or vehicular access, and**

B. It will not constitute a traffic hazard because of reduced visibility.

C. It will not hinder solar access considerations. **Parking.**

3. Parking

The parking requirement is two (2) spaces per unit, plus one (1) space per five (5) units (or 2.2 spaces/unit). Thus, for 28 units, 62 parking spaces are required for the entire development. A total of 65 parking spaces are proposed. Many of the spaces will be covered, and three (3) spaces will be for handicap parking. The covered and uncovered spaces are located in a pattern that will provide adequate parking in close proximity for each individual building. Thirty percent may be compact spaces; only 12% are proposed.

The ordinance requires a minimum of eight (8) trees for the parking area. As shown on the landscape plan, there are thirteen (13) in the parking area and many more trees are in the vicinity.

4. Access

There is one entrance proposed, from Township Road, with 24 foot wide drives. For 28 units, the ordinance requires either one 20 foot wide entrance, or two 12 foot wide entrances, and a sidewalk on one side. The proposal has one entrance, 24 feet wide. Sidewalks are provided around most of the parking area, and are connected to the sidewalks that will be along Township Road. Section 16.46.010 "Access Limitation" allows up to 36 dwelling units if the drives are at least 24 feet wide. Section 16.10.070 requires all unit entrances to be within 50 feet of "vehicular access." Unit "C", in the northwest corner, appears to exceed this. An emergency access to Pine could probably be used for this function. The trash bin would need to be moved.

5. Architecture

Elevations have been provided by the applicant as part of the application. The roof will have composite shingles. The siding will be lap board, with trim and corner boards. Balconies are provided for some of the units. A 60 square foot masonry sign has been proposed with the application.

The roof is proposed to be charcoal color with cream or emerald green siding, with accents in green. The architecture seems appropriate for the function. The development has a clearly residential character and would be compatible with adjacent development, being mainly residential, with new industry to the east.

6. Recreation Space

A relatively new Code provision requires multiple family developments exceeding fifteen units, to provide 100 square feet per unit of recreation space in areas of at least 1,500 square feet minimum size. Twenty-eight units would, therefore, require 28×100 square feet, or 2,800 square feet. The project proposal is for 5,000 square feet of recreational open space.

7. Site Setbacks and Development Standards

The building coverage of the site is about $23,352/81,457 = 28.7\%$. The ordinance allows up to 40%. R-2 zoned areas require 5,000 square feet of lot area, plus 2,500 square feet for each additional unit. Twenty-eight units would, therefore, require $5,000 + 27 \times 2,500 = 72,500$ square feet for the total site area. The total site is 1.87 acres, or approximately 81,457 square feet and, therefore, the applicant has met the requirements with his proposal. The yard requirements for buildings from the property lot line are all exceeded, being 10 feet required in all cases, and over 30 feet provided. All buildings are less than the 35 foot height limit. A sight-obscuring, 6 foot high fence, is proposed along the west property line and a 6 foot fence is proposed to the east. Since property to the east is zoned M-1, it may be desirable that this fence also be sight blocking.

8. Overall Site Impact

With the quantity and placement of trees and bushes, the visual impact of the site will be positive. With one access point on S.E. Township Road, traffic impact will be kept to a minimum for any one road. Most traffic will probably use Redwood to Highway 99-E until S. Pine is completed to the north. South Pine will probably be used to get to S.E. 13th Avenue.

9. Affect on Needed Housing

In the professional opinion of staff, the site development amenities are the minimum or slightly above minimum to meet the ordinance requirements and, therefore, do not needlessly increase costs of the "needed housing."

V. CONCLUSION

The staff hereby concludes that, with appropriate conditions, the apartment development described in the application and accompanying materials 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. Neither the conditions recommended, nor the landscape proposals, needlessly increase the cost of housing.

VI. RECOMMENDATION:

Provided the Commission accepts the traffic analysis and based upon the application, site plan (received February 15, 1995), the landscaping plan, the elevations, the utility plan dated February 15, 1995, the facts, findings, and conclusions of this report, and without benefit of a public hearing, staff recommends that the Planning Commission approve DR 95-05 for an apartment complex. Furthermore, staff recommends approval of DR 95-05 with the following conditions:

1. Half-street improvements shall be provided along S. Pine and Township Road [including both Parcel #1 and Parcel #2], and shall include pavement, five (5) foot sidewalks and curbs, urban-type street lighting, and shall meet Canby Construction Standards. Right-of-way designs and construction designs shall be approved by the Public Works Supervisor or acting City Engineer. The applicant shall reimburse the City, or sign an agreement for the reimbursement of infrastructure improvement costs in accordance with an approved advanced financing agreement applying to the site. [County road permits and approvals will also be needed.]
2. The applicant shall provide a waiver of remonstrance for any traffic improvements needed for S.E. Township Road and S.E. Pine Street.

3. Prior to occupancy, the required Advanced Financing Agreement fee, Transportation Systems Development Charge, Recreation Systems Development Charge, and Construction Excise Tax shall be paid, or a satisfactory arrangement for payment shall be agreed upon between the applicant and the City.
4. During construction, erosion-control shall follow the Erosion/Sedimentation Control Plans Technical Guidance Handbook for Clackamas County, August 1991 (as amended).
5. An 8" water main shall be installed in the complex, as approved by the Canby Utility Board and the Fire Marshal. The main shall be looped through the complex from Township Road to the main on S. Pine Street. A fire hydrant shall be provided at a location approved by the Fire Marshal, as shown on the plans in his office.
6. The applicant shall participate in a preconstruction conference with City staff, Canby Utility Board, the fire district, etc., prior to construction.
7. A landscape **construction** plan shall be submitted to the City Planning Department as part of the building permit application for each phase. The plan shall include a permanent irrigation system, planting schedule, plant locations within the landscaped areas, plant types and sizes, and the plant spacing. The landscaping shall be installed prior to the final building inspection or a bond shall be posted for the amount of landscaping to be completed (plus 10%) with a date certain for completion of the landscaping improvements.
8. "Vehicular Access" shall be provided to a point at least within 50 feet of the entrance to all units, including unit "C" in the northwest corner.
9. A paved "emergency access route" and exit shall be provided to S. Pine and/or at the end of the western parking area at Township. The entrance shall use a break-away chain or other feature, as approved by the Fire Marshal and Police Chief.

Exhibits:

1. Application for Design Review
2. Narrative
3. Site Plan (*too large to reproduce*)
4. Landscape Plan (*too large to reproduce*)
5. Elevations (*too large to reproduce*)
6. Color and Materials Chart (*Black and White - color not reproducible*)
7. Department Responses to "Requests for Comments"
8. Assessor's Map

SITE AND DESIGN REVIEW APPLICATION

Fee: \$750

OWNER

APPLICANT

Name River Valley Partners, LLC

Name Sharpcor, Inc.

Address 2285 NW Johnson

Address 3387 Winola Ave S.

City Portland State OR Zip 97210

City Salem State OR Zip 97302

SIGNATURE [Signature]

Phone: (503) 581-9349

DESCRIPTION OF PROPERTY:

Tax Map _____ Tax Lot(s) _____ Lot Size _____
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name Attached 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 None
Proposed 28 unit apartment complex

Existing Structures None

Surrounding Uses attached

PROJECT DESCRIPTION The project consists of 3 buildings with 2 bedroom/1 bath apartment units. Each unit is to be 836 sq.ft.

ZONING R-2 COMPREHENSIVE PLAN DESIGNATION _____

PREVIOUS ACTION (if any) _____

File No. DR 95-05

Receipt No. 93-08

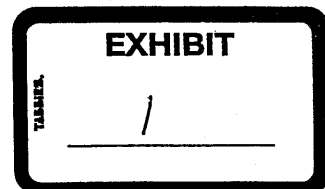
Received by [Signature]

Date Received 2-15-95

Completeness Date _____

Pre-Ap Meeting _____

Hearing Date 3-15-95



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

SCOTT BECK, ARCHITECT

PROJECT NARRATIVE

Date: 2/15/95

To: Robert Hoffman: City of Canby, Planning Director

From: Scott Beck, Architect

Re: PROPOSED CANBY APARTMENTS
S.E. TOWNSHIP ROAD AND S. PINE STREET
PROJECT DESIGN REVIEW

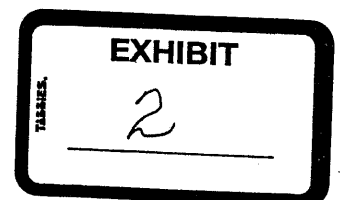
The proposed apartment complex consists of 28, two bedroom apartment units located on an 83,454 square foot site. The site is currently zoned R-2 therefore multifamily housing is an allowable use. The project will have three - two story buildings, and on site laundry facilities and manager's office. The total proposed building area = 23,749 square feet.

Special attention has been paid to design a parking lot which is visually divided by interior lot landscaping. In addition care has been taken to maintain the majority of all existing mature trees and to create open outdoor spaces which allow for recreation. Finally, the project perimeter landscaping has been designed to provide an aesthetic "buffer" between this project and each of its neighbors.

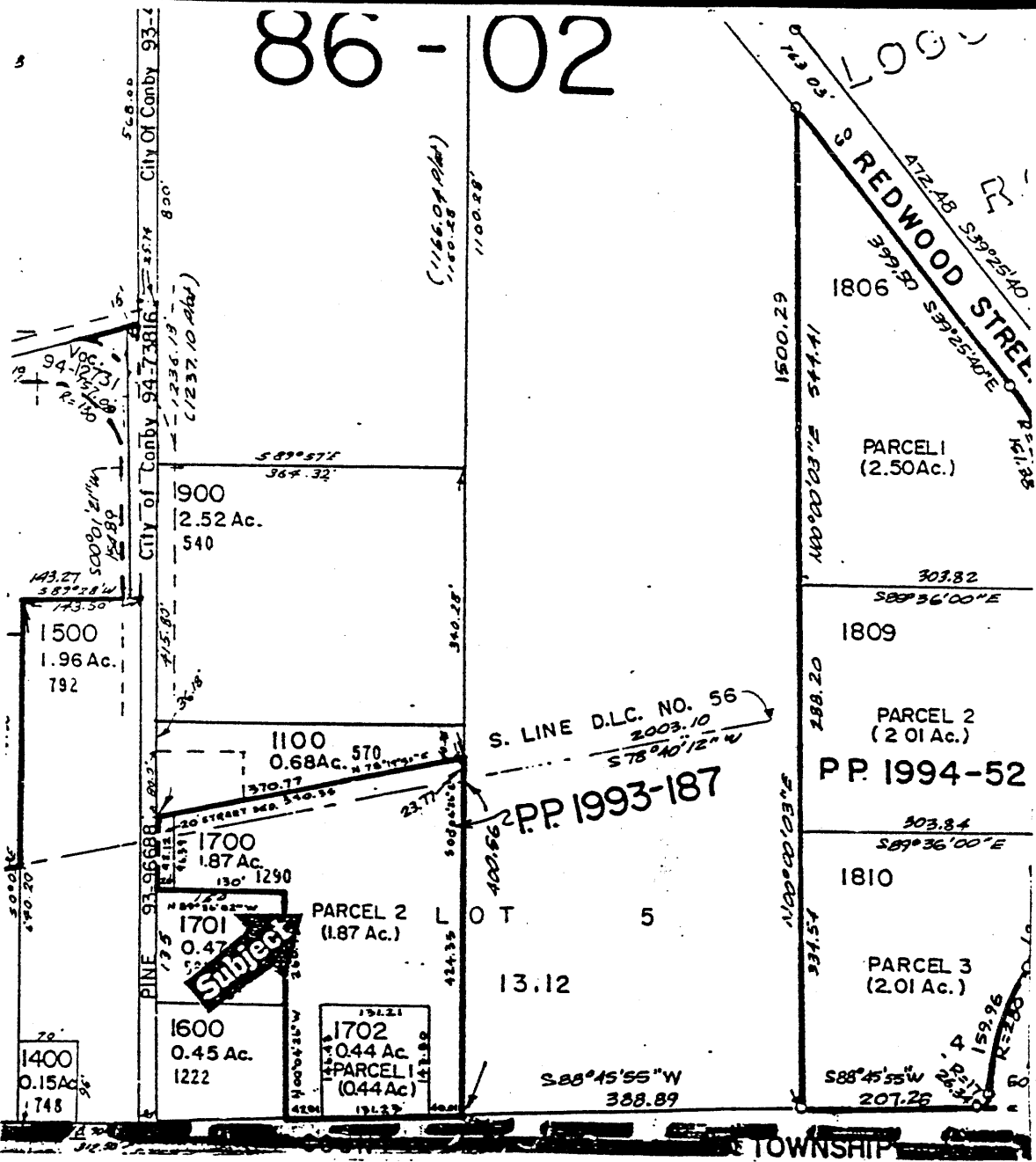
In closing, I will state that to the best of my knowledge this project design is in full conformity with the City of Canby - Land Development and Planning Ordinance "Design Criteria" .

Please refer to the Design Review Drawings dated 2/15/95 for further explanation of this project.

251 N.E. Third Avenue
Canby, Oregon 97013
(503) 266-9270



86 - 02



SITE

SW 1/4 SEC. 34 T.3S. R.1E. W.M.
CLACKAMAS COUNTY

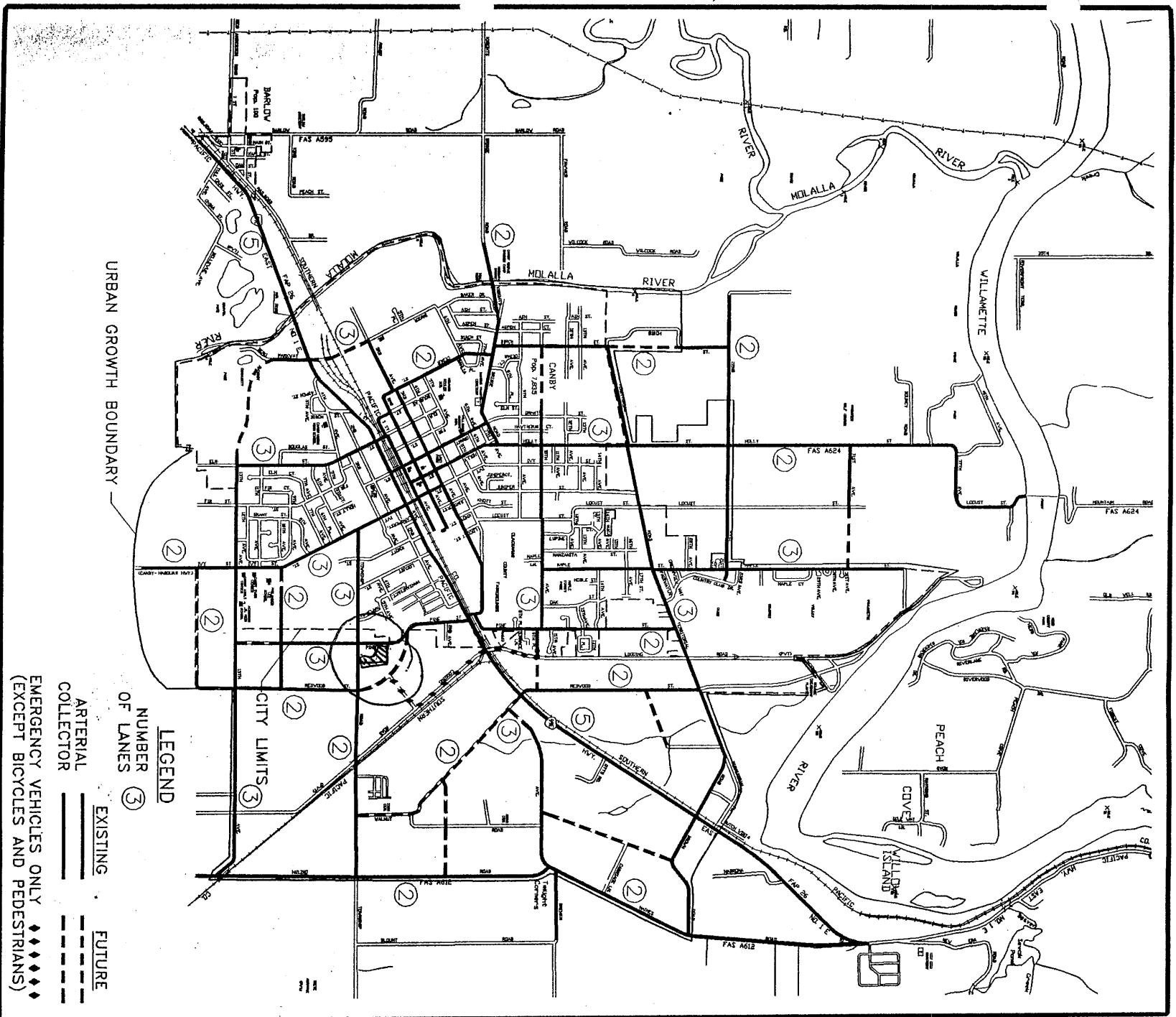
ENVIRONMENTAL INSPECTION
SERVICES

SITE ASSESSORS MAP

PLATE

PROJECT NO. 95012

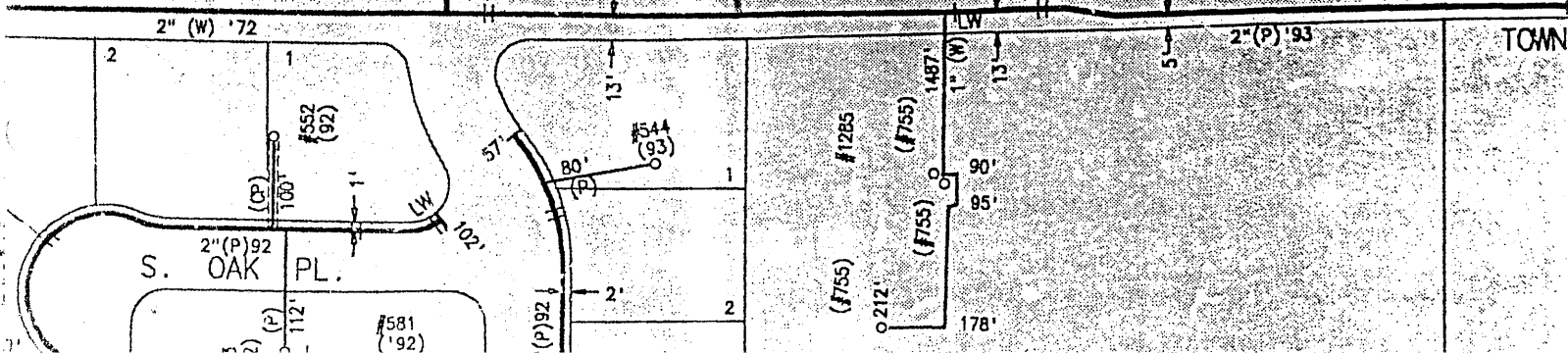
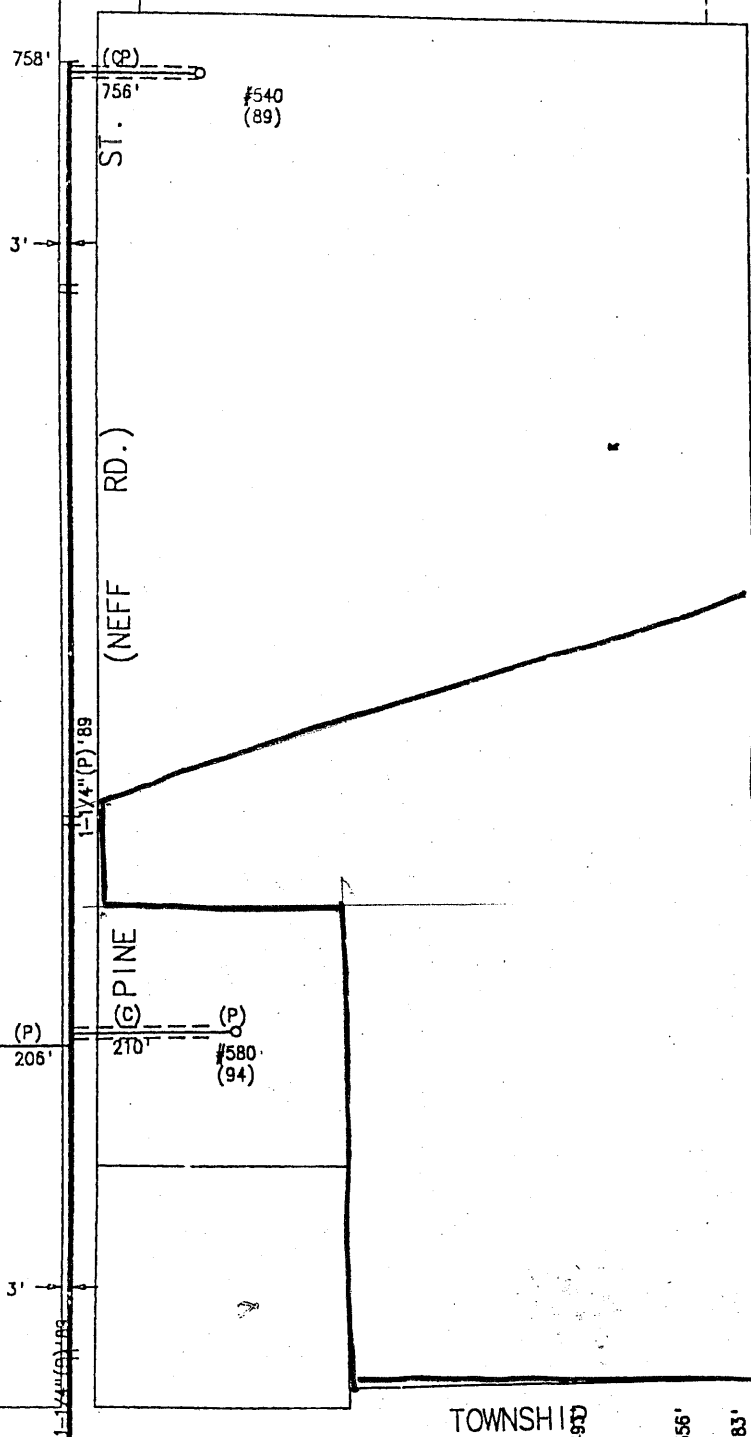
P-2



RECOMMENDED COLLECTOR/ARTERIAL STREET SYSTEM

CITY OF CANBY TRANSPORTATION SYSTEM PLAN AUGUST 1994

[Handwritten signature]
66-29



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, SCHOOL DISTRICT, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, CLACKAMAS COUNTY/BILL SPEARS, MIKE J., JOHN K.

The City has received DR 95-05, an application by Sharpcor, Inc. for Site and 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].

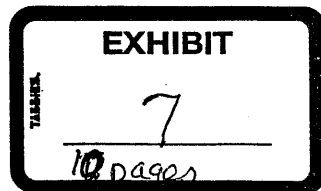
We would appreciate your reviewing the enclosed application and returning your comments by February 27, 1995 PLEASE. The Planning Commission plans to consider this application on March 13, 1995. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

None

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: *S. Hanan*

Date: *2/17/95*

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, SCHOOL DISTRICT, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, CLACKAMAS COUNTY/BILL SPEARS, MIKE J., JOHN K.

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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:

Water main for Fire protection shall be looped thru complex, main shall be a minimum of a 8" main and looped from main on S. Pine st to main on Township Rd.
Hydrants shall be located as shown on prints at Canby Fire District

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: 2-17-95

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, SCHOOL DISTRICT, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, CLACKAMAS COUNTY/BILL SPEARS, MIKE J., JOHN K.

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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: Stephen Miller Date: 2-17-95

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, SCHOOL DISTRICT, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, CLACKAMAS COUNTY/BILL SPEARS, MIKE J., JOHN K.

The City has received DR 95-05, an application by Sharpcor, Inc. for Site and 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].

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:

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 Hester* 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, SCHOOL DISTRICT, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, CLACKAMAS COUNTY/BILL SPEARS, MIKE J., JOHN K.

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Comments or Proposed Conditions:

No Problems or Concerns with project

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: *Jerry Nigler*

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

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Comments or Proposed Conditions:

Please check one box:

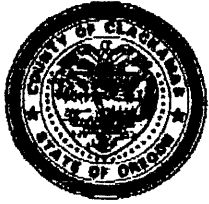
- Adequate Public Services (of your agency) are available
- Adequate Public Services will **become available** through the development
- Conditions are needed, as indicated
- Adequate public services are **not available** and will not become available

Signature: _____

Gary R. Hyatt

Date: _____

2/24/95



CLACKAMAS COUNTY

Department of Transportation & Development

FACSIMILE TRANSMISSION COVER SHEET

DATE: Mar 1, 1995

TO: Canby Planning Dept

DEPARTMENT: _____

FAX NUMBER: 266-1574

FROM: Bill Spear

COMPANY: **CLACKAMAS COUNTY - DTD**
902 Abernethy Road
Oregon City, OR 97045-1100

FAX NUMBER: (503) 650-3351

VOICE NUMBER: (503) 655-8521

TOTAL PAGES, including this cover sheet: 4

COMMENTS: _____

COPY**MEMORANDUM**

TO : CANBY PLANNING DEPARTMENT
FROM : BILL SPEARS, CLACKAMAS COUNTY-DTD
CONSTRUCTION AND DEVELOPMENT

DATE MARCH 1, 1995

RE : DR95-05 / SHARPCOR, INC./CANBY APTS.

This office has the following comments pertaining to this proposal:

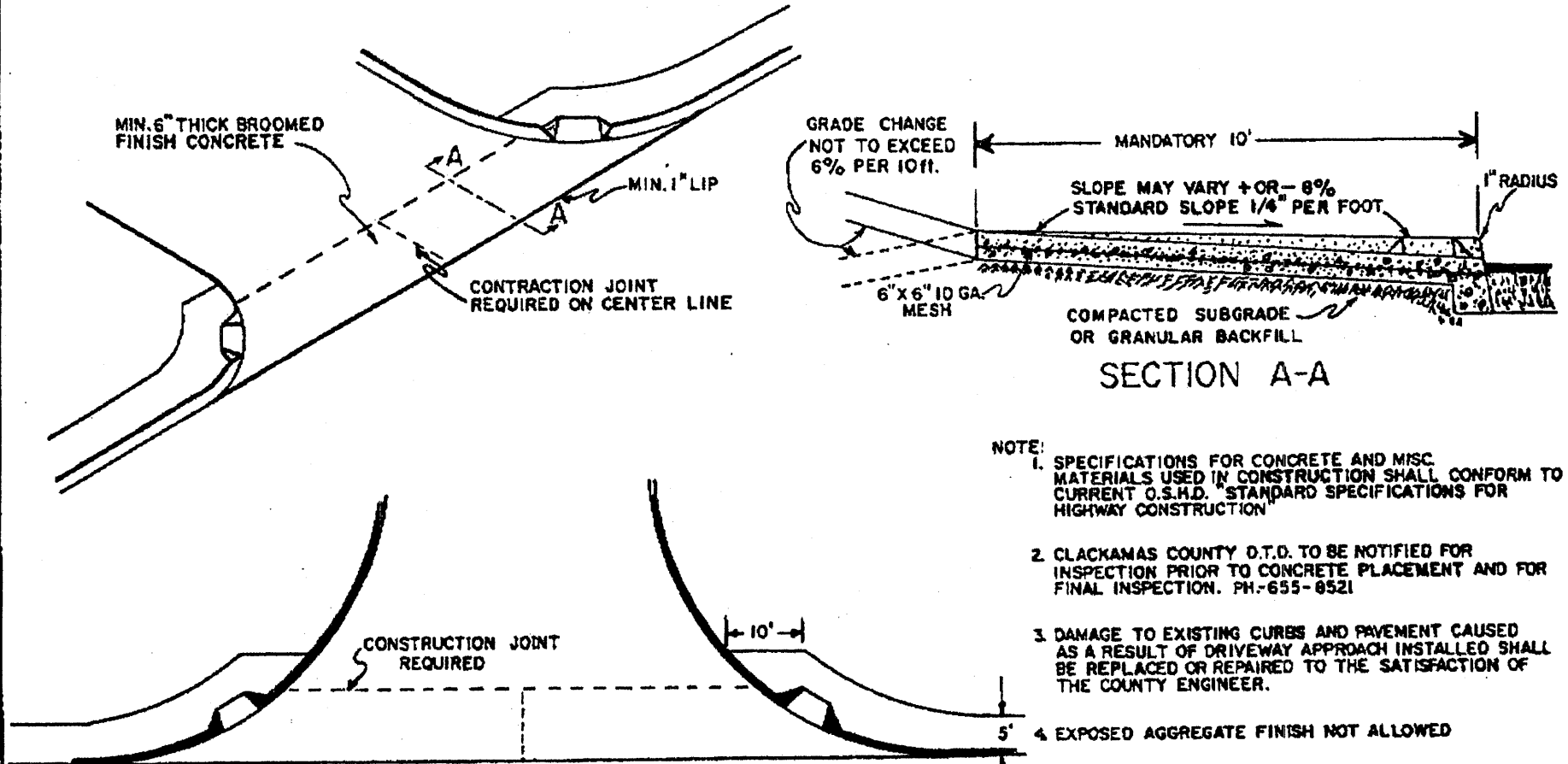
1. Township road is a County maintained road and is classified as a minor arterial. The proposed driveway entrance and small amount of frontage shall be improved to County standards. Refer to DRG-C-100 and DRG-D-300 attached. The curb shall align with established curb on Township Road but shall not be less than 18 feet off center. This will enable two twelve foot travel lanes and two six foot bike lanes.
2. Pine Street is a "Public Road" that the County does not maintain. We are in agreement that access should not be allowed. No additional improvements to Pine Street should be required. However, as an adjoining property owner there may be some responsibility for assisting with maintenance. There appears to be a previous twenty foot wide street dedication from the subject property along Pine Street. This must be confirmed. If in fact this has not been completed it must be completed with this application.
3. Any previous conditions of approval of the partition Plat P.P. 1993-187 not complied with in terms of frontage improvements on Township Road must be completed.
4. A Street Construction and /or Encroachment Permit must be obtained from the County for the entrance onto Township Road prior to commencement of work. A Street Opening Permit must also be obtained.
5. Landscape materials at maturity cannot obscure sight distance at the driveway entrance.

BS/jb

BS/Sharpcor

COMMERCIAL DRIVEWAY APPROACH

DRG. D 300



SECTION A-A

- NOTE:
1. SPECIFICATIONS FOR CONCRETE AND MISC. MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO CURRENT O.S.H.D. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
 2. CLACKAMAS COUNTY D.T.D. TO BE NOTIFIED FOR INSPECTION PRIOR TO CONCRETE PLACEMENT AND FOR FINAL INSPECTION. PH-655-8521
 3. DAMAGE TO EXISTING CURBS AND PAVEMENT CAUSED AS A RESULT OF DRIVEWAY APPROACH INSTALLED SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE COUNTY ENGINEER.
 4. EXPOSED AGGREGATE FINISH NOT ALLOWED

DRIVEWAY WIDTHS AND LOCATIONS

- | | |
|----------------------|---------------------|
| 1. PROPERTY FRONTAGE | DRIVEWAY WIDTH |
| UNDER 50 FEET | 12 FOOT MIN. |
| 50 TO 100 FEET | 24 FOOT MIN. |
| 100' OR MORE | 24' MIN. - 36' MAX. |
2. NOT LESS THAN TWENTY FEET OF STANDARD CURB MUST SEPARATE DRIVEWAY APPROACHES ON PREMISES UNDER ONE OWNERSHIP.
 3. AT STREET INTERSECTIONS, NO PORTION OF ANY DRIVEWAY APPROACH SHALL BE PERMITTED WITHIN FIFTEEN FEET OF THE PROPERTY LINES.

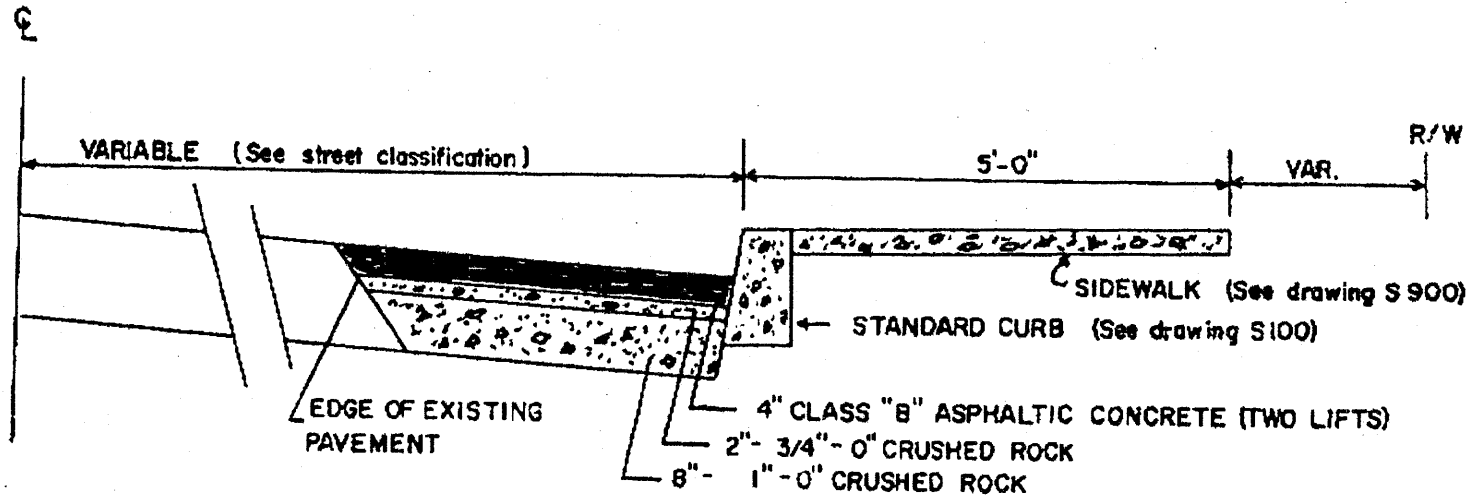
CLACKAMAS COUNTY
 DEPARTMENT OF TRANSPORTATION
 & DEVELOPMENT
 COMMERCIAL DRIVEWAY
 WITH CURBS and WHEELCHAIR RAMPS
 WINSTON KURTH: EXECUTIVE DIRECTOR
 DATE: 2-3-87
 DRAWN BY: CLIF HENDERSHOTT

CLACKAMAS CNTY DTD TEL: 503-650-3351 Mar 01, 95 16:06 No. 015 P. 04

REVISED 4/8/87 C. HENDERSHOFF

DRG. C 100

COMMERCIAL AND INDUSTRIAL
STREET IMPROVEMENTS



STREET IMPROVEMENT REQUIREMENTS

CURBS, SIDEWALKS, STREET SURFACING,
AND DRAINAGE FACILITIES SHALL BE
REQUIRED.

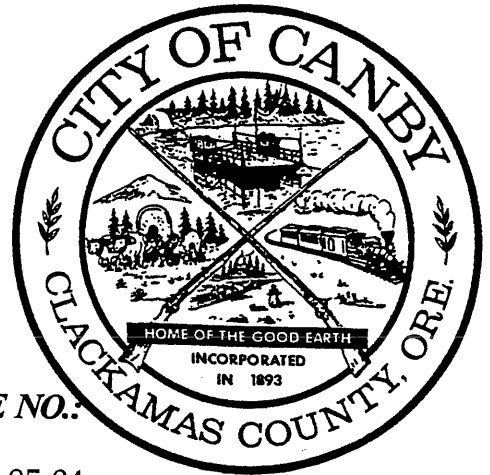
THE WIDTH AND EXTENT OF THE IMPROVEMENT
SHALL BE DETERMINED BY THE DEPARTMENT OF
TRANSPORTATION & DEVELOPMENT ACCORDANCE
WITH THE STREET CLASSIFICATION.

COMMERCIAL & INDUSTRIAL
STREET CLASSIFICATION

	WIDTH	R/W
COLLECTOR	36' MIN.	60'
MINOR ARTERIAL	44' MIN.	60'-8'
MAJOR ARTERIAL	62'	80'
EXPRESSWAY	DESIGN	
FREEWAY	DESIGN	

CLACKAMAS COUNTY
DEPARTMENT OF TRANSPORTATION
& DEVELOPMENT
COMMERCIAL
INDUSTRIAL
STREET IMPROVEMENTS
WINSTON KURTH
EXECUTIVE DIRECTOR
REVISED: 4/8/87 Clif Hendershoff

- STAFF REPORT -



APPLICANT:

Merlin C. Buser
P.O. Box 942
Mulino, OR 97042

FILE NO.:

DR 95-04
(Oregon Custom Cabinets)

OWNER:

Same

STAFF:

James S. Wheeler
Assistant Planner

LEGAL DESCRIPTION:

Tax Lot 1810 of Tax Map 3-1E-34C

DATE OF REPORT:

February 3, 1995

LOCATION:

Northwest corner of S. Redwood Street
and S.E. Township Road

DATE OF HEARING:

February 13, 1995

COMP. PLAN DESIGNATION:

Light Industrial

ZONING DESIGNATION:

M-1 (Light Industrial)

I. APPLICANT'S REQUEST:

The applicant is requesting site and design approval to construct a 10,986 square foot building on the 87,741 square foot parcel. The building will consist of 7,400 square feet of manufacturing space, 1,570 square feet of office space, and 2,016 square feet for a future tenant. The principle manufacturing operation is cabinet manufacturing.

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 10,986 square foot manufacturing building, with an office, and some additional space for a tenant. The specific nature of the business of the future tenant is currently unknown. However, according to the applicant, it will be a use that is permitted outright in the Light Industrial Zone.

The property is located in the Logging Road Industrial Park on the northwest corner of S. Redwood Street and S.E. Township Road. The building will consist of 7,400 s.f. of manufacturing space for the cabinet-making shop, 1,570 s.f. of office space for the cabinet-making shop, and 2,016 square feet for the future tenant.

The property is a part of the benefitted area of the Logging Road Industrial Park Road Project. The reimbursement charge for the advanced financed public improvement (S. Redwood Street) has been paid (11/18/94)

The overall property will be developed in two phases. There are no specific plans for the second phase of development at this time. The area that will be developed in the first phase, the southern 53,507 square feet, is all that is considered in this application in regards to landscaping requirements.

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 53,507 square foot phase one area is 8,026 square feet (15%). The total amount of landscaping proposed in phase one is approximately 12,288 square feet (23%, including the street side landscaping along S. Redwood Street). The remaining 34,234 square feet in phase two will be left as in its current condition.

2. Parking.

The number of parking spaces required for a manufacturing use is 1 space per 1,000 square feet of manufacturing/warehouse space, and 3.5 spaces per 1,000 square feet of office space. There is 9,372 square feet of manufacturing/warehousing space and 1,570 square feet of office space proposed. The minimum number of parking spaces required is 15 (9.4 for manufacturing/warehousing space and tenant space and 5.5 for office space). A total of 19 parking spaces are proposed with the current development.

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 60'. The use of the property will have one single trailer lumber truck delivery a day. The single trailer truck length is 40 feet. Oregon Custom Cabinets utilizes a fork lift to unload the delivery truck. Oregon Custom Cabinets has 20-foot, one-ton box delivery trucks, which are brought into the building for loading. There are no loading dock facilities proposed with the building, however, the driveways are wide enough to accommodate the lumber delivery truck and vehicular traffic.

3. Access

Access to the proposed development will be from S. Redwood Street. Township Road will be widened with curbs and sidewalks. The County is requesting that an additional 5 feet of land be dedicated for the right-of-way. The County would like a 70-foot right-of-way to accommodate two twelve-foot travel lanes, a fourteen-foot turning lane, and two six-foot bike lanes. Under the County's road classification system, Township Road is an arterial road. Under the City's road classification system, Township Road is a collector, requiring 50 to 60 feet of right-of-way. Currently, there is 60 feet of right-of-way. While the County is requesting the additional right-of-way, the road is within the City limits, and the City's Transportation Plan specifies that the existing right-of-way width is sufficient. While the function of the road should meet the City's standards, and not the County's, the road is still maintained by the County and the widening of the road should meet the County's as well as the City's construction standards.

The driveway access to the property from S. Redwood Street is currently in place. The access point provides access to the house on the lot to the north, through the old, existing driveway for that house. This driveway access to the house will be terminated with the proposed development. The house, and the lot, to the north have direct access to S. Redwood Street, without the old, existing driveway.

Two pedestrian access points from the street will be provided. One will be from S. Redwood and the other from Township, and both will be directed to the main office entrance. The pedestrian access points will be sloped from the sidewalk along the streets to the interior asphalt drive, being flush with both the sidewalk and the asphalt drive. There will be curb cuts along the interior drive for the pedestrian access and painted crosswalks across the interior drive.

4. Architecture

The building and roof will be metal. The color will be a Pacific White (an off-white, close to a grayish white) with Kelly Green trim. There will be one sign attached to the building facing the intersection of S. Redwood Street and S.E. Township Road. The sign is approximately 36 square feet in size.

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 Public Work design and construction standards.

There are electric poles and lines on the property. The main electric line runs down Township Road. There is a house line that extends from the pole at the northwestern corner of the intersection of S. Redwood and S.E. Township to the house on the property to the north. Eventually, the house will be served directly off of S. Redwood, underground. The line running down Township will also eventually be taken underground.

Currently, the electric lines and poles are owned by Portland General Electric. The poles extending to the house should not need to be relocated. There is one that is located just north of the driveway entrance to the subject property. There is a slight possibility that either the pole will need to be moved or the parking area on the north side of the interior drive will need to be shortened slightly. The pole at the intersection of S. Redwood and S.E. Township is located immediately behind the sidewalk, and should not need to be relocated at this time.

There is a second pole that is in the right-of-way for Township Road just to the west of the subject parcel's western property line. With the widening of S.E. Township, and the placement of curbs, it is highly likely that the pole will need to be moved to the north. If it is not moved, it may be located on the street side of the curb, even though the curb would extend approximately five feet shy of the pole. This would present a traffic safety hazard. Portland General Electric will need to be involved in the relocation of the pole.

A dedicated 8" water line has already been stubbed out to the property from S. Redwood Street. S. Redwood Street should not need to be cut in order to provide utility service to the proposed building.

b. Landscaping

The landscape areas are around the building and around the perimeter of the interior drive. The use of the building has a "hazardous" occupancy rating, due to the dust generated in cabinet making. The interior drive around the building provides a suitable buffer.

Some changes to the street tree selection will be necessary. The two existing trees, to the north of the driveway entrance, are shown as being 'Cleveland Select' Norway Maples. They are, in fact, birch trees. The birch trees were inspected by the arborist on retainer by the City. The northern birch has been "drop-

crotched" pruned (a pruning technique) heavily for protection of the overhead wires. It will need constant attention if it is to be retained. The southern birch has a co-dominant branch, and has also had some pruning for overhead wire protection. The arborist suggest that keeping the trees is possible, however, constant attention will be required, and that removal of the trees in favor of designed street trees is advisable. The applicant has expressed a desire to retain the trees. It is the City's position to retain mature trees wherever possible. However, in this circumstance, staff recommends that the birch trees be removed, and the full frontage of S. Redwood Street be planted with 'Cleveland Select' Norway Maples. This will also provide a more consistent pattern of tree planting along S. Redwood which will be the southern entry point into the Logging Road Industrial Park.

Township Road is a collector street and is the dividing line between residentially zoned land and the industrial park. Because of these two factors, a streetscape with one tree type planting, such as is occurring along S. Redwood Street with the Norway Maples, is desirable. Both the Linden trees and the Sweetgum trees are suitable street trees for S.E. Township Road, if they are planted at least 40 feet apart, and no more than 50 feet apart. The Lindens can handle the planting width along Township Road a little better than the Sweetgums, and is therefore the preferred street tree. With the other trees along the perimeter of the interior drive (except for those along S. Redwood Street) being the Linden trees, the applicant may desire that the Sweetgum located along the western property line be changed to a Linden tree. Staff finds that this change, should it occur, is acceptable. There should be four street trees planted along Township Road. All street trees need to be planted six feet behind the sidewalk. This keeps the trees in proximity to the street while allowing room for a utility trench to be located behind the sidewalk.

The perimeter landscaping will consist of evergreen vibernum shrubs (max. height of 6 feet) mixed with deciduous euonymus shrubs (max. height of 7-10 feet) along southern half (the majority of S. Redwood Street, all of Township Road, and the southern half of the western property line). The northern portion of the western property line and the full length of the northern limit of phase one will be landscaped a laurel hedge (Otto Luyken along the western property line and English Laurel along the northern line of development). A seeded grass will be planted as a ground cover along S. Redwood to Township Road, just beyond the intersection. A decorative grass, some kinnikinnick, and some vinca minor (periwinkle) will be used in a few other limited areas.

The building landscaping includes azaleas, osmanthus, and laurel shrubs. A Vine Maple will be planted on the south side of the building, and three decorative cedars (Alaskan Weeping Cedars) will be planted on the northeastern corner 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.

c. Parking Lot Landscaping

The amount of paved area for parking and vehicle maneuvering area is 30,277 square feet. The amount of landscaping required for that amount of area is 4,542 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 7,740 square feet (25.6%). At the formula of one tree per 2800 square feet of paved vehicular maneuvering and parking area, a total of 11 trees are needed. There are 10 trees within or adjacent to the paved vehicle parking/ maneuvering area, not including conifers. The three decorative cedars do not realistically fulfill the purpose of the parking lot tree landscaping requirements, which is essentially to provide some adequate shading for the asphalt area. Further, only four street trees can be planted along Township Road, of which only three will be able to be counted toward the parking lot tree requirement (the southwestern tree will be required to be planted more than ten feet from the parking/maneuvering area). A second Vine Maple appears to be located on the south side of the building, while not being specifically designated as such (to the east of the designated tree). Another Vine Maple can be planted to the west of the decorative cedars at the northeastern corner of the building. Either the birch remaining, or a replacement Norway Maple at the northern side of the driveway entrance will need to be planted within ten feet of the parking/ maneuvering area.

d. Density and yards and height

The setbacks and the height requirements for the M-1 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 95-04, the following conditions 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 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 and starting plant sizes shall meet the ODOT plant spacing/starting size standards.

5. The birch trees shall be removed. 'Cleveland Select' Norway Maples shall be planted, 50-feet on center, along S. Redwood Street. One of the Maples shall be planted within ten feet of the driveway entrance, but not closer than four feet. Four 'Glenleven' Lindens shall be planted along S.E. Township Road, 40-foot on center. All street trees shall be planted six feet behind the sidewalk, and shall be at least 2" caliper trees when planted.
6. The western Sweetgum may be changed to a 'Glenleven' Linden.
7. The sidewalks shall be located against the curb, and shall be five-feet 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 five-foot width.

Prior to Occupancy:

9. Storm water design and construction of the paved area of the property shall conform to the Canby Public Works Department standards.
10. Any necessary utilities shall be constructed to the specifications of the utility provider. The electric pole at the southwestern corner of the property shall be relocated as specified by Portland General Electric and Clackamas County
11. The widening of S.E. Township Road shall be constructed to both the County and the City specifications and standards. No additional right-of-way is required.

Other Notes:

12. A County Street Construction and Encroachment Permit and a Street Opening Permit is required by the County prior to construction of the widening of S.E. Township Road. Stormwater management regarding construction runoff onto the road will be required as a part of the road permit. This will be handled as a part of the pre-construction plans and conference.

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 Merlin C. Buser

Name Merlin C. Buser

Address P.O. Box 942

Address P.O. Box 942

City Mulino State OR Zip 97042

City Mulino State OR Zip 97042

SIGNATURE [Signature]

Phone: (503) 266-9177

DESCRIPTION OF PROPERTY:

Tax Map 3-1E-34C Tax Lot(s) 1810 Lot Size 88,040 S.F.
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name Logging Road Industrial Park Lot 4 Block -

Parcel 3 of replat partition plat 94, Dec. 18, 1993.

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/Nursery Stock
Proposed Cabinet Shop and Office

Existing Structures None on parcel 3.

Surrounding Uses Industrial and Residential

PROJECT DESCRIPTION See attached narrative.

ZONING M 1 COMPREHENSIVE PLAN DESIGNATION Light Industrial.

PREVIOUS ACTION (if any) _____

File No. DR 95-04

Receipt No. 9274

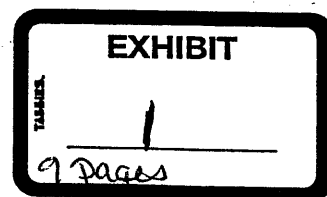
Received by [Signature]

Date Received 1-18-95

Completeness Date _____

Pre-App Meeting _____

Hearing Date _____



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

OREGON CUSTOM CABINETS, INC.

1155 S.E. 2nd St.
Canby, OR 97013

Telephone 503-266-9177
Fax 503-263-8058

January 17, 1995

Narrative for Oregon Custom Cabinets proposed shop and office building:

The proposed development for the property at the corner of Redwood Street and Township Road is a cabinet shop with associated office space for use by the applicant. Oregon Custom Cabinets is currently located at 1155 S.E. Second in Canby and provides employment opportunities for the community.

The proposed building is a manufactured metal building containing approximately 10,986 square feet. 7400 square feet will be for manufacturing, 1,570 square feet is for office use and 2016 square feet will be a tenant space with the tenant not yet determined. Tenant occupancy will comply with the M-1 light industrial zoning, Section 16.32.010 of the Land Development and Planning Ordinance. The office portion of the building located adjacent to the street intersection, contains a store front entry door with side lights and large windows on adjacent sides of the building. The building colors will be "Pacific White" with "Kelly Green" accent trim as indicated on colored perspectives. The color samples are enclosed. A single wall mounted sign is proposed, mounted on the fascia above the office entrance, which is at 45 degree angle, and visible from both streets. The proposed sign will be constructed of wood with raised lettering with no illumination; an illustration of the sign and proposed location is enclosed.

The site will be landscaped at the perimeter of the parking lot and along street right-of-ways as indicated on the site landscaping plan enclosed. The parking lot provides off street parking for 20 automobiles, including 1 handicapped space, scattered in three locations. Truck maneuvering space is provided on site via a loop driveway around the building and adjacent to loading areas (overhead doors) indicated in plan and elevations. An enclosed trash collection space (fenced and gated) is provided at the northwest corner of the parking lot. Landscaping provides screening from adjacent properties and streets at the perimeter of the property. In addition, landscaping is provided along the building on the street sides. Plantings will be in informal masses and include varied heights from groundcover to trees. Existing trees along Redwood Street will be preserved. The landscaping will provide the community with street trees, as required by the City of Canby and attractive plantings buffering parking, loading and building areas.

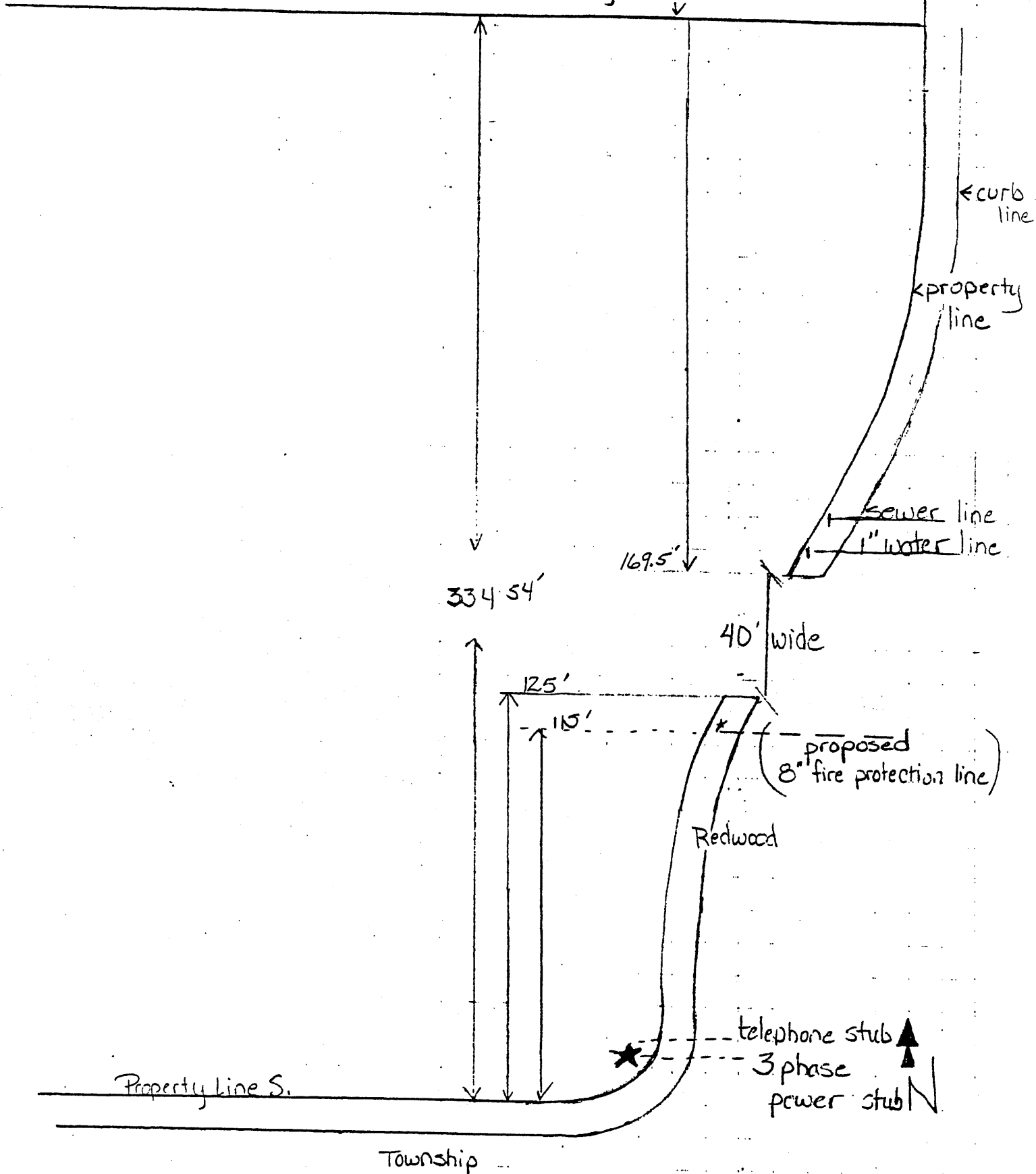
The proposed development of the site leaves approximately 40% of the site undeveloped at this time. This is to be held in reserve for future expansion as the business grows; it may include a second building and additional parking. No plans are under consideration of this portion of the property.

The proposed use of the site complies with site zoning (light industrial) and comprehensive plan designation. Public utility services (water, sewer, electricity, telephone) are currently available on the property as indicated by the attached sheets.

Exterior lighting will be located on all four sides of the building. There will be 8 wall mounted fixtures 15 feet from the parking lot surface, 25 feet from each corner of the building (2 per side). As indicated on the exterior building elevations. These fixtures will be controlled by one (1) pilot duty photocell with one (1) lighting contactor connected to each of the 8 fixtures. Attached is picture and specifications of fixture.

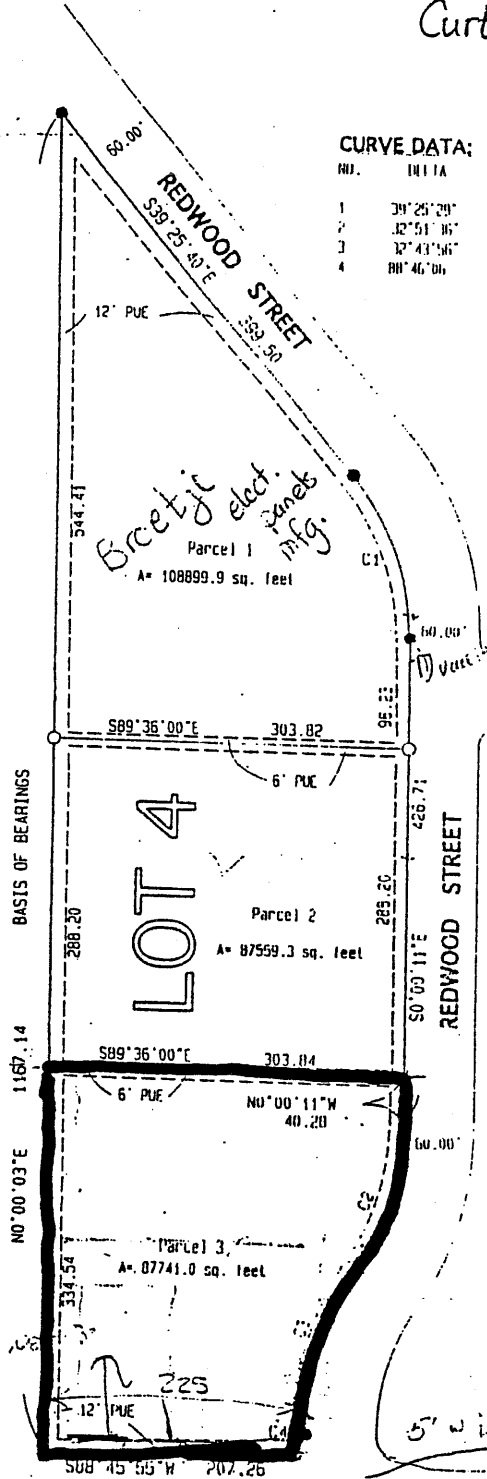
PUBLIC FACILITY UTILITY PLAN

Property line N



PARTITION AT 94-
A REPLAT OF LOT 4, LOGGING ROAD INDUSTRIAL PARK, SW 1,
GOVERNMENT LOTS 5 AND 6, AND A PORTION OF THE PHILANDE
W.M., CITY OF CANBY, CLACKAMAS COUNTY, OREGON - DECEMBER 18, 1

*Curt McLeod - consulting engineer for
 City of Canby 684-3478*



CURVE DATA:

NO.	INITIAL	LENGTH	RAIUS	CHORD LENGTH/CHORDING
1	34°29'29"	151.30'	220.00'	146.41'/S19°42'55"E
2	32°51'06"	126.17'	220.00'	124.45'/S16°25'37"W
3	32°43'06"	159.96'	200.00'	157.79'/S16°29'28"W
4	88°46'06"	26.33'	17.00'	23.70'/S44°22'52"W

LEGEND

- DENOTES 5/8" WILKELM EN
- INDICATES "WILKELM EN
- ALL MONUMENTS
- IRP = IRON
- UTILITY EAS: FRONTAGE AND REAR LO
- ALL DISTANCES

NARRATIVE:

THE PURPOSE OF THIS LOGGING ROAD CANBY PLANNING ESTABLISHED ALONG ROAD INDUSTRIAL BOUNDARY OF SAID THERE ARE NO KNOWN LOGGING ROAD IN REFERENCE SURVEY CITY OF CANBY PL.

SURVEYOR'S CERTIFICATE

I, GEORGE H. WILKELM, WITH PROPER MONUMENT POINT AND TRUE WITH A YELLOW CHAIN MORE PARTICULARLY LOT 4, LOGGING ROAD AND 5, A PORTION OF RANGE 1 EAST OF MORE PARTICULARLY BEGINNING AT A ROAD INDUSTRIAL-SOUTHWESTERLY CORNER OF SAID OF WAY OF REDWOOD RIGHT; THENCE ALONG A CHORD OF 220 FEET AND A CHORD OF 207.26 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; A CHORD OF 32°51'36", A CHORD TO THE POINT OF CURVE TO THE LEFT; A CHORD LENGTH OF 157.79 FEET; BEGINNING OF A CURVE TO THE RIGHT; A CHORD LENGTH OF 157.79 FEET; A CHORD OF 32°51'36" ALI 207.26 FEET TO MORE OR LESS.

BASIS OF BEARINGS
 1167.14
 1167.03"E

NORTH
 1"=100'

TOWNSHIP ROAD (COUNTY ROAD 434)
 60.00' HIGH OF WAY

"ORIGINAL PLAT"

REGISTERED PROFESSIONAL LAND SURVEYOR

JULY 26, 1981
 GEORGE H. WILKELM
 OREGON - 241
 RENEWS 12/31

Parcel 3
A = 87741.0 sq. feet

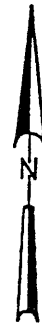
INSTALL
12" X 8" HOT TAP
ACCORDING TO C.U.B.
SPECIFICATIONS

CONST. 35 L.F. OF
8" P.V.C. C-900
GRANULAR BACKFILL

PROPERTY LINES

12" P.V.C. EXISTING

TOWNSHIP ROAD



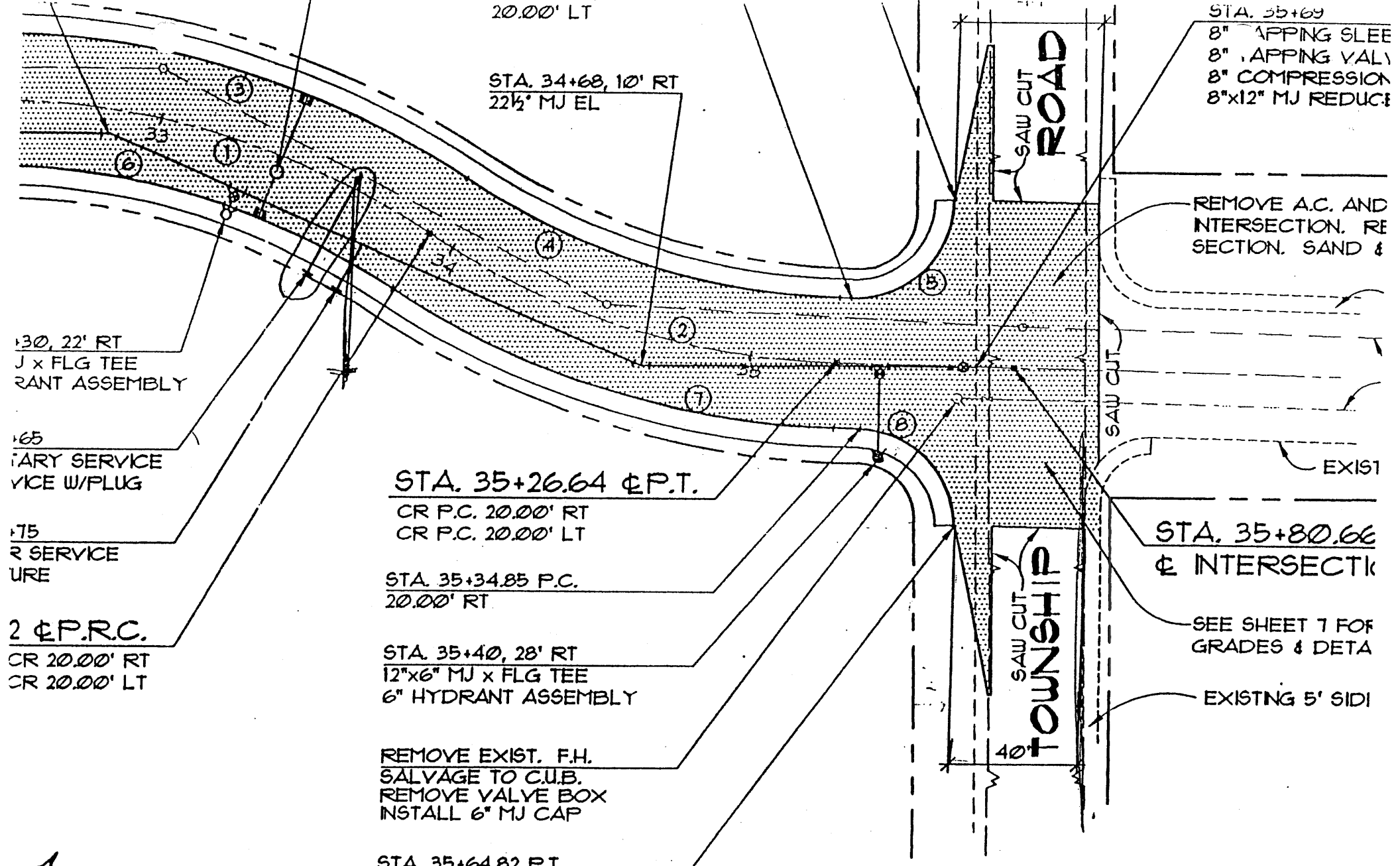
1" = 60'

REDWOOD STREET

WILHELM ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
PH. (503) 981-3181 WOODBURN, OREGON
JOB: 94139 7/22/94



RENEWS 12/31/94



20.00' LT
 STA. 34+68, 10' RT
 22½" MJ EL

STA. 35+69
 8" TAPPING SLEEVE
 8" TAPPING VALVE
 8" COMPRESSION
 8"x12" MJ REDUCER

REMOVE A.C. AND
 INTERSECTION. RE
 SECTION. SAND &

130, 22' RT
 J x FLG TEE
 HYDRANT ASSEMBLY

165
 TARIARY SERVICE
 VALVE W/PLUG

175
 R SERVICE
 VALVE

STA. 35+26.64 & P.T.
 CR P.C. 20.00' RT
 CR P.C. 20.00' LT

STA. 35+34.85 P.C.
 20.00' RT

STA. 35+40, 28' RT
 12"x6" MJ x FLG TEE
 6" HYDRANT ASSEMBLY

REMOVE EXIST. F.H.
 SALVAGE TO C.U.B.
 REMOVE VALVE BOX
 INSTALL 6" MJ CAP

STA. 35+64.82 P.T.
 48.68' RT

STA. 35+80.66
 & INTERSECTIO

SEE SHEET 7 FOR
 GRADES & DETA

EXISTING 5' SIDE

TOP OF CURB ELEVATIONS

CURVE No.	P.C.	¼Δ	½Δ	¾Δ	F
(5)	163.70	163.78	163.96	164.08	164.16
(8)	163.77	163.88	164.00	164.11	164.16

PLAN STA. 30+00 TO 35+82.63



9'-0"

OREGON CUSTOM
CABINETS, INC.

0000 S.E. REDWOOD STREET
CANBY, OREGON 97013

503-266-9177

7" RAISED LETTERS

RAISED LINE WORK; 1", 2" WIDE

WOODEN SIGN WITH RAISED EDGE

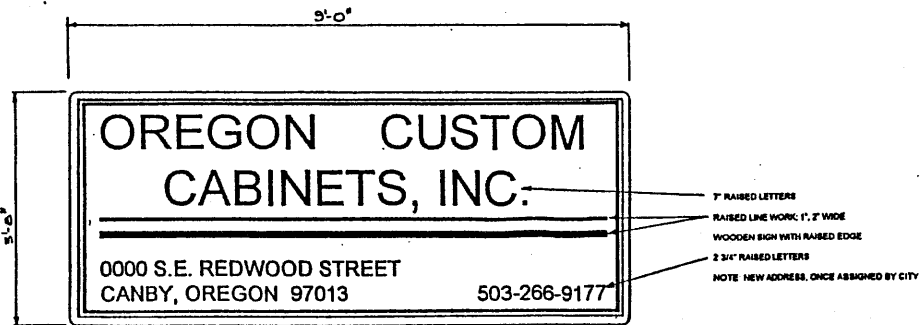
2 3/4" RAISED LETTERS

NOTE: NEW ADDRESS, ONCE ASSIGNED BY CITY

3'-0"

SIGN DETAIL / ELEVATION

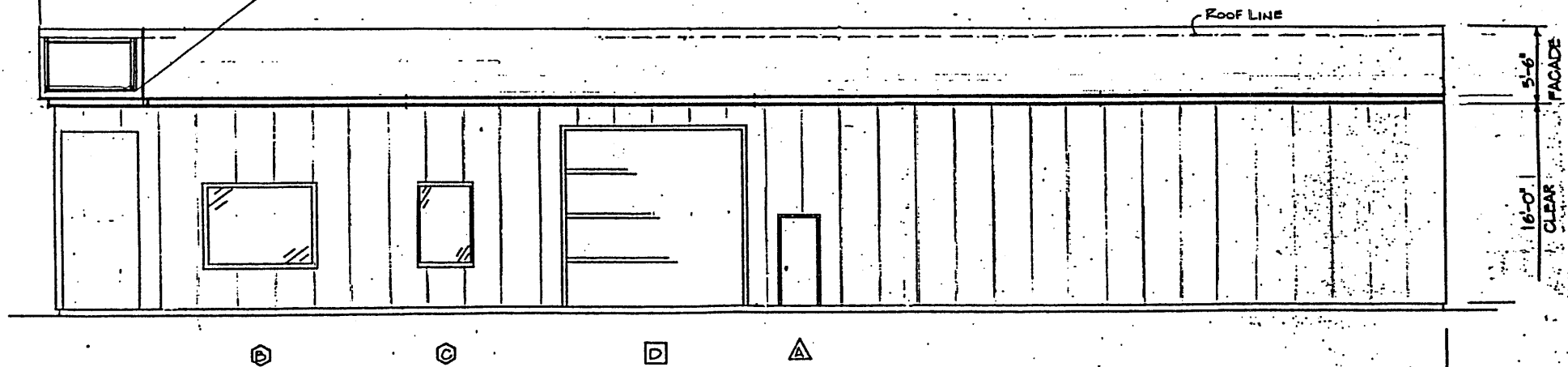
1/2" = 1'-0"



22-5
33

SIGN DETAIL / ELEVATION

1/2" = 1'-0"



①

ELEVATION @ GRID LINE - A

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

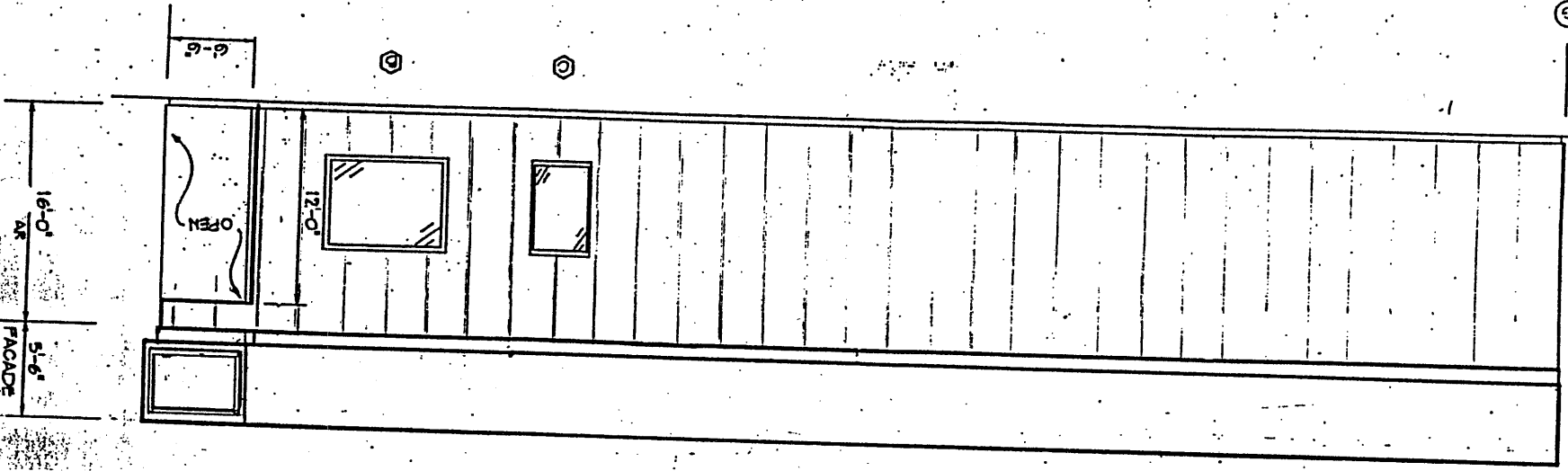
REDWOOD STREET

⑤

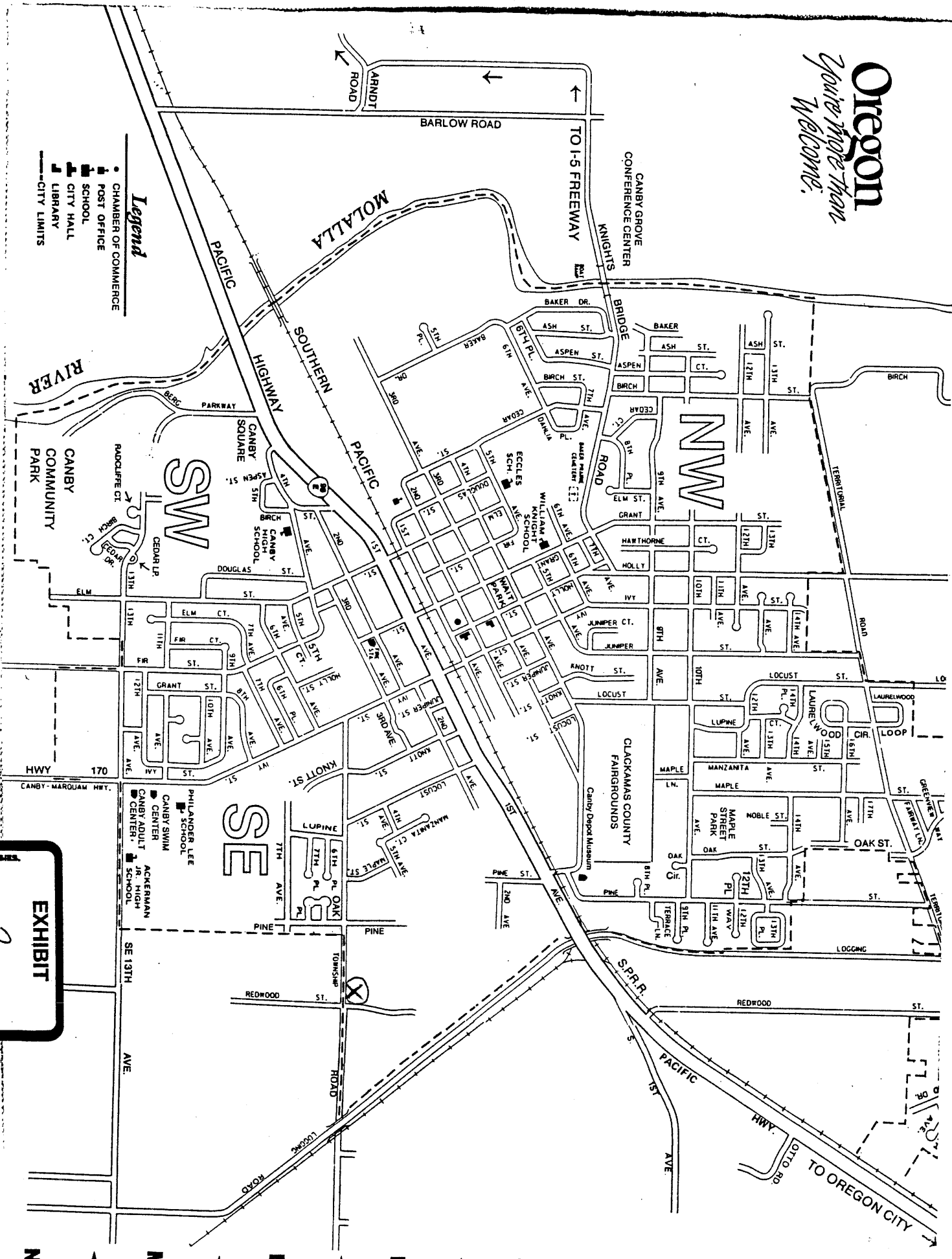
TOWNSHIP ROAD FACADE

1/8" = 1'-0"

ELEVATION @ GRID LINE - 1



Oregon
*Quite more than
 Welcome.*



TABLER
 EXHIBIT
 2

N
 M
 L
 K
 J
 I
 H
 G

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 23, 1995

TO: FIRE, POLICE, SCHOOL DISTRICT, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, CLACKAMAS COUNTY/BILL SPEARS, MIKE J., JOHN K.

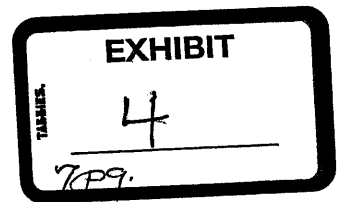
The City has received *DR 95-04*, an application by Merlin C. Buser for Site and Design Review approval of a proposed cabinet shop and office. The proposed building is approximately 10,986 square feet - 7,400 square feet for the manufacturing operation and 1,570 square feet for office use. The remaining 2,016 square feet will be tenant-occupied. The property is located on the northwest corner of Redwood Street and Township Road [Tax Lot 1810 of Tax Map 3-1E-34C].

We would appreciate your reviewing the enclosed application and returning your comments by January 31, 1995 **PLEASE**. The Planning Commission plans to consider this application on February 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: _____

Jerry F. [Signature]

Date: _____

1-30-95

[Handwritten signature]
66-29

2°(P)'94

1000'

381-A
INERTIA SYSTEMS
(94)

1°(P)
270° 816'
0' 234'

S.E.

REDWOOD ST.

2°(P)'94

RD. CANBY CITY LIMITS CO. RD. NO. 47

TOWNSHIP

TOWNSHIP RD.

2°(P)'93

LW:137'

C.R. NO

1285
1755
1755
1755
9212'
1487'
90'
95'
178'

5'

2°(P)'93

5'

67'

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Signature: _____

Jerry Tiger

Date: _____

1/27/95

PLEASE RETURN ATTACHMENTS!!!

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[503] 266-4021

DATE: January 23, 1995

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Comments or Proposed Conditions:

According to print it shows a 8" water coming off S. Redwood. This is a new street, by city standards S. Redwood CAN NOT be excavated for water line. Sewer is already at property line.

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: 1-30-95

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 23, 1995

TO: FIRE, POLICE, SCHOOL DISTRICT, CUB, TELEPHONE, TELECOM, NW NATURAL GAS, ROY, STEVE, CLACKAMAS COUNTY/BILL SPEARS, MIKE J., JOHN K.

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Comments or Proposed Conditions:

Complete DDF (Data Disclosure Form) prior to
Occupancy

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: Stull Hansen

Date: 1-30-95

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 23, 1995

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Comments or Proposed Conditions:

Recommend that Fire Dept: connection for sprinkler system be placed as close to hydrant at Township and S. Redwood as possible.

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: 1-25-95

MEMORANDUM

TO: James S. Wheeler
FROM: William L. Owen
DATE: February 1, 1995
RE: City Tree Inspections

- 1) Oregon Custom Cabinets site on Redwood Street.
Birch trees/condition/prognosis

Recommendations:

A. Tree #1 [12" DBH South tree] has 2/3 / 1/3 co-dominancy with included bark in major scaffold crotching on east face. Has been cut for wires (side overhead).

B. Tree #2 [12" DBH North tree] has been drop-crotch pruned heavily for wire protection. Will require constant attention to maintain stable crown.

C. Given the species history when cut as often and severely as these are and will be, and these specimen locations, and plans for the site; the best long term solution is removal and replacement with planned 'Cleveland' Norway Maples, a designed street tree and much better overall.