

**A G E N D A**  
**CANBY PLANNING COMMISSION**  
**REGULAR MEETING**

*City Council Chambers*  
*Monday, January 23, 1995*  
*7:30 p.m.*

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**I.           ROLL CALL**

**II.           MINUTES**

December 12, 1994

**III.          CITIZEN INPUT ON NON-AGENDA ITEMS**

**IV.          COMMUNICATIONS**

**V.           OLD BUSINESS**

**VI.          NEW BUSINESS**

**VII.         FINDINGS**

CUP 94-05/DR 94-14/LLA 94-08 - Fred Kahut

**VIII.        PUBLIC HEARINGS**

**MLP 95-01/DR 95-02**, applications by Sprague Controls, Inc. for approval to partition a 9.94 acre parcel into two lots, 5.45 acres and 4.49 acres, respectively. Such partition would allow a proposed manufacturing development to be located on the 4.49 acre parcel and review the specific design of the site and buildings proposed for the site. The site is located within the Logging Road Industrial Park [Tax Lot 1803 of Tax Map 3-1E-34C].

**DR 95-01**, an application by A. Wayne Scott for Design Review approval of a proposed professional center at the Highway Marketplace. The site is located in the shopping center located on the south side of Highway 99-E, between S. Ivy and S. Grant Streets [Tax Lots 7600, 7700, 8400 and 8500 of Tax Map 3-1E-33CD].

**DR 95-03**, an application by Paul and Susan DuPont for Design Review approval of a 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].

The City of Canby Planning Commission welcomes your interest in these agenda items. Please feel free to come and go as you please.

Kurt Schrader, Chair  
Stan Elliot  
Carlin Jackson

Linda Mihata, Vice-Chair  
Dan Ewert

Bob Gustafson  
Tamara Maher



### MEETING TIMELINES AND PROCEDURES

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

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

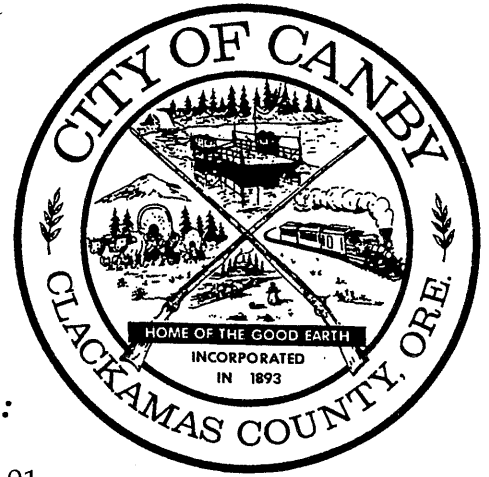
- Everyone present is encouraged to testify, even if it is only to concur with previous testimony. For more complete presentations, Proponents and Opponents may "buy" time from one another. In so doing, those either in favor, or opposed, may allocate their time to a spokesperson who can represent the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

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

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



# **- STAFF REPORT -**



## **APPLICANT:**

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

## **FILE NO.:**

MLP 95-01

## **OWNER:**

Douglas D. Hanson  
1506 S.E. Township Road  
Canby, OR 97013

## **STAFF:**

James S. Wheeler  
Assistant Planner

## **LEGAL DESCRIPTION:**

Tax Lot 1803 of Tax Map 3-1E-34C

## **DATE OF REPORT:**

January 13, 1995

## **LOCATION:**

The northeast corner of S. Redwood Street  
and S.E. 4th Avenue (not yet built)

## **DATE OF HEARING:**

January 23, 1995

## **COMP. PLAN DESIGNATION:**

Light Industrial

## **ZONING DESIGNATION:**

M-1 (*Light Industrial*)

## **I. APPLICANT'S REQUEST:**

The applicant is requesting approval to partition a 9.94 acre parcel into two parcels, approximately 5.45 acres and 4.49 acres, respectively. The property is located in the Logging Road Industrial Park on the northeast corner of S. Redwood Street and S.E. 4th Avenue. S.E. 4th Avenue is not built at this time.

There is an associated, but independent application for Site and Design Review (DR 95-02) on proposed parcel 2.

## **II. APPLICABLE CRITERIA:**

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

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

## **III. OTHER APPLICABLE CRITERIA**

- A. 16.32.030 Development Standards in M-1 Areas
- B. 16.56 General Provisions (for land divisions)
- C. 16.60 Major or Minor Partitions
- D. 16.64 Subdivisions - Design Standards

## **IV. FINDINGS:**

### **A. Location and Background**

The subject property is identified on the Clackamas County Assessor's Map as Tax Lot 1803 of Tax Map 3-1E-34C. It is located on the east side of S. Redwood Street, north of S.E. 4th Avenue (not built at this time). The property consists of approximately 9.94 acres. There is approximately 375 feet of frontage along S. Redwood Street and approximately 638 feet of frontage along S.E. 4th Avenue.

The property was originally divided from the 32-acre Hanson farm (lot 1 of SUB 92-05) approved September 28, 1992. The property is a part of the "benefitted properties" listed in the advanced financing project for the Logging Road Industrial Park Road project.

There is some "junk" located on the property, primarily proposed parcel 2. The "junk" will need to be cleaned up.

## B. Comprehensive Plan Consistency Analysis

### i. Citizen Involvement

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

Policy #1: Canby shall reorganize its citizen involvement functions to formally recognize the role of the Planning Commission in meeting the six required citizen involvement components of statewide planning goal No. 1, and to re-emphasize the city's commitment to on-going citizen involvement.

Policy #2: Canby shall strive to eliminate unnecessarily costly, confusing, and time consuming practices in the development review process.

Policy #3: Canby shall review the contents of the comprehensive plan every two years and shall update the plan as necessary based upon that review.

### ANALYSIS

1. The notification process and public hearing are a part of the compliance with adopted policies and process regarding citizen involvement. The Planning Commission seeks input of all citizens at the public hearing of all applications.
2. The Planning Commission adheres to acting upon applications within a sixty (60) day time period from the date of determination of a complete application. Any continuation of the review period is done with the approval of the applicant, or through admission of new information into the review process.
3. The review of the contents of the Comprehensive Plan is not germane to this application.

ii. **Urban Growth**

- **GOAL:** 1) TO PRESERVE AND MAINTAIN DESIGNATED AGRICULTURAL AND FOREST LANDS BY PROTECTING THEM FROM URBANIZATION.
- 2) TO PROVIDE ADEQUATE URBANIZABLE AREA FOR THE GROWTH OF THE CITY, WITH IN THE FRAMEWORK OF AN EFFICIENT SYSTEM FOR THE TRANSITION FROM RURAL TO URBAN LAND USE.

Policy #1: Canby shall coordinate its growth and development plans with Clackamas County.

Policy #2: Canby shall provide the opportunity for amendments to the urban growth boundary (subject to the requirements of statewide planning goal 14) where warranted by unforeseen changes in circumstances.

Policy #3: Canby shall discourage the urban development of properties until they have been annexed to the city and provided with all necessary urban services.

**ANALYSIS**

1. The property is entirely within both the Urban Growth Boundary and the City Limits. No direct input from the County has been determined to be necessary or desirable nor was any sought.
2. No changes to the Urban Growth Boundary are proposed with this application.
3. All necessary urban services are, or will be available for the partition (see discussion under Public Services Element).

iii. **Land Use Element**

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

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

- Policy #2 Canby shall encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl.
- Policy #3 Canby shall discourage any development which will result in overburdening any of the community's public facilities or services.
- Policy #4: Canby shall limit development in areas identified as having an unacceptable level of risk because of natural hazards.
- Policy #5 Canby shall utilize the land use map as the basis of zoning and other planning or public facility decisions.
- Policy #6: Canby shall recognize the unique character of certain areas and will utilize the following special requirements, in conjunction with the requirements of the land development and planning ordinance, in guiding the use and development of these unique areas.
- A) A map of "Areas of Special Concern" is to be regarded as having the full force and effect of the Land Use Map in determining appropriate land uses and levels of development. Development proposals, even those that appear to conform with existing zoning, will be considered to conform with the Comprehensive Plan only if they meet the requirements imposed here.
  - B) Area "G" is similar to area "A" in many respects. Located south of Highway 99-E along S. Pine Street, it too has potential for either commercial or industrial development. Commercial uses will be limited to "heavy" commercial activities which are closely related to industrial activities or larger shopping centers based around a department store of the sort which can be expected to draw from a regional market area. It is recognized that the Land Use Map contains sufficient area for commercial uses of all sorts other than larger department store complex types. By designating this area for special treatment this problem should be resolved, while providing safe highway access and minimizing conflicts with the railroad. The extension of S. Pine Street to connect with

Township road will be a high priority regardless of the specific nature of development in the area. Upon annexation area "G" could be zoned either M-1 or C-M, depending upon the nature of the development proposed.

## **ANALYSIS**

1. The property is currently vacant. It has been used in the past horticulturally. Some trees remain on site from the nursery stock operations. The properties to the north, south, and west are zoned Light Industrial (M-1), the same as the subject property. A solid waste transfer and recycling operation has been given preliminary approval for the property to the south (Canby Disposal CUP 94-05/DR 94-14/LLA 94-08). The property to the west has been developed industrially (Inertia Systems - Broetje DR 93-08/DR 94-05). The property to the north is vacant. Along the western boundary is the Molalla Logging Road, a city-owned bike/walking path that is not currently in the City limits. On the other side of the Logging Road from the subject property is the Molalla Railroad Spur, a privately owned and operated rail service. The properties located beyond the railroad are currently used for farming or forestry and have been designated for industrial uses in the Comprehensive Plan at the time that they are annexed into the City.

The location of industry near agricultural operations is not considered to be a problem. Industrial and agricultural uses are not considered to be incompatible. Additionally, the agricultural operations are separated from the subject property by 120 feet (the Logging Road and the railroad).

2. The partition of the property will permit the applicant to efficiently utilize proposed parcel 2 with an industrial development while allowing proposed parcel 1 to be sold and developed independently. The partition will create a lot (parcel 2) with will be of sufficient size for the applicant's development without "wasting" land that can be used for other industrial development.

3. Request for comments have been sent to all public facility and service providers (see discussion under Public Services Element).

4. No natural hazards have been identified on the subject property.

5. The zoning of the property, M-1, Light Industrial, is consistent with the Land Use Map designation for the property (Light Industrial). The minimum lot size for parcels in the M-1 zone is 5000 square feet, and both parcels will meet the minimum lot size.



6. The subject property is within the "areas of special concern" G. The Comprehensive Plan specifically identifies this area for potential industrial/commercial development. The proposed application is in conformance with this policy.

iv. **ENVIRONMENTAL CONCERNS**

■ **GOAL: 1) TO PROTECT IDENTIFIED NATURAL AND HISTORICAL RESOURCES.**

**2) TO PREVENT AIR, WATER, LAND, AND NOISE POLLUTION. TO PROTECT LIVES AND PROPERTY FROM NATURAL HAZARDS.**

Policy #1-R-A: Canby shall direct urban growth such that viable agricultural uses within the urban growth boundary can continue as long as it is economically feasible for them to do so.

Policy #1-R-B: Canby shall encourage the urbanization of the least productive agricultural area within the urban growth boundary as a first priority.

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

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

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

Policy #5-R: Canby shall support local sand and gravel operations and will cooperate with county and state agencies in the review of aggregate removal applications.

Policy #6-R: Canby shall preserve and, where possible, encourage restoration of historic sites and buildings.

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

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

Policy #9-R: Canby shall attempt to minimize the adverse impacts of new developments on fish and wildlife habitats.

Policy #1-H: Canby shall restrict urbanization in areas of identified steep slopes.

Policy #2-H: Canby shall continue to participate in and shall actively support the federal flood insurance program.

Policy #3-H: Canby shall seek to inform property owners and builders of the potential risks associated with construction in areas of expansive soils, high water tables, and shallow topsoil.

### **ANALYSIS**

1-R-A. The subject property has Class I soils, and has been used in the past for horticultural operations (nursery tree stock). The current site is vacant. The land use designation of the property is for industry and the property is currently within the City limits with all necessary infrastructure readily available.

1-R-B. The subject property, while currently vacant, is considered to be urbanized. The original subdivision of the property (SUB 92-05) and the construction of S. Redwood Street by the City where for the purposes of industrial development of the subject (and neighboring) properties.

2-R. The storm water drainage of the subject property is handled on-site. Clackamas County reviews storm water management and compliance with the Federal Clean Water Act.

South Redwood Street has had difficulty with flooding during heavy rain events. The flooding of the street was due to the runoff from the adjoining vacant fields that went to a low area on the street. The dry well that is in the street was designed to handle the runoff associated with the street only, not the adjoining lands. In the beginning of January of 1995, the City constructed a second dry well near the Logging Road with the connecting piping to alleviate the flooding problem. Further, as the adjoining properties are developed, on-site handling of stormwater runoff will be required and built, thus reducing the amount of runoff that will be handled by the street to the amount that the street drywell was originally designed to handle. The partition and further development of the subject property will help reduce the amount of runoff occurring in S. Redwood Street.

3-R. The existing use has not created a known pollution problem. Construction activity and industrial activity is required to comply with prescribed standards for air, water, and land pollution, through the building permit process and the State's Department of Environmental Quality standards. The minor land partition will not, in of itself, generate any pollution of any form. Storm water drainage is mentioned in the above 2-R.

4-R. Noise will be expected as a result of industrial activity. The minor land partition will not, in of itself, generate any noise.

5-R. The subject property is not a sand and gravel operation, nor will the proposed partition or future use of the land hinder any sand and gravel operation. There is no sand and gravel operation within the City limits.

6-R. The subject property and surrounding properties are not historic sites.

7-R. The partition itself will not affect the scenic or aesthetic quality of the City. Future development of either of the proposed parcels will affect the scenic and aesthetic quality of the City. The development of open space changes the scenic or aesthetic quality of the City, sometimes for the better and sometimes for the worse. The visual impacts of development of the subject parcel will be reviewed through the Site and Design Review process, both now and in the future.

8-R. The subject property is considered to be open space at this time. Preservation of open space on the property in perpetuity is impractical. The nearby Logging Road is a public use facility for walking and bicycling. Further discussion of this is found under the discussion of the Public Facilities Element.

9-R. No wildlife or fish habitats are known on the subject property.

1-H. The subject property has no steep slopes.

2-H. The subject property is not in a flood zone.

3-H. The subject property has Latourell loam soil, which is a deep, well-drained soil. No expansive soils, shallow topsoil, high water table, or other potential risks associated with construction on the subject property have been identified.

v. **TRANSPORTATION**

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

- Policy #1: Canby shall provide the necessary improvement to city streets, and will encourage the county to make the same commitment to local county roads, in an effort to keep pace with growth.
- Policy #2: Canby shall work cooperatively with developers to assure that new streets are constructed in a timely fashion to meet the city's growth needs.
- Policy #3: Canby shall attempt to improve its problem intersections, in keeping with its policies for upgrading or new construction of roads.
- Policy #4: Canby shall work to provide an adequate sidewalks and pedestrian pathway system to serve all residents.
- Policy #5: Canby shall actively work toward the construction of a functional overpass or underpass to allow for traffic movement between the north and south side of town.
- Policy #6: Canby shall continue in its efforts to assure that all new developments provide adequate access for emergency response vehicles and for the safety and convenience of the general public.
- Policy #7: Canby shall provide appropriate facilities for bicycles and, if found to be needed, for other slow moving, energy efficient vehicles.
- Policy #8: Canby shall work cooperatively with the State Department of Transportation and the Southern Pacific Railroad Company in order to assure the safe utilization of the rail facilities.
- Policy #9: Canby shall support efforts to improve and expand nearby air transport facilities.
- Policy #10: Canby shall work to expand mass transit opportunities on both a regional and an intra-city basis.

Policy #11: Canby shall work with private developers and public agencies in the interest of maintaining the transportation significance as well as environmental and recreational significance of the Willamette River.

Policy #12: Canby shall actively promote improvements to state highways and connecting county roads which affect access to the city.

## **ANALYSIS**

1. Road improvements will be needed for S.E. 4th Avenue. Construction of the full road with utilities is necessary for access to the property and access to the Logging Road for emergency vehicles. South Redwood has been fully constructed, with the exception of street tree. The construction of S. Redwood was funded through the City and advanced financing. As properties are developed, reimbursement for the construction of S. Redwood occurs. The partition will split the subject properties reimbursement responsibility between the two proposed parcels.
2. Construction of S.E. 4th Avenue, to its full width with utilities, curbs, sidewalks, and street trees, is needed. An amendment to the original Logging Road Industrial Park Road project is a possible source for funds. Regardless of how the construction is funded, the construction is needed with development of proposed parcel 2, if the road hasn't already been constructed by that time.
3. The nearest major intersection to the subject property is the intersection of S. Redwood Street and S.E. Township Road. At this time, that intersection is not considered to be a "problem intersection". The proposed partition will impact an intersection, S. Redwood Street and Highway 99-E, that has not officially been designated as a "problem intersection". However, that intersection, with increasing traffic will eventually become a "problem intersection" without the placement of a traffic light. A traffic light is proposed for the intersection by ODOT, scheduled for the spring or summer of 1995. The City has adopted a Transportation Plan and has implemented a Systems Development Charge to pay for necessary transportation improvements. The SDC will be required of any development of the property, but not with a minor land partition.
4. Sidewalks will be required for the property's frontage along S.E. 4th Avenue. Sidewalks are already in place along S. Redwood Street. The need for sidewalks along S.E. 4th Avenue is minimal. Currently, the

only use would be to access the Logging Road, which can be done from Township Road. With development of proposed parcel 2, sidewalks will be needed.

5. The subject property is not involved in any possible overpass or underpass of Highway 99-E and the railroad.
6. The fire district and police department have responded to the Request for Comments and have indicated that both adequate services are available and no further conditions related to the proposed partition are necessary in view of the functions of both the fire district and the police department. With development of proposed parcel 2, completion of S.E. 4th Avenue will provide emergency vehicle access to the Logging Road. Emergency vehicle access to the Logging Road will allow emergency services to cross the railroad tracks along Highway 99-E in the unlikely event that all City crossing points are blocked.
7. South Redwood Street has been built to "collector" standards, which has room for the provision of a bike lane. No bike lane has been designated at this time. With development of proposed parcel 2 and the construction of S.E. 4th Avenue, a bicycle connection to the Logging Road (a designated bike path) will be provided.
8. The existing use and the proposed use of the property have no specific use for the rail facilities that exist in Canby.
9. The proposed partition has no bearing on efforts to improve or expand nearby air transport facilities.
10. The mass transit system in operation in Canby has no direct bearing on the proposed partition. No future transit stops have been proposed. The City has adopted a Transportation Master Plan study which included mass transit considerations. Any future development of the property will be reviewed in light of the Transportation Master Plan.
11. The subject property is not near the Willamette River and will have no effect on the transportation potential or use of the Willamette River.
12. The subject property is fully within the City limits and is not near any "entry point" into the City.

vi. PUBLIC FACILITIES AND SERVICES

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

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

Policy #2: Canby shall utilize all feasible means of financing needed public improvements and shall do so in an equitable manner.

Policy #3: Canby shall adopt and periodically update a capital improvement program for major city projects.

Policy #4: Canby shall strive to keep the internal organization of city government current with changing circumstances in the community.

Policy #5: Canby shall assure that adequate sites are provided for public schools and recreation facilities.

ANALYSIS

1. All needed public facility and service providers were sent a "Request for Comments" regarding this application. Positive responses were received from the Public Works Department, Waste Water Treatment Plant, Police Department, Fire District. All have indicated that adequate facilities and/or services are available. The Canby Utility Board, Canby Telephone Association, and Northwest Natural Gas have not responded to the "Request for Comments". There has been no recent indication, unofficial or otherwise, of potential inadequacy of facilities or services from these providers. Electric, water, and telephone facilities have been built in S. Redwood Street and are located immediately adjacent to the subject property.

2. Needed 'public improvements' include the construction of S.E. 4th Avenue and street trees along S. Redwood Street. These improvements have been discussed under the Transportation Element discussion. The construction of S.E. 4th Avenue should occur with, or prior to, the development of proposed parcel 2.

3. The subject property is a part of the area benefitting from the Logging Road Industrial Park road improvements project. Major infrastructure improvements have been or are under construction which will benefit this property and are being initially funded through the City. Development of property within the benefitted property zones is the mechanism by which the City will be able to pay for the improvements. The improvements include the S.Pine Street/S. Redwood Street road connection between Highway 99-E and Township Road, and sewer and water mains to service the southeastern portion of the City, including the subject property. Reimbursement for the improvements occurs with the development of the property. The partition will split the responsibility for the reimbursement of the 9.94 acres to the two proposed lots.

4. The City's internal organization is not germane to this application.

5. The City has adopted a Parks Master Plan in which appropriate sites or areas for recreation facilities are identified. No parks have been designated in the vicinity of the subject property. The Logging Road is City property and will be used in a manner that might be construed as a "linear park" in that the "road" will be used as a walking/bike path.

**vii. ECONOMIC**

■ GOAL: TO DIVERSIFY AND IMPROVE THE ECONOMY OF THE CITY OF CANBY.

Policy #1: Canby shall promote increased industrial development at appropriate locations.

Policy #2: Canby shall encourage further commercial development and redevelopment at appropriate locations.

Policy #3: Canby shall encourage economic programs and projects which will lead to an increase in local employment opportunities.

Policy #4: Canby shall consider agricultural operations which contribute to the local economy as part of the economic base of the community and shall seek to maintain these as viable economic operations.



## **ANALYSIS**

1. The proposed development is industrial, as the current zoning of the subject property allows. The site is serviced by infrastructure that was specifically designed and constructed with industrial uses in mind.
2. The proposed development is not commercial in nature, nor does the current zoning of the subject property allow what is commonly referred to as "commercial development" (retail/office uses).
3. The subject property is a part of the area benefitting from the Logging Road Industrial Park road improvements project. The project provided industrial grade access and infrastructure for future development. The partition of the subject property will not directly result in increased local employment opportunities. However, the Site and Design Review application (DR 95-02) submitted with this application is for an industry to be sited on proposed parcel 2. The industry will employ anywhere from the current 76 employees to a projection of approximately 120 employees.
4. The proposed development that accompanies the partition is industrial in nature and zoning. The current use of the site is non-agricultural. The project will have no direct adverse impacts on agricultural operations.

## **viii. HOUSING**

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

- Policy #1: Canby shall adopt and implement an urban growth boundary which will adequately provide space for new housing starts to support an increase in population to a total of 20,000 persons.
- Policy #2: Canby shall encourage a gradual increase in housing density as a response to the increase in housing costs and the need for more rental housing.
- Policy #3: Canby shall coordinate the location of higher density housing with the ability of the city to provide utilities, public facilities, and a functional transportation network.
- Policy #4: Canby shall encourage the development of housing for low income persons and the integration of that housing into a variety of residential areas within the city.

Policy #5: Canby shall provide opportunities for mobile home developments in all residential zones, subject to appropriate design standards.

### **ANALYSIS**

1. The location and size of the Urban Growth Boundary is not a part of the proposed application. When the Urban Growth Boundary was designated and calculations to determine the amount of land needed for residential growth, in 1984 as a part of the acknowledged 1984 Comprehensive Plan, the subject property was designated for industrial/commercial development.
2. The proposed partition, and the associated proposed development, will not affect housing density.
3. The proposed development does not include higher density housing. Future development of the property will not include higher density housing.
4. The proposed development does not include housing for low income persons. Future development of the property will not include housing for low income persons.
5. The proposed development is not a mobile home development. Future development of the property will not include mobile/manufactured home development.

### **ix. ENERGY CONSERVATION**

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

- Policy #1: Canby shall encourage energy conservation and efficiency measures in construction practices.
- Policy #2: Canby shall encourage development projects which take advantage of wind and solar orientation and utilization.
- Policy #3: Canby shall strive to increase consumer protection in the area of solar design and construction.
- Policy #4: Canby shall attempt to reduce wasteful patterns of energy consumption in transportation systems.

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

### **ANALYSIS**

1. Energy conservation and efficiency as a part of construction practices has been incorporated into the building permit review process and the Uniform Building Code.
2. The orientation of the subject property in this proposal meets the basic solar access standards for new residential developments, even though the development will be industrial in nature.
3. The project will not hinder any residential access to solar energy.
4. The City has adopted a Transportation Master Plan. City standards, transportation patterns of all developments will be reviewed through the Transportation Master Plan.
5. Energy conservation and efficiency as a part of construction practices has been incorporated into the building permit review process and the Uniform Building Code.

### **Conclusion Regarding Consistency with the Policies of the Canby Comprehensive Plan:**

Review of the above analysis will show that the proposed partition, with the recommended conditions of approval, is consistent with the policies of the Comprehensive Plan. Development of the lots will need to comply with all applicable provisions of the City of Canby Land Development and Planning Ordinance, Building Codes, and other County and State Codes and Regulations.

### **C. Evaluation Regarding Minor Land Partition Approval Criteria**

- A. Conformance with the text and the applicable maps of the Comprehensive Plan.

See above discussion.

- B. Conformance with all other requirements of the Land Development and Planning Ordinance.

The partition, in all other respects, is in conformance with all other requirements of the Land Development and Planning Ordinance.

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

The size and orientation of the proposed parcels is such that future development of either parcel is both possible and feasible.

Access facilities are available. Utility easements along the new property lines will be needed to allow for potential utility extensions.

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

As best as staff has been able to determine, all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed land division. No indication of difficulties have been mentioned, officially or otherwise, with regards to these public facilities and services providing service to any development.

- E. In no case shall the use of a private road be approved for the partitioning unless it is found that adequate assurance has been provided for year-round maintenance sufficient to allow for unhindered use by emergency vehicles, and unless it is found that the construction of a street to City standards is not necessary to insure safe and efficient access to the parcels.

No new private roads are proposed as a part of this application. Development of parcel 2 is proposed in a separate application, and road construction will be reviewed with that application.

## V. CONCLUSION

1. Staff concludes that the partition request, with appropriate conditions, is considered to be in conformance with the Comprehensive Plan and the Municipal Code.
2. Staff concludes that the overall design of the proposed partition will be compatible with the area and will provide adequate building area for the provision of public facilities and services for the lots.

3. Staff concludes that, with appropriate conditions, the overall design and arrangement of the proposed parcels are functional and will adequately provide building sites, utility easements, and access facilities which are necessary for the development of the subject property without unduly hindering the use or development of adjacent properties.
4. Staff concludes that all necessary public services will become available through the development of the property, to adequately meet the needs of the proposed land division.

## VI. RECOMMENDATION

Based upon the application and drawings submitted, facts, findings and conclusions of this report, and without benefit of a public hearing, staff recommends that should the Planning Commission approve MLP 95-01, the following conditions should apply:

1. A final partition plat modified to illustrate the conditions of approval, shall be submitted to the City Planner for review and approval. The final partition plat shall reference this land use application -- City of Canby, Planning Department, File No. MLP 95-01.
2. The final partition plat shall be a surveyed plat map meeting all of the specifications required by the Clackamas County Surveyor. Said partition map shall be recorded with the Clackamas County Surveyor and Clackamas County Clerk, and a copy of the recorded map shall be provided to the Canby Planning Department.
3. A new deed and legal description for the new parcels shall be prepared and recorded with the Clackamas County Clerk. A copy of the new deeds shall be provided to the Canby Planning Department.
4. All monumentation and recording fees shall be borne by the applicant.
5. Permanent utility construction and maintenance easements including, but not limited to, electric and water cables, pipeline conduits and poles shall be provided as follows:
  - 6 feet in width along all lot lines, except;
  - 12 feet in width along street frontages.
6. All utilities must meet the standards and criteria of the providing utility authority.

7. The land divider shall follow the provisions of Section 16.64.070 Improvements, in particular, but not limited to, subparagraph (O) Bonds, which requires a surety bond, personal bond, or cash bond for improvements, for any improvement not completed prior to the signing of the final plat. The bond shall provide for the City to complete the required improvements and recover the full cost of the improvements.
8. The "junk" located on the subject property shall be removed from the property prior to the signing of the plat.

Exhibits:

1. Application
2. Vicinity Map
3. Partition Plat (*too large to reproduce*)
4. Request for Comments Responses

MINOR LAND PARTITION APPLICATION

Fee: \$900

OWNER

APPLICANT

Name Douglas D. Hawson  
Address 1506 S.E. Township  
City Canby State OR Zip 97013  
Signature: Douglas D. Hawson

Name Sprague Controls Inc.  
Address P.O. Box 365  
City Wilsonville State OR Zip 97070  
Phone: 682-1033

DESCRIPTION OF PROPERTY:

Tax Map 3 1E 34C Tax Lot(s) 1803 Lot Size 9.94 AC  
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name Logging Road Industrial Par Lot 1 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 two (2) 8-1/2 x 11 sheets of labels, just as you would address an envelope.

USE

Existing Vacant Proposed Manufacturing/Industrial

Existing Structures None

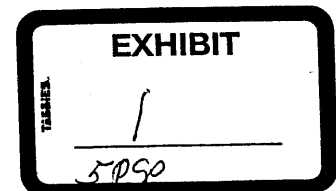
PROJECT DESCRIPTION

To Partition subject property into 2 Parcels. One of 4.49 Acres  
and the other being 5.45 Acres.

ZONING M-1 COMPREHENSIVE PLAN DESIGNATION Industrial

PREVIOUS ACTION (if any) Subdivision

File No. MLP 95-01  
Receipt No. 9251  
Received by \_\_\_\_\_  
Date Received 12-28-94  
Completeness Date \_\_\_\_\_  
Pre-App Meeting \_\_\_\_\_  
Hearing Date 1-23-95



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

NARRATIVE

SUBJECT PROPERTY IS WITHIN THE LOGGING ROAD INDUSTRIAL PARK SUBDIVISION AND IS ZONED M-1 LIGHT INDUSTRIAL. THIS APPLICATION PROPOSES TO PARTITION THE 9.94 ACRE LOT 1 OF LOGGING ROAD INDUSTRIAL PARK INTO TWO PARCELS. PARCEL NO. 1 TO BE 5.45 ACRES AND PARCEL NO. 2 TO BE 4.49 ACRES.

THIS WILL ALLOW A PROPOSED MANUFACTURING DEVELOPMENT TO BE SITED ON PARCEL NO. 2 IN THE NEAR FUTURE AND ALLOW THE REMAINING PORTION (PARCEL NO. 1) OF LOT 1 TO BE DEVELOPED AT A LATER DATE.

THIS PROPOSED PARTITION CONFORMS TO THE CITY'S LAND PARTITIONING ORDINANCES AND IS PART OF AN INDUSTRIAL PARK ECONOMIC DEVELOPMENT.



## PROJECT DESCRIPTION

Sprague Control Inc. is proposing to Construct a 45,000 square foot building on the Southerly 4.5 acres of Lot 1, Logging Road Industrial Park. The northerly portion of the lot is not slated for development at this time and is to be partitioned off under a Minor Partition application. The site is bounded on the west by Redwood Street (which is fully improved) on the south by 4th Avenue (which is not improved at this time) and on the east by Molalla Forest Road (an unused logging road).

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

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

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

## SITE UTILITIES

### Domestic water

Water for domestic use will be supplied from the existing 2" service stubbed to the property along Redwood Street.

### Irrigation Water

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

### Fire Sprinkler System

Water to supply the Fire Sprinkler System would come from the proposed 12" water main in 4th Avenue and have a double check valve installed to City of Canby Standards and State Fire Codes.

### Storm Drainage

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

### Sanitary Sewer

There is a 6" Sanitary Sewer Service available for this site on Redwood Street. This project will either make use of this sewer service or will use a service that comes from the proposed sewer in 4th Avenue.

### Electric Power

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

### Natural Gas Service

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

## ZONING REGULATIONS

**Present Zone: M-1 Light Industrial**

Minimum Lot Area:

Required: 5,000 Square Feet

Proposed: Building site contains 4.49 acres.

Minimum Width & Frontage:

Required: 50 feet

Proposed: Approximately 638 feet on 4th Avenue and approximately 375 feet on Redwood Street minimum yard requirements.

Street Yard:

Required: None

Proposed: 65 feet from Redwood Street & 135 feet from 4th Ave.

Maximum Height:

Allowed : 45 feet

Proposed: Approximate height 30 feet at highest point.

Maximum Lot Coverage:

Allowed : No limit

Proposed: Building= 45,000 square feet; Parking=55,517

## LANDSCAPE REQUIREMENTS

Landscaping Area:

Minimum : 15% of 195,553 square feet lot area= 29,332 square feet.

Proposed: design shows 94,493 square feet (48%).

Parking Area Landscaping:

Minimum : 15% of 55,517 square parking area= 8,328 square feet.

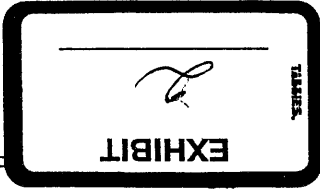
Proposed: design shows 17,110 square feet (30%).

Parking Area Trees:

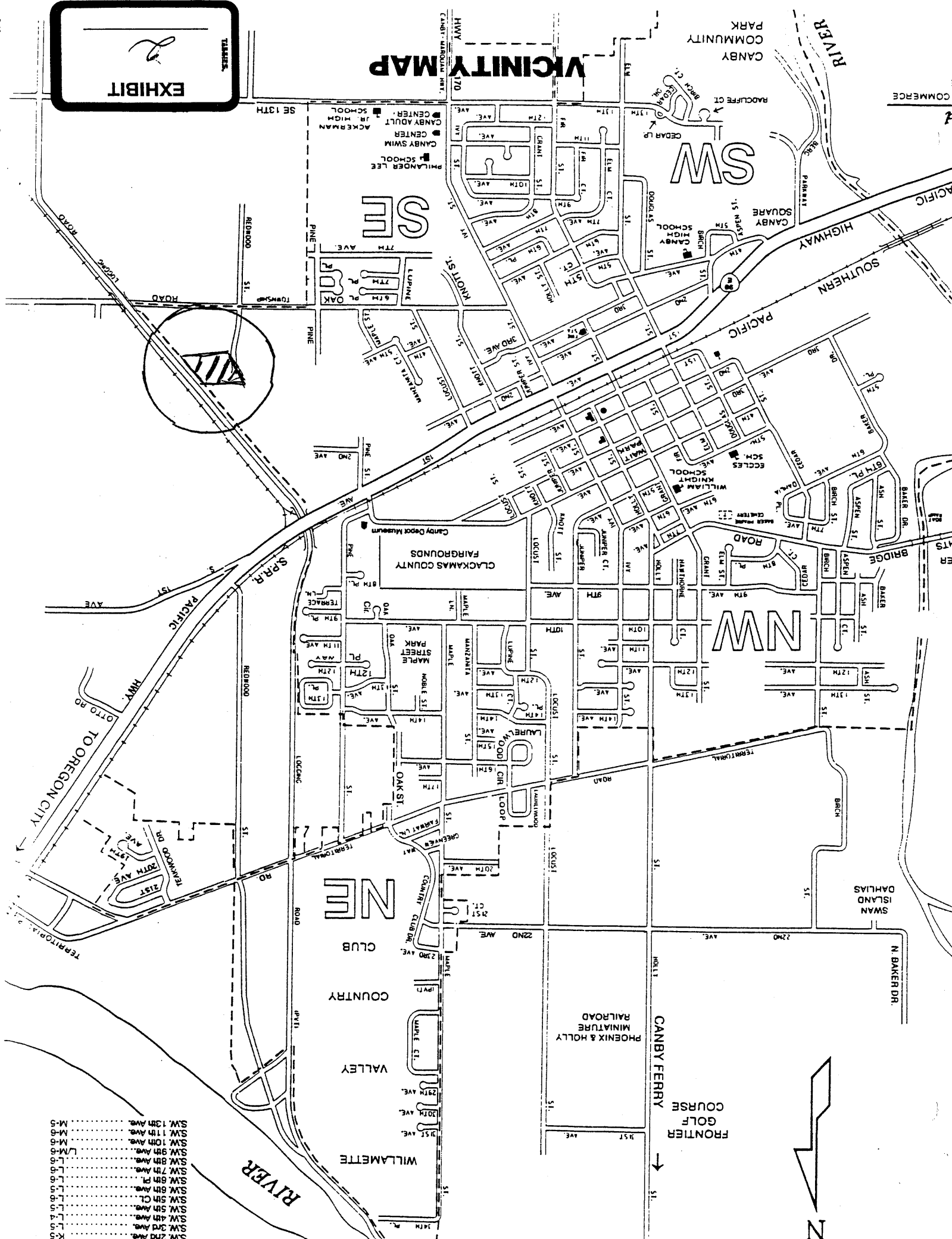
Required: one per 8 spaces or one per 2,800 square feet of parking which ever is greater. 20 required.

Proposed: design shows 20+ trees.

See Landscape Plan drawing for landscaping plants and trees species.



# VICINITY MAP



- SW 2nd Ave. K-5
- SW 3rd Ave. L-5
- SW 4th Ave. L-4
- SW 5th Ave. L-3
- SW 5th Ct. L-3
- SW 6th Ave. L-3
- SW 6th Pl. L-3
- SW 7th Ave. L-3
- SW 8th Ave. L-3
- SW 8th Pl. L-3
- SW 9th Ave. L-3
- SW 10th Ave. L-3
- SW 10th Ct. L-3
- SW 11th Ave. M-5
- SW 11th Pl. M-5
- SW 12th Ave. M-5
- SW 13th Ave. M-5



# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 3, 1995

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

The City has received *MLP 95-01/DR 95-02, applications by Sprague Controls, Inc. for approval to partition a 9.94 acre parcel into two lots, 5.45 acres and 4.49 acres, respectively. Such partition would allow a proposed manufacturing development to be located on the 4.49 acre parcel. The site is located within the Logging Road Industrial Park [Tax Lot 1803 of Tax Map 3-1E-34C].*

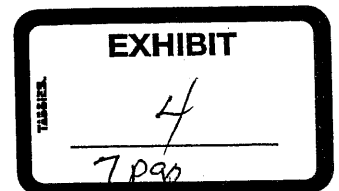
We would appreciate your reviewing the enclosed application and returning your comments by January 10, 1995 PLEASE. The Planning Commission plans to consider this application on January 23, 1995. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

OK

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 L. Hester*

Date: \_\_\_\_\_

*JAN. 6, 1995*

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Signature: Jerry Nigam

Date: 1/5/95

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Comments or Proposed Conditions:

*Complete DDF Form for Industrial Pretest Program*

Please check one box:

- Adequate Public Services (of your agency) are available
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Signature: *S. HANS*

Date: 1-3-95



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Comments or Proposed Conditions:

RECEIVED JAN 03 1995

Please check one box:

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

Signature: Tom Pearson CTA & NWT Date: 1-4-95



# CLACKAMAS COUNTY

Department of Transportation & Development

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THOMAS J. VANDERZANDEN  
EXECUTIVE DIRECTOR

## MEMORANDUM

TO : CITY OF CANBY  
FROM : BILL SPEARS, CLACKAMAS COUNTY DTD *ws*  
DATE : JANUARY 11, 1995  
RE : MLP95-01/DR95-02 SPRAGUE CONTROLS

This office has no comment pertaining to this proposal as the property and adjoining right-of-way are within the City of Canby and are the cities jurisdiction. Assuming that the City and County have a agreement for structural plans review, our Building Services Section will need to be contacted.

Thank you for the opportunity to comments.

# PLEASE RETURN ATTACHMENTS!!!

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DATE: January 3, 1995

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We would appreciate your reviewing the enclosed application and returning your comments by January 10, 1995 **PLEASE**. The Planning Commission plans to consider this application on January 23, 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:

NW Natural Gas has a 2" (P) gas main 1' east of the east property line of Redwood that could serve this property. It is in a joint trench with CUB, phone & TV cable.

Please check one box:

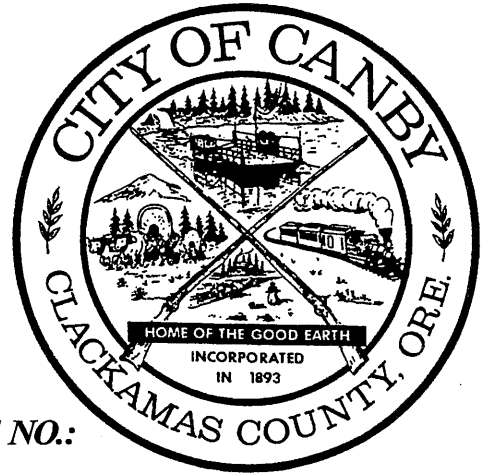
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Signature: \_\_\_\_\_

*Gary F. Hest*

Date: 1-10-95

# **- STAFF REPORT -**



**APPLICANT:**

A. Wayne Scott  
988 N.E. 19th Ave.  
Canby, OR 97013

**FILE NO.:**

DR 95-01

**OWNER:**

Same

**STAFF:**

James S. Wheeler  
Assistant Planner

**LEGAL DESCRIPTION:**

Tax Lots 7600, 7700, 8400, and 8500  
of Tax Map 3-1E-33CD

**DATE OF REPORT:**

January 13, 1995

**LOCATION:**

Canby Highway Marketplace  
161 & 163 S.W. 2nd Ave.  
South side of Highway 99-E, between  
S. Ivy and S. Grant Streets

**DATE OF HEARING:**

January 23, 1995

**COMP. PLAN DESIGNATION:**

Highway Commercial

**ZONING DESIGNATION:**

C-2 (*Highway Commercial*)

**I. APPLICANT'S REQUEST:**

The applicant is requesting site and design approval to renovate the exterior facade and roof lines of the existing structure, and construct two new single story structures of 2,048 square feet and 2,325 square feet for medical, dental, and professional office uses.

**II. APPLICABLE REGULATIONS**

• **City of Canby General Ordinances:**

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

**III. MAJOR APPROVAL CRITERIA**

**Site and Design Review**

The Planning Commission, sitting as the Design Review Board, shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following:

- A. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height and appearance of the proposed development are involved; and
- B. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and
- C. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.

The Design Review Board shall, in making its determination of compliance with the requirements set forth, consider the effect of its action on the availability and cost of needed housing.

**IV. FINDINGS:**

**A. Background and Relationships:**

The tax lots listed in the application are all under one ownership. The proposed development is specifically located on Tax Lot 7700. The existing 3,000 square feet building at the north end of the tax lot is currently used by a beauty salon and an exercise studio. The existing building was constructed in 1969 and connected to the City's sewer system in 1976.

**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 17,849 square foot lot is 2,678 square feet (15%). The total amount of landscaping proposed is approximately 4,400 square feet (24.7%). The application states the landscaped area to be 4,655 s.f., however, measurements would suggest the lesser amount. In either case, sufficient amount of landscaping has been proposed to meet the minimum requirements.

**2. Parking.**

The number of parking spaces required for a commercial/retail office space varies from 3.5 to 5.0 parking spaces per 1,000 square feet of gross floor area.. There is 3,319 square feet of office space that is proposed for medical uses (medical clinic and dental office). There is 1,054 square feet proposed for general office space. The minimum parking space requirements for these uses is 21 parking spaces. Ten (10) new parking spaces will be added to the existing 83 spaces. The current uses in Highway Marketplace generate a demand of 49 parking spaces (according to the minimum number of spaces required for the uses and their size). A total of 70 parking spaces are required for Highway Marketplace after the expansion, with a total of 93 being provided.

One "van accessible" handicap parking space is required, and proposed.

The parking spaces that currently exist, and will be built on the west side of the existing and proposed buildings are/will be partially located on Tax Lot 7600 (the existing and proposed buildings are/will be located on Tax Lot 7700). Additionally, the parking spaces immediately to the north of the existing building on Tax Lot 7700 are located on Tax Lot 8400. The tax lots will either need to be combined or easements for the use of these parking spaces and the other Highway Marketplace parking spaces will be needed.

No loading facilities are required.

**3. Access**

Access to the proposed development will be from S.W. 2nd Avenue. The proposal shares access with the remaining Highway Marketplace

onto Highway 99-E. Due to the expansion of a use with access to Highway 99-E, review and approval of the access point onto the highway is required by the Oregon Department of Transportation.

Access for the existing and proposed buildings on Tax Lot 7700 will be primarily from the existing access drives located on Tax Lots 7600 (from S.W. 2nd Avenue) and Tax Lot 8400 (Highway 99-E). The tax lots will either need to be combined or easements for the use of these access points will be needed.

A "dead-end" service alley will run along the east side of the buildings. The service drive will be a minimum of twenty (20) feet wide without a turn-around. The Fire Marshall has specifically stated that the lack of a turn-around provision poses no problems.

#### **4. Architecture**

The buildings will be of frame construction with synthetic stucco finish walls, aluminum storefront glazing and brick masonry pilasters. The roofs will be composition. A color rendition of the front facade (facing the entry drive - west facing) is in the file and will be available at the public hearing.

The "dental" building (the southernmost building) will have a "roof parapet wall" along the east side. This wall is to meet the fire code as the building will be within the specified distance to the property line to warrant a "fire wall".

There will be no free-standing sign. There will be wall-mounted signs identifying the tenants. The signs will be internally illuminated with colored translucent acrylic faces. The specific designs will be left to the tenants. The permitted signage for the existing building is 150 square feet, and for the two new building is 100 square feet each. The amount of potential sign area on the dental building is 150 square feet, in three individual areas. Any and all uses in that building will be limited to a total aggregate of 100 square feet of signage.

#### **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.

**b. Landscaping**

The landscaping is primarily around the buildings. The primary focus of the landscaping will be the "courtyard" landscaping between the buildings. The landscaped area will be in brick enclosed planter areas approximately 8' wide.

The landscaping planting must be such that after three years no more than 5% of the area is covered by bark dust. Some changes from the proposed landscaping plan will be needed for the plan to meet the ODOT plant spacing standards. The pachysandra ground cover should be in 4" pots, not 2" pots, the ilex crenata should be equivalent to 15"-18" plants if it is the convexleaf variety and 12"-15" if it is the Green Island variety, and the juniper should be equivalent to 12"-15" plants and planted 4' on center.

The street trees are to be 'Capital' pears, and are proposed to be planted 12' on center. The minimum planting spacing for this street tree is 30' on center. Four trees can be planted along S.W. 2nd Avenue. One can be planted 2' inside the eastern property line, and 2' east of the entrance walk from 2nd Avenue.

Additionally, one can be planted in the middle of the middle street side planting area, and one more in the landscape island at the drive entrance from 2nd Avenue. The planting of a tree at the drive entrance will also provide the second parking lot tree as discussed in the following section.

**c. Parking Lot Landscaping**

The amount of paved area for parking and vehicle maneuvering area is 4,158 square feet. The amount of landscaping required for that amount of area is 624 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 1,483 square feet (35.6%).

At the formula of one tree per 2800 square feet of paved vehicular maneuvering and parking area, a total of 2 trees are needed. There is only 1 tree within or adjacent to the paved vehicle parking/maneuvering area. If a second 'Capital' pear is planted at the drive entrance at 2nd Avenue, then this requirement will be met. The 'Capital' pears are recommended



street trees and will meet the requirements of Section 16.49.120.6. The trees will reach a mature height of approximately 35 to 45 feet.

The headlights of the vehicles utilizing the parking spaces for this use will be directed toward the new building. No further shielding will be necessary.

**d. Density and yards and height**

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

**V. CONCLUSION**

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

Further, staff concludes that, with approval conditions:

1. the proposed development of the site is consistent with the applicable standards and requirements of the Canby Municipal Code and other applicable City ordinances insofar as the location, height and appearance of the proposed development are involved; and
2. the proposed design for the development is compatible with the design of other developments in the same general vicinity; and
3. the location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity; and
4. the conditions listed are the minimum necessary to achieve the purposes of the Site and Design Review Ordinance, and do not unduly increase the cost of housing.

**VI. RECOMMENDATION:**

Based upon the application, elevations, the site plan received by the City, the facts, findings and conclusions of this report, and without the benefit of a public hearing, staff recommends that should the Planning Commission approve DR 95-01, the following conditions apply:

1. Approval of the driveway access to State Highway 99-E for Highway Marketplace shall be obtained from the Oregon Department of Transportation, prior to the issuance of the building permit.
2. It is strongly recommended that the four tax lots be combined prior to the issuance of the building permit. **If the four tax lots (7600, 7700, 8400, and 8500 of Tax Map 3-1E-33CD) are not combined, easements for access and parking shall be filed with the County for all four tax lots prior to the issuance of a building permit.**
3. A preconstruction conference shall be held prior to the issuance of the building permit. The conference shall be coordinated through the Planning Office.
4. Storm water design and construction of the paved area of the property shall conform to the Canby Public Works Department standards.
5. 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.
6. The landscaping shall be planted at such a density so as to provide a minimum of 95% coverage of the landscape areas with vegetation, within a 3-year time period. Bark mulch and similar material shall consist of not more than 5% of the total landscape area after the 3-year period. The plant spacing shall meet the ODOT plant spacing standards, and the trees along S.W. 2nd Avenue shall meet the City's street tree spacing requirements.
7. A mutual access and parking easement shall be recorded with the County for Tax Lots 7600, 7700, 8400, and 8500 of Tax Map 3-1E-33CD for all parking spaces and all access points onto S.W. 2nd Avenue and Highway 99-E.
8. The uses in the south and middle buildings shall be limited to a total aggregate signage area of 100 square feet per building. The uses in the existing north building shall be limited to a total aggregate signage area of 150 square feet per building. The individual uses allocation of signage area shall be measured as a percentage of the size of the individual uses in relation to the size of the building.
9. The compact parking spaces shall be designated as such either by signs posted at the head of the parking spaces, or by paint on the asphalt at the foot of the parking space.

Exhibits:

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

**SIT AND DESIGN REVIEW APPLICATION**

Fee: \$750

**OWNER**

**APPLICANT**

Name A. WAYNE SCOTT  
 Address 988 N.E. 19TH AVE.  
 City CANBY State OR Zip 97013  
 SIGNATURE *A. Wayne Scott*

Name A. WAYNE SCOTT  
 Address 988 N.E. 19TH AVE.  
 City CANBY State OR Zip 97013  
 Phone: 503 (266) -3837

**DESCRIPTION OF PROPERTY:**

Tax Map 31E33CD Tax Lot(s) 7700 Lot Size 17,849<sup>±</sup> S.F. } LOT 7700  
 or 7600 }  
8400 }  
9500 }  
(Acres/Sq. Ft.)

Legal Description, Metes and Bounds (Attach Copy)

Plat Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

**PROPERTY OWNERSHIP LIST**

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

**USE**

Existing BEAUTY SALON & EXERCISE STUDIO ON TAX LOT 7700  
 Proposed MEDICAL, DENTAL & GENERAL OFFICE

Existing Structures 3,000 S.F. SINGLE STORY STRUCTURE N. END LOT 7700

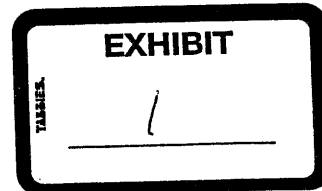
Surrounding Uses COMMERCIAL

**PROJECT DESCRIPTION**

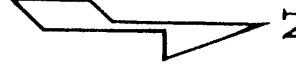
RENOVATE EXTERIOR FACADE AND ROOF LINES  
OF EXISTING STRUCTURE, CONSTRUCT TWO NEW  
SINGLE STORY STRUCTURES 2048 S.F. & 2325 S.F.  
FOR MEDICAL, DENTAL, AND PROFESSIONAL OFFICE  
USES.

ZONING C2 COMPREHENSIVE PLAN DESIGNATION HIGHWAY COMMERCIAL  
 PREVIOUS ACTION (if any) \_\_\_\_\_

File No. DR 95-01  
 Receipt No. 9254  
 Received by \_\_\_\_\_  
 Date Received 12-28-94  
 Completeness Date \_\_\_\_\_  
 Pre-Ap Meeting \_\_\_\_\_  
 Hearing Date 1-23-95



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



FRONTIER GOLF COURSE

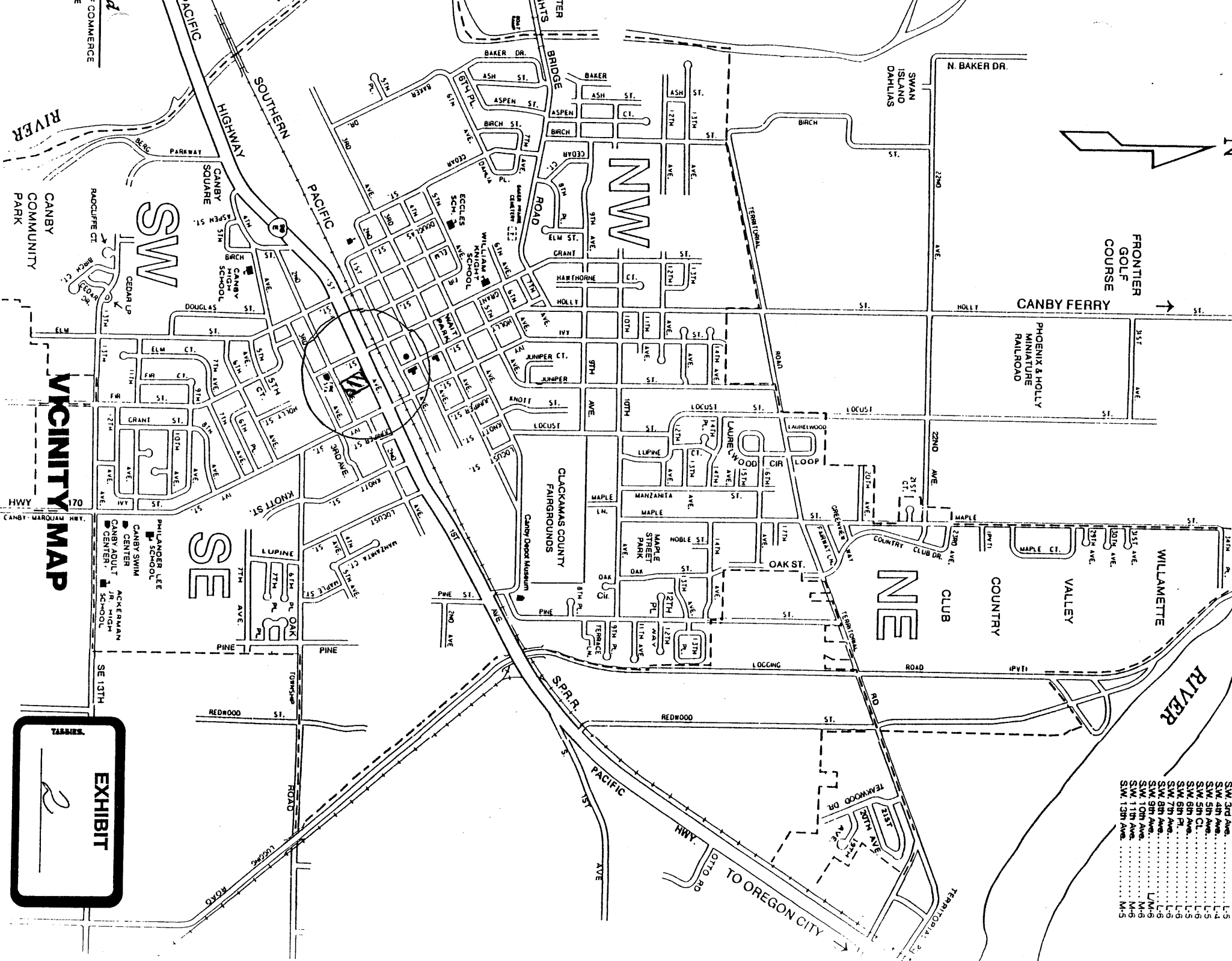
CANBY FERRY

PHOENIX & HOLLY MINIAITURE RAILROAD

WILLAMETTE VALLEY COUNTRY CLUB

RIVER

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- SW 98th Ave.
- SW 99th Ave.
- SW 100th Ave.



# VICINITY MAP

TABLER.

**EXHIBIT**

2

M N O P Q R S T U V W X Y Z

# MEMORANDUM

Date: 1/12/95

To: Jim Wheeler

From: Scott Beck, Architect

Re: EXISTING PARKING REQUIREMENTS FOR  
CANBY PROFESSIONAL CENTER AT THE  
HIGHWAY MARKETPLACE

GEN. OFFICE = 4,170 S.F. x 3.5/1,000 = 14.6 STALLS  
RETAIL = 2,150 S.F. x 4/1,000 = 8.6  
HAIR SALON/BARBER = 1,600 S.F. x 4/1,000 = 6.4  
REC. STUDIO = 1 EXERCISE AREA x 2 STALLS/EXC. AREA = 2.0  
RESTAURANT = 1,680 S.F. x 10/1,000 = 16.8  
TOT. EXISTING REQ'D PARKING = 48.4 STALLS

## PARKING FOR PROPOSED USES

MED/DENT = 3,319 S.F. x 5/1,000 = 16.6  
GEN. OFFICE = 1054 S.F. x 3.5/1,000 = 3.7  
20.3 STALLS

## TOTAL REQ'D PARKING NEW + EXISTING

48.4 STALLS + 20.3 STALLS = 68.7 STALLS  
PROVIDED PARKING = 92 STALLS



# CLACKAMAS COUNTY

Department of Transportation & Development

THOMAS J. VANDERZANDEN  
EXECUTIVE DIRECTOR

## MEMORANDUM

TO : CANBY PLANNING DEPARTMENT  
FROM : BILL SPEARS, CLACKAMAS COUNTY *WB*  
DATE : JANUARY 10, 1995  
RE : DR95-01 WAYNE SCOTT/HIGHWAY MARKET PLACE (EN95-158)

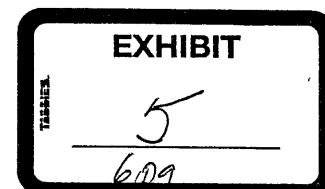
This office has the following comments pertaining to this proposal:

1. It does not appear that any County maintained roads or streets are adjacent to this proposal and that the public/city street (2nd Street) is already developed with curb and sidewalk. The property is also served by Hwy 99E.
2. Surface water management is proposed to be on site using drywells to City of Canby standards. If the drywells fail for some reason a contingency plan/over flow into a storm sewer system or natural drainageway should be provided. There must be a means of separating contaminates generated from the site from the water entering the drywell.
3. Clackamas County's Building Service Section needs to be contacted regarding structural plans review, etc. assuming that there is a contract for this service.

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BS/jb

<JeanB> BS/CanbyHwyMarketPI



# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 3, 1995

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

The City has received DR 95-01, an application by A. Wayne Scott for Design Review approval of a proposed professional center at the Highway Marketplace. The site is located in the shopping center located on the south side of Highway 99-E, between S. Ivy and S. Grant Streets [Tax Lots 7600, 7700, 8400 and 8500 of Tax Map 3-1E-33CD].

We would appreciate your reviewing the enclosed application and returning your comments by January 10, 1995 **PLEASE**. The Planning Commission plans to consider this application on January 23, 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:

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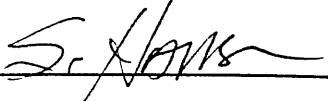
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Please check one box:

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

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

1-3-95



# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 3, 1995

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

The City has received DR 95-01, an application by A. Wayne Scott for Design Review approval of a proposed professional center at the Highway Marketplace. The site is located in the shopping center located on the south side of Highway 99-E, between S. Ivy and S. Grant Streets [Tax Lots 7600, 7700, 8400 and 8500 of Tax Map 3-1E-33CD].

We would appreciate your reviewing the enclosed application and returning your comments by January 10, 1995 **PLEASE**. The Planning Commission plans to consider this application on January 23, 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:

SANITARY Sewer Comments on Sheet A1.2

CATCH BASIN should be installed in driveway  
TO MAINTAIN private storm runoff.

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 Welter

Date: 1-9-95

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 3, 1995

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

The City has received *DR 95-01*, an application by A. Wayne Scott for Design Review approval of a proposed professional center at the Highway Marketplace. The site is located in the shopping center located on the south side of Highway 99-E, between S. Ivy and S. Grant Streets [Tax Lots 7600, 7700, 8400 and 8500 of Tax Map 3-1E-33CD].

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Comments or Proposed Conditions:

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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: 1/5/95

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 3, 1995

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

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Comments or Proposed Conditions:

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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: Tom Pearson CTA & NWT Date: 1-4-95

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 3, 1995

TO: FIRE, POLICE, 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 January 10, 1995 PLEASE. The Planning Commission plans to consider this application on January 23, 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:

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Please check one box:

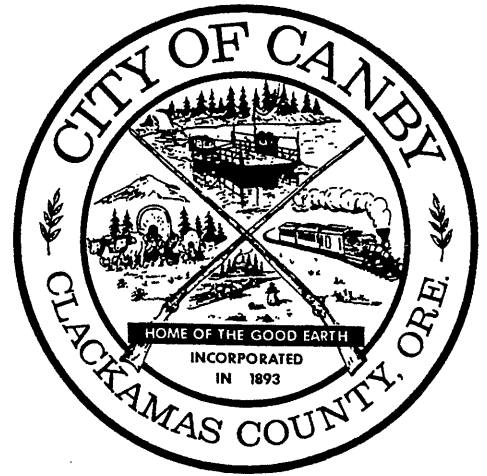
- Adequate Public Services (of your agency) are available
- Adequate Public Services will become available through the development
- Conditions are needed, as indicated
- Adequate public services are not available and will not become available

Signature: \_\_\_\_\_

*Harry F. Thaxt*

Date: 1-10-95

# **- STAFF REPORT -**



**APPLICANT:**

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

**FILE NO.:**

DR 95-02

**OWNER:**

Douglas D. Hanson  
1506 S.E. Township Road  
Canby, OR 97013

**STAFF:**

James S. Wheeler  
Assistant Planner

**LEGAL DESCRIPTION:**

Tax Lots 1803 of Tax Map 3-1E-34C

**DATE OF REPORT:**

January 13, 1995

**LOCATION:**

Northeast corner of S. Redwood Street and  
S.E. 4th Avenue (not yet built)

**DATE OF HEARING:**

January 23, 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 45,000 square foot building on the southerly 4.5 acres of the property. The 45,000 square feet is the "footprint" size of the building.

## **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:**

There is an associated, but independent application for Minor Land Partition (MLP 95-01). The partition will split the land on which this development is proposed from the remaining property.

The applicant is requesting approval to construct a 45,000 square foot manufacturing building, with offices. The property is located in the Logging Road Industrial Park on the northeast corner of S. Redwood Street and S.E. 4th Avenue. S.E. 4th Avenue is not built at this time. The building will

consist of 31,500 s.f. of manufacturing/warehousing space and 27,000 s.f. of office space. The office space is split equally between the downstairs, which is to be used upon construction, and the upstairs, which will be used as business expands.

The property is a part of the benefitted area of the Logging Road Industrial Park Road Project. There is a reimbursement charge for the advanced financed public improvement (S. Redwood Street) that will be assessed to the property with this development. The principal assessment for the full 9.94 acres is \$28,449.20. The applicant has requested that only the portion of the property that is being developed (4.49 acres) be assessed at this time. The City administration is amenable to this arrangement, provided that the partition is completed and filed with the County within one year from the approval date. The reimbursement charge for the 4.49 acres is \$12,850.80, plus interest.

## **B. Evaluation Regarding Site and Design Review Approval Criteria**

### **1. Part IV - Section 2, No. 2**

**"Minimum area for landscaping is 15% of the total area to be developed."**

The minimum amount of landscaping required for the 4.49 acre lot is 29,338 square feet (15%). The total amount of landscaping proposed is approximately 94,493 square feet (48.3%). Approximately 50,000 square feet of this area is the area that will be expanded into in the future (18,000 s.f. for building expansion, and approximately 32,000 s.f. for parking area). The amount of landscaped area that will remain after the potential expansion will be 44,493 s.f. (if the expansion takes the form that it projected at this time), which is 22.7% of the total area - well above the 15% minimum requirement.

### **2. Parking.**

The number of parking spaces required for a manufacturing use is 1 space per 1,000 s.f. of manufacturing/warehouse space, and 3.5 spaces per 1,000 s.f. of office space. There is 31,500 square feet of manufacturing/warehousing space and 27,000 s.f. of office space proposed. The minimum number of parking spaces required is 126 (31.5 for manufacturing/warehousing space and 94.5 for office space).

A total of 94 parking spaces are proposed with the current development. Approximately 47 of the 126 spaces are required for the "future" office space. Upon expansion, including expansion of the building, an additional 75 parking spaces will be constructed for a total of 169 spaces. The total parking requirement for the "expanded" use (as currently proposed) will be 144 parking spaces (49.5 for

manufacturing/warehousing space and 94.5 for office space). If the "future" office space is not counted for the current parking requirements, then only 79 parking spaces are needed. Under this scenario, both the current and future expansion parking requirements will be met.

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

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

Two loading berths are required. The loading berth area is required to be 12' x 60' for each berth. A total of 4 loading berths are proposed. The combined width of the berth area is 46', with a depth of 63'. The width of the loading berth area will need to be expanded by 2' to comply with the standards listed in 16.10.060.B.2.

### 3. Access

Access to the proposed development will be from both S. Redwood Street and S.E. 4th Avenue. S.E. 4th Avenue has not been constructed yet. It will be necessary for the construction of S.E. 4th Avenue prior to occupancy. Because large semi-tractor/trailers will be accessing the property from S.E. 4th Avenue, making a rather sharp turning radius onto the property, the full width of S.E. 4th Avenue will need to be constructed. Construction of 4th Avenue may occur through this development, through the development across the street, or through an addendum of the Logging Road Industrial Park Road project. However it is handled, it will be necessary for the road to be completed prior to occupancy.

The two parking lots are accessed from either S. Redwood Street or S.E. 4th Avenue. The two parking lots are connected by a 24' wide drive. Truck traffic will be routed to S.E. 4th Avenue and have a separate entrance than that of passenger vehicular traffic. Truck entrance will use the same exit as that of the passenger vehicular entrance/exit on S.E. 4th Avenue. Signs directing truck traffic to the appropriate entrance should be provided.



4. **Architecture**

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

There will be two free-standing signs, one at the corner of S. Redwood Street and S.E. 4th Avenue, and the other one at the S. Redwood Street entrance to the parking lot. The color of the signs will be the same diamond medium blue and plain cedar light gray as the building. A color rendering will be available at the public hearing. The permitted signage for the existing building is 600 s.f. The signs will cover a total of approximately 120 s.f.

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.

b. **Landscaping**

The landscape areas are in and around the parking lots, around the building, and in the future expansion area. As a general design, the landscaping will consist of full coverage with trees away from the building, and shrubs underneath the trees. The future expansion area and the area to the north of the building will be landscaped with grass/wildflower mix and conifers. A section paralleling the logging road will be landscaped with grass and conifers. The landscape areas around the parking lots and along the south and west side of the building will have automatic irrigation.

The southern Raywood Ash trees along the east side of the truck entrance drive is located where the drive to the future parking lot is proposed to be. When the expansion occurs, this tree would have to be removed. If the Blirieana Plum immediately east of the truck drive entrance is removed, the Raywood Ash can be moved 4' feet south of the proposed future parking lot entrance and be retained when the future expansion occurs. The plum trees, as street trees, are to be planted no closer than 25' from each other.

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 55,517 square feet. The amount of landscaping required for that amount of area is 8,328 square feet (15%), and is to be within ten feet of the parking/maneuvering area. The amount of landscaping provided within ten feet of the parking/maneuvering area is approximately 17,110 square feet (30.8%). At the formula of one tree per 2800 square feet of paved vehicular maneuvering and parking area, a total of 20 trees are needed. There are 27 trees within or adjacent to the paved vehicle parking/maneuvering area, not including conifers and street trees.

There are six landscaped areas that are islanded or protrude into the parking/maneuvering areas. This design will be able to provide the feeling that the paved areas are not one large expanse. The headlights of the vehicles utilizing the parking spaces for this use will be screened by small shrubs. Additionally, the loading berths will be largely shielded from public right-of-way view. A small window of site is possible at the S.E. 4th Avenue parking lot access point.

**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 95-02, 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 shall meet the ODOT plant spacing standards.
5. The 'Blireiana' Plum trees shall be planted a minimum of 25' on center. The plum tree that is immediately east of the truck entrance shall be removed and the southernmost 'Raywood' Ash tree shall be located so that it is a minimum of 4' south of the future expansion parking lot entrance drive's southern edge, as shown on the landscape plan.
6. One of the handicap parking access aisles shall be eight (8) feet wide.
7. The loading berth area shall be widened by two (2) feet, to a minimum total width of 48 feet.

**Prior to Occupancy:**

8. The "junk" located on the subject property shall be removed from the property 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. Signage shall be provided to direct truck traffic to the designated truck entrance on S.E. 4th Avenue.
11. The bike rack area shall have a ramp from the parking lot area entrance, as shown on the landscape plan.
12. The compact parking spaces shall be designated as such either by signs posted at the head of the parking spaces, or by paint on the asphalt at the foot of the parking space.

**Other Notes:**

13. The total signage area shall not cover more than 600 square feet, not inclusive of traffic directional signs as provided in Section 16.40 of the Land Development and Planning Code. Only the signs located at the intersection of S. Redwood Street and S.E. 4th Avenue and at the entrance to the S. Redwood Street parking lot entrance are approved at this time. No other advertising signs are permitted until six months beyond the occupancy has occurred.
14. The payment of the advanced financing reimbursement charge shall be for the 4.49 acres provided that the associated Minor Land Partition (MLP 95-01) is filed with Clackamas County within one (1) year's time from the approval of the partition.

**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 Douglas D. Hanson  
Address 1506 S.E. Township  
City Cowby State OR Zip 97013  
SIGNATURE Douglas D. Hanson

Name Sprague Controls Inc.  
Address P.O. Box 365  
City Wilsonville State OR Zip 97070  
Phone: 682-1033

**DESCRIPTION OF PROPERTY:**

Tax Map 3 1E 34C Tax Lot(s) 1803 Lot Size 9.94 AC  
(Acres/Sq. Ft.)

or

**Legal Description, Metes and Bounds (Attach Copy)**

Plat Name Loggins Road Industrial Plat 1 Block \_\_\_\_\_

**PROPERTY OWNERSHIP LIST**

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

**USE**

Existing Vacant  
Proposed Manufacturing

Existing Structures None

Surrounding Uses \_\_\_\_\_

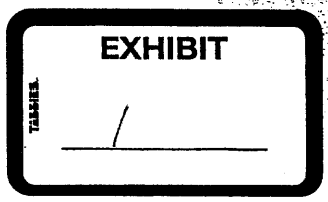
**PROJECT DESCRIPTION**

See Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING M-1 COMPREHENSIVE PLAN DESIGNATION Industrial

PREVIOUS ACTION (if any) None

File No. DR 95-02  
Receipt No. \_\_\_\_\_  
Received by \_\_\_\_\_  
Date Received \_\_\_\_\_  
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.

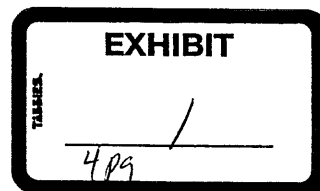
## PROJECT DESCRIPTION

Sprague Control Inc. is proposing to Construct a 45,000 square foot building on the Southerly 4.5 acres of Lot 1, Logging Road Industrial Park. The northerly portion of the lot is not slated for development at this time and is to be partitioned off under a Minor Partition application. The site is bounded on the west by Redwood Street (which is fully improved) on the south by 4th Avenue (which is not improved at this time) and on the east by Molalla Forest Road (an unused logging road).

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

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

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



## SITE UTILITIES

### Domestic water

Water for domestic use will be supplied from the existing 2" service stubbed to the property along Redwood Street.

### Irrigation Water

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

### Fire Sprinkler System

Water to supply the Fire Sprinkler System would come from the proposed 12" water main in 4th Avenue and have a double check valve installed to City of Canby Standards and State Fire Codes.

### Storm Drainage

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

### Sanitary Sewer

There is a 6" Sanitary Sewer Service available for this site on Redwood Street. This project will either make use of this sewer service or will use a service that comes from the proposed sewer in 4th Avenue.

### Electric Power

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

### Natural Gas Service

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





## ZONING REGULATIONS

**Present Zone: M-1 Light Industrial**

Minimum Lot Area:

Required: 5,000 Square Feet

Proposed: Building site contains 4.49 acres.

Minimum Width & Frontage:

Required: 50 feet

Proposed: Approximately 638 feet on 4th Avenue and approximately 375 feet on Redwood Street minimum yard requirements.

Street Yard:

Required: None

Proposed: 65 feet from Redwood Street & 135 feet from 4th Ave.

Maximum Height:

Allowed : 45 feet

Proposed: Approximate height 30 feet at highest point.

Maximum Lot Coverage:

Allowed : No limit

Proposed: Building= 45,000 square feet; Parking=55,517

## LANDSCAPE REQUIREMENTS

Landscaping Area:

Minimum : 15% of 195,553 square feet lot area= 29,332 square feet.

Proposed: design shows 94,493 square feet (48%).

Parking Area Landscaping:

Minimum : 15% of 55,517 square parking area= 8,328 square feet.

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

Parking Area Trees:

Required: one per 8 spaces or one per 2,800 square feet of parking which ever is greater. 20 required.

Proposed: design shows 20+ trees.

See Landscape Plan drawing for landscaping plants and trees species.

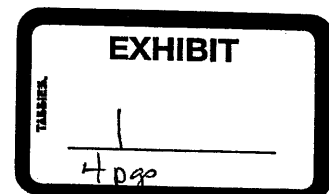


NARRATIVE

SUBJECT PROPERTY IS WITHIN THE LOGGING ROAD INDUSTRIAL PARK SUBDIVISION AND IS ZONED M-1 LIGHT INDUSTRIAL. THIS APPLICATION PROPOSES TO PARTITION THE 9.94 ACRE LOT 1 OF LOGGING ROAD INDUSTRIAL PARK INTO TWO PARCELS. PARCEL NO. 1 TO BE 5.45 ACRES AND PARCEL NO. 2 TO BE 4.49 ACRES.

THIS WILL ALLOW A PROPOSED MANUFACTURING DEVELOPMENT TO BE SITED ON PARCEL NO. 2 IN THE NEAR FUTURE AND ALLOW THE REMAINING PORTION (PARCEL NO. 1) OF LOT 1 TO BE DEVELOPED AT A LATER DATE.

THIS PROPOSED PARTITION CONFORMS TO THE CITY'S LAND PARTITIONING ORDINANCES AND IS PART OF AN INDUSTRIAL PARK ECONOMIC DEVELOPMENT.





S.W. 1st Ave. (99E)	K-6
S.W. 2nd Ave.	K-6
S.W. 3rd Ave.	L-6
S.W. 4th Ave.	L-6
S.W. 5th Ave.	L-6
S.W. 5th Ct.	L-6
S.W. 6th Ave.	L-6
S.W. 6th Pl.	L-6
S.W. 7th Ave.	L-6
S.W. 8th Ave.	L-6
S.W. 9th Ave.	L/M-6
S.W. 10th Ave.	M-6
S.W. 11th Ave.	M-6
S.W. 13th Ave.	M-5



**VICINITY MAP**

**EXHIBIT**  
2

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 3, 1995

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

The City has received *MLP 95-01/DR 95-02*, applications by *Sprague Controls, Inc.* for approval to partition a 9.94 acre parcel into two lots, 5.45 acres and 4.49 acres, respectively. Such partition would allow a proposed manufacturing development to be located on the 4.49 acre parcel. The site is located within the Logging Road Industrial Park [Tax Lot 1803 of Tax Map 3-1E-34C].

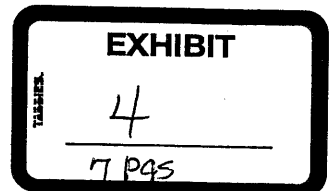
We would appreciate your reviewing the enclosed application and returning your comments by January 10, 1995 **PLEASE**. The Planning Commission plans to consider this application on January 23, 1995. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

OK

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 L. Hester*

Date: \_\_\_\_\_

*Jan. 6, 1995*

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Comments or Proposed Conditions:

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Comments or Proposed Conditions:

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Signature: Jerry Sign

Date: 1/5/95

# PLEASE RETURN ATTACHMENTS!!!

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DATE: January 3, 1995

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Comments or Proposed Conditions:

*Complete DDF Form for Industrial Pretreat Program*

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. K. [Signature]*

Date: *1-3-95*

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 3, 1995

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Comments or Proposed Conditions:

RECEIVED JAN 03 1995

Please check one box:

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

Signature: Tom Pearson CTA & NWT Date: 1-4-95





# CLACKAMAS COUNTY

Department of Transportation & Development

THOMAS J. VANDERZANDEN  
EXECUTIVE DIRECTOR

## MEMORANDUM

TO : CITY OF CANBY  
FROM : BILL SPEARS, CLACKAMAS COUNTY DTD *ws*  
DATE : JANUARY 11, 1995  
RE : MLP95-01/DR95-02 SPRAGUE CONTROLS

This office has no comment pertaining to this proposal as the property and adjoining right-of-way are within the City of Canby and are the cities jurisdiction. Assuming that the City and County have a agreement for structural plans review, our Building Services Section will need to be contacted.

Thank you for the opportunity to comments.

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 3, 1995

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We would appreciate your reviewing the enclosed application and returning your comments by January 10, 1995 **PLEASE**. The Planning Commission plans to consider this application on January 23, 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:

NW Natural Gas has a 2" (P) gas main 1' east of the east property line of Redwood that could serve this property. It is in a joint trench with CUB. phone & TV cable.

Please check one box:

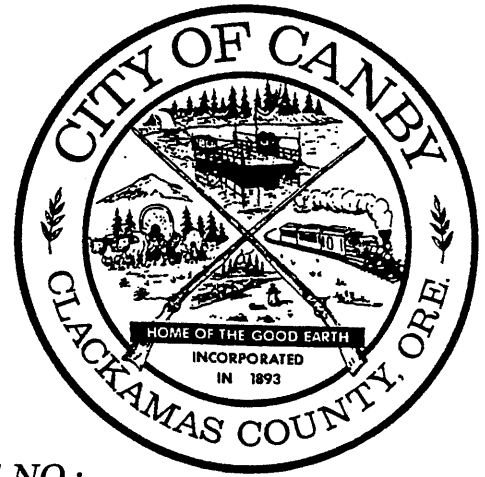
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- Adequate public services are **not available** and will not become available

Signature: \_\_\_\_\_

*Ferry F. H. just*

Date: 1-10-95

**- 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

**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

**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.

## **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.

**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 % . 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.

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 square feet, requiring an additional 6.4 spaces. Thus, the minimum number of parking spaces required, according to the ordinance, is 6.4 plus 3.8, which equals about 10 spaces. Under the current standards, the **existing** warehouse would require  $200 \times 60 \times 1/1000 = 12$  spaces ( $10 + 12 = 22$  spaces). The applicant proposes a total of 15 parking spaces for the total complex. 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 "van accessible" handicap parking spaces are required and two (2) are proposed. One loading space is

required for 7,500 square feet of additional commercial/industrial space. It is supposed to be 12 feet by 60 feet in size. The applicant is proposing use of the area at the end of the building for this purpose.

**3. Access**

Access to the proposed development will be from N.W. 5th Place. A sidewalk is being proposed adjacent to the street. 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) 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  $340/40 = 9$  trees. Nine 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
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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, 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



OWNER

APPLICANT

Name Paul/Susan DuPont  
Address 1112 Knights Bridge Rd.  
City Canby State Or. Zip 97013

Name Paul/Susan DuPont  
Address 1112 Knights Bridge Road  
City Canby State Or. Zip 97013  
Phone: 503-266-2513

SIGNATURE [Handwritten Signature]  
[SEE ATTACHED]

DESCRIPTION OF PROPERTY:

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

or BAKER DRIVE INDUSTRIAL PLACE  
1111 - 1199 5TH PLACE

Legal Description, Metes and Bounds (Attach Copy)

Plat Name Township R3S, Range 1E, Lot 900; Block \_\_\_\_\_  
Section 32, 1/4 D, 1/16 C 1000  
(1300±)

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 empty lots  
Proposed Warehouse and Office

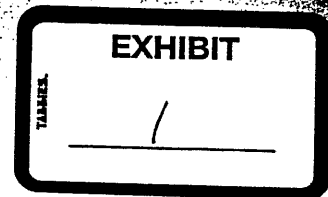
Existing Structures \_\_\_\_\_

Surrounding Uses light industrial

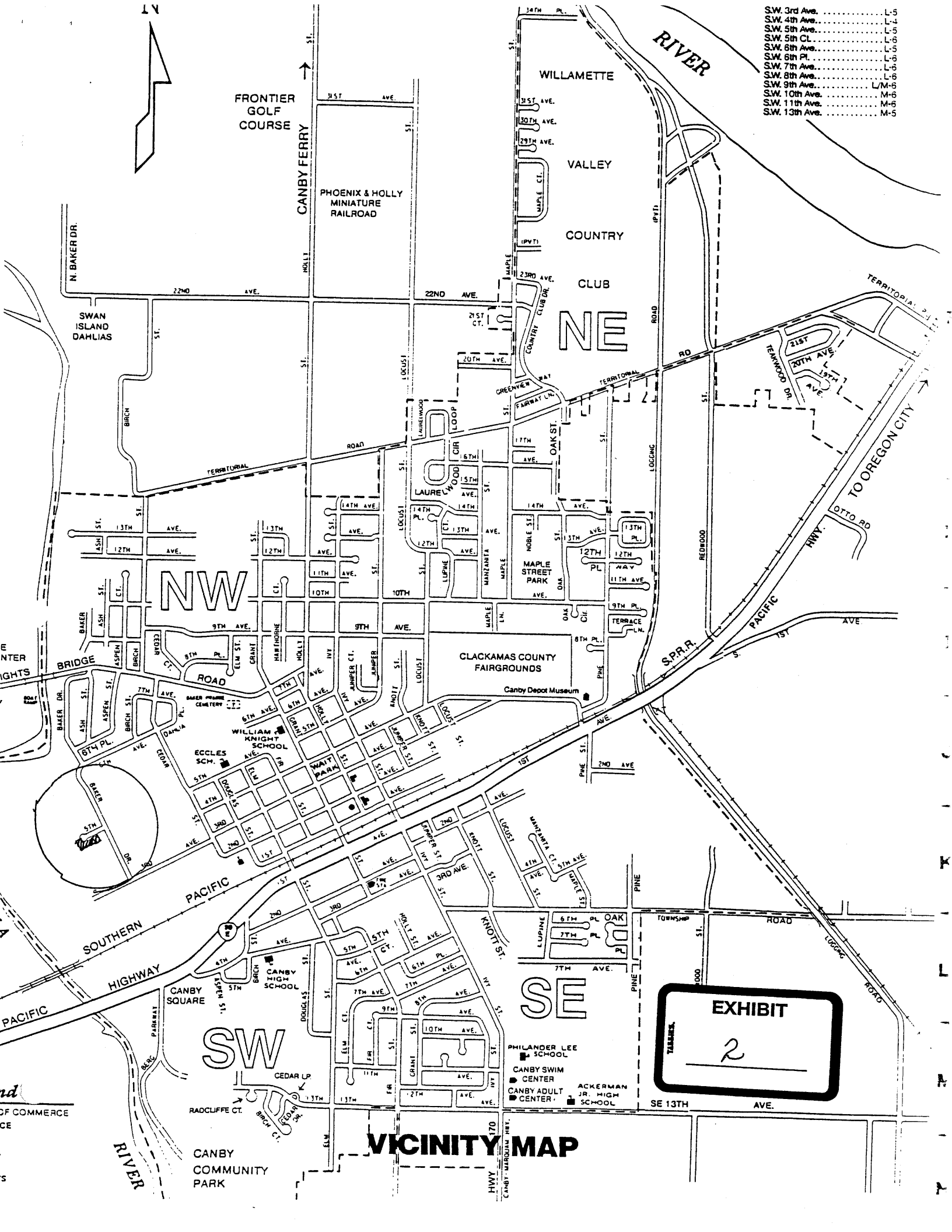
PROJECT DESCRIPTION adding on to existing facility a warehouse and office

ZONING light indust. COMPREHENSIVE PLAN DESIGNATION Light Industrial  
PREVIOUS ACTION (if any) \_\_\_\_\_

File No. DR 95-03  
Receipt No. \_\_\_\_\_  
Received by \_\_\_\_\_  
Date Received 12-28-94  
Completeness Date \_\_\_\_\_  
Pre-App Meeting \_\_\_\_\_  
Hearing Date 1-23-95



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



- SW 3rd Ave.....L-5
- SW 4th Ave.....L-4
- SW 5th Ave.....L-3
- SW 5th Ct.....L-2
- SW 6th Ave.....L-1
- SW 6th Pl.....L-0
- SW 7th Ave.....L-1
- SW 7th Ct.....L-2
- SW 8th Ave.....L-3
- SW 8th Ct.....L-4
- SW 9th Ave.....L-5
- SW 10th Ave.....L-6
- SW 11th Ave.....L-7
- SW 13th Ave.....L-8

**EXHIBIT**  
2

**VICINITY MAP**

**EXHIBIT**  
 7  
 3 Pq

WILLIAM ELLIPLASTICS ADDITION: KATHYONG, ARCHITECT 753-7940  
 CITY OF CANBY  
 sh. no. 1  
 WILLIAM ELLIPLASTICS ADDITION: KATHYONG, ARCHITECT 753-7940  
 CITY OF CANBY  
 sh. no. 1  
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 CITY OF CANBY  
 sh. no. 1

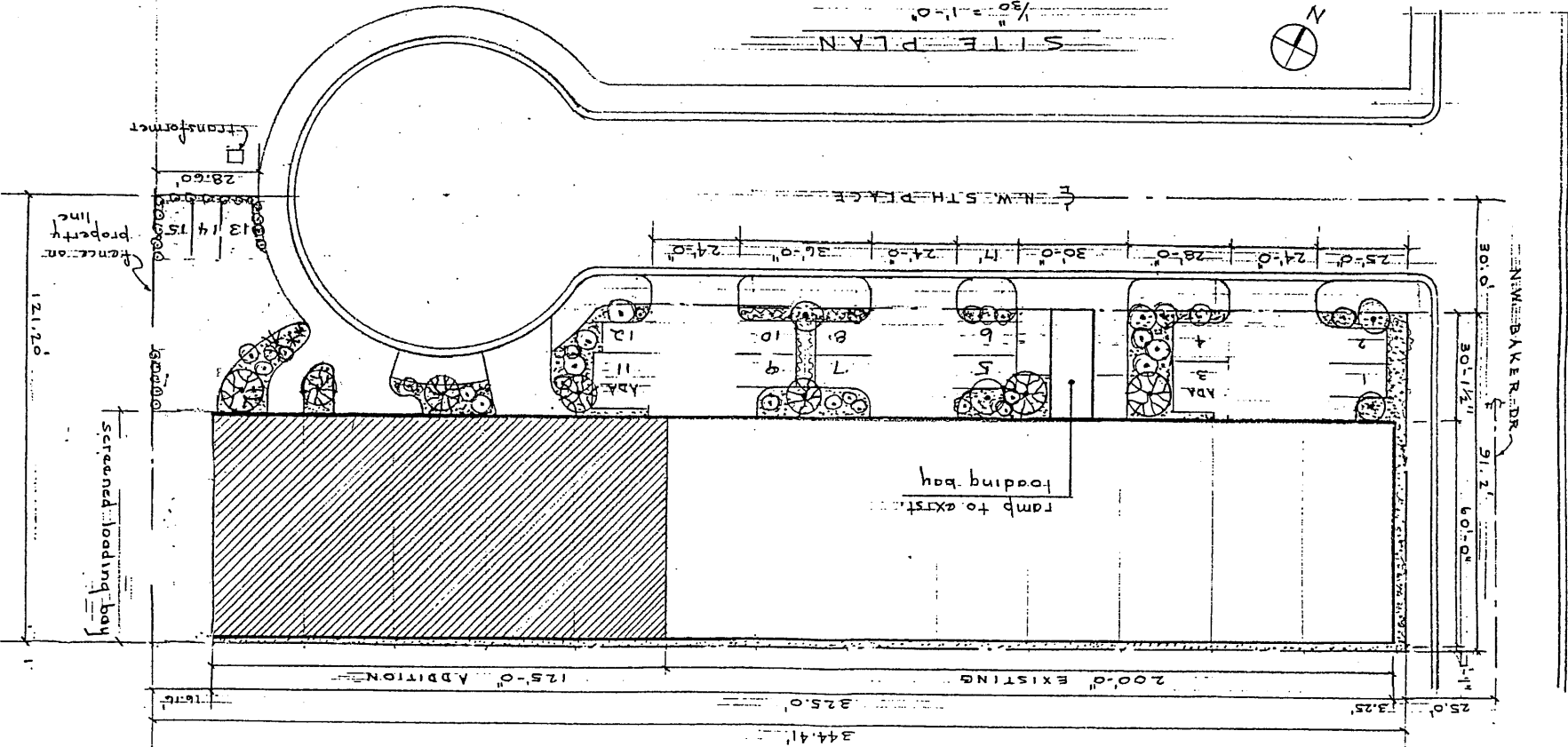
Project: William Elliplastics Addition  
 Property: Baker Drive Industrial Park Lots No. 900,  
 1000, 1100, 1200, 1300, 1400,  
 Lot Area: 7,500 sq. ft.; Landscaping: 1570 ± (536 sq. ft.)  
 Area of Bldg.: Existing: 12,000 sq. ft.  
 Addition: 7,500 sq. ft.  
 Parking on site: 17 spaces (2 ADA)  
 Alternate: 17 spaces (Add screened loading bay)  
 Occupancy Group: F-2

**REVISED**

JAN 12 1995

**RECEIVED**

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



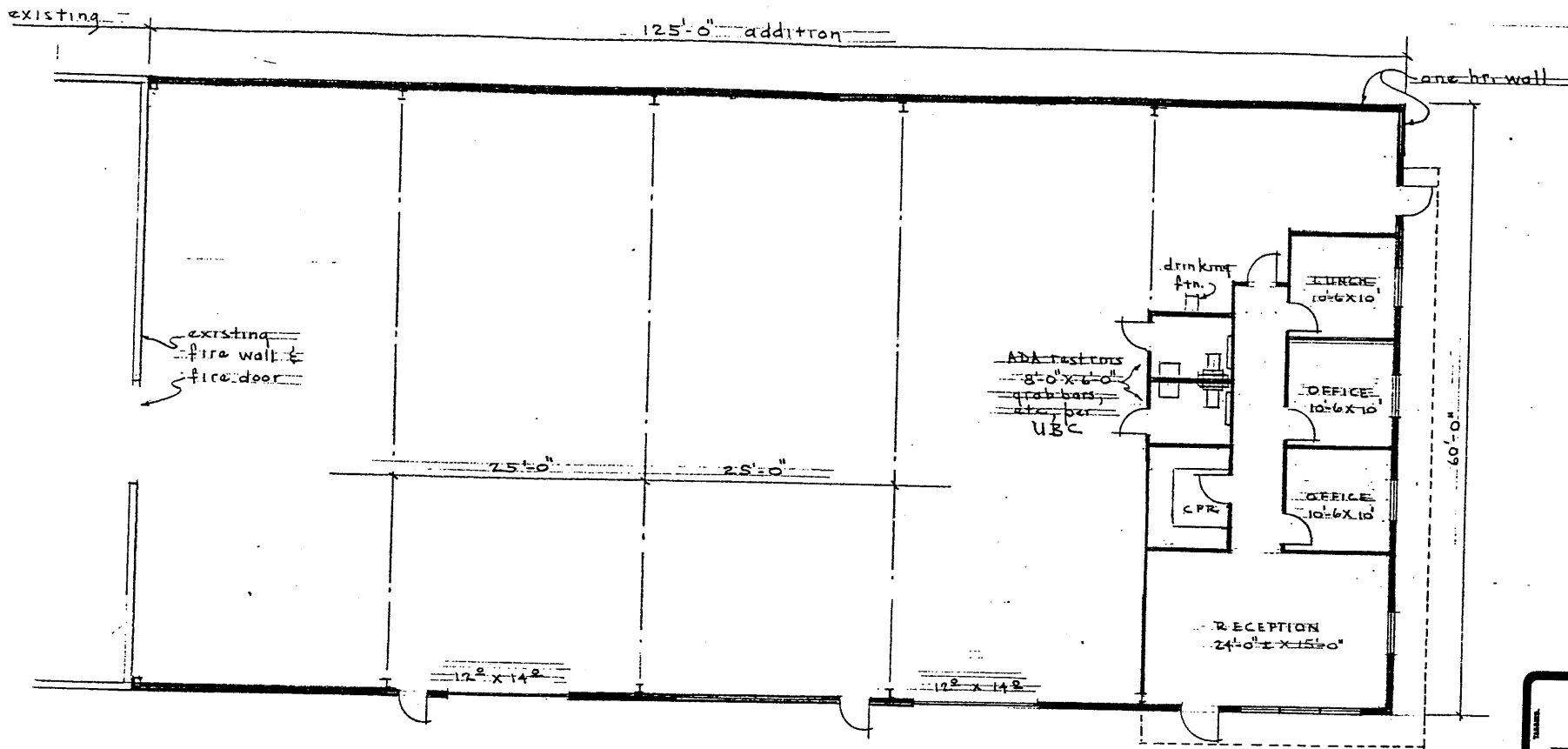


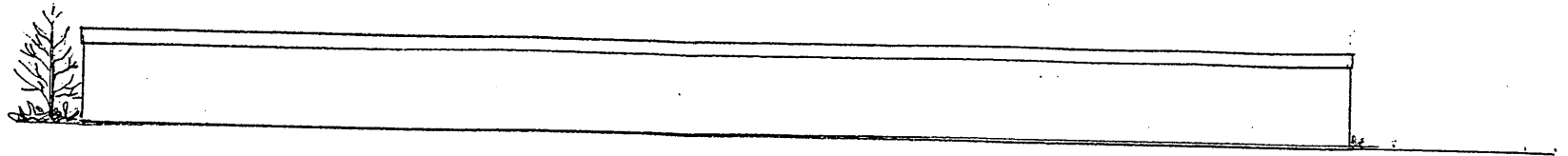
EXHIBIT  
4  
S.P.

FLOOR PLAN

NOTES:

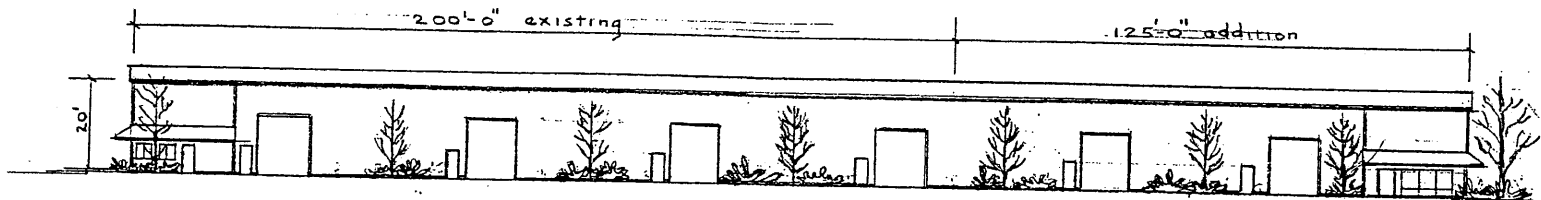
- (1) Varco Pruden pre-engineered metal bldg; rigid frames at 25'-0" o.c.
- (2) Roof & wall sheeting: 26 ga.; color, finish, type: match exist.
- (3) Exterior personnel doors: 3'-0" x 7'-0" x 1'-0" metal; steel sectional doors: 12'-0" x 14'-0"; windows: 4'-0" x 4'-0" sliding aluminum; interior doors: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

WILLAMETTE PLASTICS ADDITION 11111 N.W. 5TH PLACE, CANBY, OR 97103 766-6233	edith yang, architect 753.7940 gordon wallock, engineer 752.3339	FLOOR PLAN scale: 3/32" = 1'-0" date: 12/22/94 rev.	sh. no. 2
--------------------------------------------------------------------------------	---------------------------------------------------------------------	--------------------------------------------------------	--------------



REAR ELEVATION

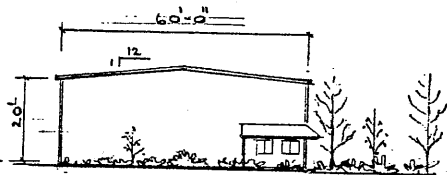
$\frac{1}{30}'' = 1'-0''$



N. W. 5TH PLACE ELEVATION

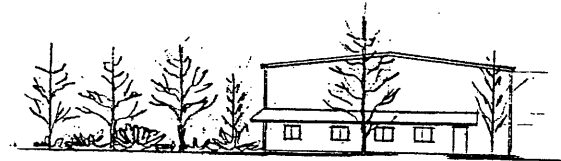
$\frac{1}{30}'' = 1'-0''$

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. 5TH PLACE, CANBY, OR. 97013 266-6233</p>	<p>edith yang, architect 753-7940          gordon wallace, engineer 752-3379</p>	<p>ELEVATIONS          scale: <math>\frac{1}{30}'' = 1'-0''</math> date: 12/22/94 rev.</p>	<p>sh. no.          3</p>
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# Willamette PLASTICS

1111 N.W. 5TH PLACE • CANBY, OR 97013 • PHONE (503) 266-6233 • FAX (503) 263-6122

THIS APPLICATION IS FOR ADDING ON TO THE EXISTING BUILDINGS WE ALREADY HAVE FOR THE PURPOSE OF WAREHOUSE SPACE AND OFFICE SPACE. THE BUILDINGS WILL BE SIMILAR TO THE EXISTING STRUCTURES AND WILL TOTAL 7,500 SQUARE FEET ON 2 LOTS TOTALING 10,960 SQUARE FEET.

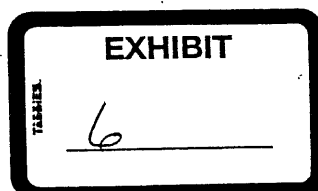
WITH THE EXISTING 12,000 SQ. FT. AND 7,500 PROPOSED NEW WAREHOUSE SPACE WE HAVE 15 PARKING SPACES. WITH ONLY 11 EMPLOYEES WORKING FOR WILLAMETTE PLASTICS AND 1 EMPLOYEE IN THE OFFICE WE FEEL THAT THE NUMBER OF PARKING SPACES IS MORE THAN ADEQUATE FOR OUR BUSINESS. 2 OF THOSE SPACES ARE HANDICAPPED PARKING.

*Paul Aubert*  
*266-6233*

RECEIVED

JAN 12 1995 *PAH*

CITY OF CANBY



# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 3, 1995

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

The City has received DR 95-03, an application by Paul and Susan DuPont for Design Review approval of a 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].

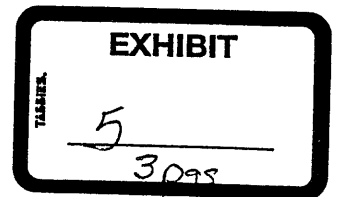
We would appreciate your reviewing the enclosed application and returning your comments by January 10, 1995 PLEASE. The Planning Commission plans to consider this application on January 23, 1995. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

*Data disclosure form should be filled out*

Please check one box:

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



Signature: \_\_\_\_\_

*Steve Howser*  
*RS/H*

Date: \_\_\_\_\_

*1-13-95*

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P.O. Box 930, Canby, OR 97013

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DATE: January 3, 1995

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Comments or Proposed Conditions:

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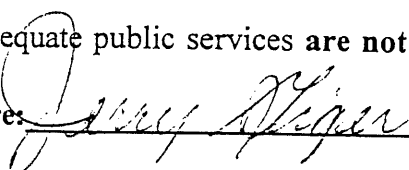
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Please check one box:

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

Signature: \_\_\_\_\_



Date: 1/5/95



# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 3, 1995

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We would appreciate your reviewing the enclosed application and returning your comments by January 10, 1995 **PLEASE**. The Planning Commission plans to consider this application on January 23, 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:

With added Restrooms - I need to see a Sanitary  
Profile.  
Roof Drains need to be handled on site with  
dry wells.

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: \_\_\_\_\_

*JAN. 6, 1995*