

**A G E N D A**  
**CANBY PLANNING COMMISSION**  
**REGULAR MEETING**  
**City Council Chambers**  
**Monday, September 25, 1995**  
**7:30 p.m.**

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**I. ROLL CALL**

**II. MINUTES**

July 24, 1995  
August 14, 1995  
September 11, 1995

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

**IV. COMMUNICATIONS**

**V. COMMISSION DISCUSSION OF PLANNING ISSUES**

School Capacity discussion with school superintendent, Steve Miller

**VI. OLD BUSINESS**

DR 93-08/DR 94-05 - Inertia Systems

**VII. NEW BUSINESS**

INT 95-01 - "The Toy Man"

**VIII. FINDINGS**

DR 95-15 - Pro-Construct

**VIII. PUBLIC HEARINGS**

MLP 95-05, an application by John Stout [applicant] and Carl and Judith Soles [owners] for approval to partition a 4.5 acre parcel into two parcels, with the dividing line running along the central axis of the roadway easement from S.W. Berg Parkway to the rear property line. The site is located on the east side of S.W. Berg Parkway [Industrial Seating] [Tax Lot 900 of Tax Map 4-1E-4B]. Continued from August 14, 1995.

DR 95-16 an application by Rod Larios [applicant/owner] for design review approval to construct a single story 36' x 80' industrial/commercial building to be used as a manufacturing facility for fencing boards and a showroom. The 21,742 square foot parcel is located on the north side of S.E. 3rd, east of S. Pine Street and south of Highway 99-E [Tax Lot 600 of Tax Map 3-1E-34C]. *Continued to September 25, 1995.*

DR 95-17, an application for site and design approval to construct an office, storage, warehouse and maintenance shop facility for an electric utilities construction company. The development is proposed to occur on an 5.06 acre parcel. The site is located north side of N.W. 3rd Avenue, west of N. Baker [Tax Lot 1600 of Tax Map 3-1E-32D].

**VIII. DIRECTOR'S REPORT**

**IX. ADJOURNMENT**

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

Kurt Schrader, Chair  
Dan Ewert

Linda Mihata, Vice-Chair  
Carlin Jackson  
James Larson

Bob Gustafson  
Brad Gerber



**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.



INT 95-01

design review  
to be held  
at 7:45 PM  
at the  
City of Canby  
September 22, 1995

Dear Sir,

In response to the letter regarding the permit denial of my sign The Toy Man, I wish to appeal the Planning Commission's decision on this matter. I would like to request that the Planning Commission review staff interpretation on the sign ordinance for the amount of area permitted.

Hopefully each unit in my building could be permitted an amount of sign area separate from the rest of the building, instead of the building as a whole.

I wish to resolve this matter in the near future.

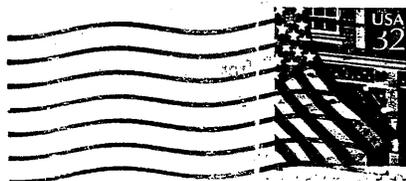
Sincerely  
Sid Alvarez

City of Canby, Oregon

800  
City of Canby



The Toy Man  
925 SW 4th Street  
Canby Oregon 97013



Planning Commission  
CITY OF Canby  
182 North Holly, P.O. Box 930  
Canby Oregon 97013



at the  
for my  
and the  
on that  
of business



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

**TO:** *Planning Commission*

**FROM:** *James S. Wheeler, Assistant City Planner* JSW

**DATE:** *September 15, 1995*

**RE:** *INT 95-01, Appeal of Staff Interpretation  
regarding sign area limitation*

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A local business owner, Sid Alvarez, is appealing staff's interpretation of the sign area limitation of the sign ordinance (16.42.100). In order for you to review staff's interpretation of this matter, and more specifically, for this business owner, I will outline the sign permitting process that has occurred in regards to this business owner.

Sid Alvarez and Jeri Griffen, proprietors of "The Toy Man," came in to the Planning Office in the late spring a couple of times (dates uncertain) and discussed, with Bob Hoffman and myself, what was needed to submit and receive a sign permit for their business. At that time, staff told them that they would be permitted a percentage of the building's total sign allotment, based on the percentage of the business's size in relation to the whole building. The proprietor's apparently understand what was said (admittedly, it is a somewhat difficult interpretation/concept to grasp verbally), as they later disputed this initial consultation. On June 14, 1995, Jeri Griffen submitted a sign permit application. This application (exhibit 1) stated that the sign area allowed was 120 square feet. This figure was arrived at by taking the size of the business, 670 square feet, and looking under the C-M zone column (Table 16.42.100, exhibit 2), and taking that figure (75 square feet) and multiplying by 1.6 (60% bonus for a corner building - the store is located on the corner of the building).

Staff's interpretation of the permitted sign area is as follows. The sign area that is permitted is based on the size of the building, regardless of how many businesses may be located within the building. Each business is allocated a percentage of the signage based on the percentage of building space that business occupies. In this case, the size of the building in which "The Toy Man" is located is approximately 4,484 square feet (derived from old building permit applications - which may not be 100% accurate). The total amount of signage that is permitted for the building as a whole, under staff's interpretation, is 320 square feet (200 s.f. multiplied by 1.6 as the building is located on two public streets). "The Toy Man" occupies approximately 14.9% of the total building and therefore is allowed a total amount of signage of 48 square feet (14.9% of 320 square feet).

The proprietor's applied for a total of 77.5 square feet of signage (a 3.3' x 16' one-sided sign, and a 1.5' x 8' two-sided sign). By this time, "The Toy Man" had actually purchased and installed three signs. The two mentioned above, and a third sign, approximately 2' x 2', for a total of 81.5 square feet. Staff contacted the proprietor's regarding the situation and after a few conversations decided it would be best to put the interpretation of the sign area allowance and denial of the sign permit in writing and allow them to appeal to the Planning Commission (exhibit 3). This is the course of action that they have decided to take.

The interpretation that staff has been using is, admittedly, a bit severe in relation to small businesses in large buildings. The proprietors of "The Toy Man" desire to have an interpretation that each business is allotted signage according to Table 16.42.100, regardless of whether it is located in a larger building or not.

This is a balancing act between too much signage for aesthetics and not enough signage for business advertising purposes. Let me explain this by a couple of illustrations. The first one is to take the building that we have been discussing and say that there are 6 businesses of equal size located in the building (this is hypothetical, as I haven't counted the number of businesses there, nor do I know the sizes other than "The Toy Man"). Under staff's interpretation, each business would be allocated approximately 53 square feet of signage for a total of 320 square feet. Under the alternative interpretation, the businesses that do not have frontage on two public roads (assuming 5 out of the 6 fit this category), are allowed 75 square feet of signage each, and the remaining business is permitted 120 square feet of signage, for a total of 495 square feet of signage.

Maybe a better illustration is Canby Square. Canby Square consists of approximately 96,216 square feet of retail space, and 14 individual store fronts. The largest store is 28,186 square feet in size, and the smallest is 1,500 square feet in size. Under staff's interpretation, 960 square feet of total signage is permitted, however, the smaller shops would be permitted a mere 15 square feet of signage each. However, if the individual businesses were allowed signage amounts independent of the development as a whole, a whopping 3,000 square feet of signage would be permitted for Canby Square as a whole. Staff's views both sides to be too extreme, but what workable compromise is there? If the signage for businesses in multi-business buildings is calculated using both methods and then averaging the result, the following is what would happen in the Canby Square scenario: Total signage potential equals 1,983 square feet (still a sizable figure), and the smaller business would be permitted a total signage of 58 square feet.

In the case of "The Toy Man", this extra alternative would average 48 square feet and 75 square feet, for a total of 62 square feet.

Exhibits:

1. Sign permit application
2. Table 16.42.100 Allowed Sign Area
3. Denial of sign permit

SIGN PERMIT APPLICATION (Planning Only)

Fee: \$25.00

OWNER

APPLICANT

Name Sid Alvarez

Name Jeri Griffin

Address 925 S.W. 4th ~~STREET~~ Ave.

Address 925 S.W. 4th ~~STREET~~ Ave

City Croby State OR Zip 97013

City Hubbard State OR Zip 97013

SIGNATURE Sidney Alvarez

Phone: 246-2525 OR 981-8374

DESCRIPTION OF PROPERTY:

Tax Map \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_ Lot Size 670 SQ. FT.  
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name THE TOY MAN Lot \_\_\_\_\_ Block \_\_\_\_\_

USE OF PROPERTY:

Existing \_\_\_\_\_

Proposed \_\_\_\_\_

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

PROJECT DESCRIPTION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING \_\_\_\_\_ COMPREHENSIVE PLAN DESIGNATION \_\_\_\_\_

PREVIOUS ACTION (if any) \_\_\_\_\_

File No. SN 95-12

Receipt No. \_\_\_\_\_

Received by [Signature]

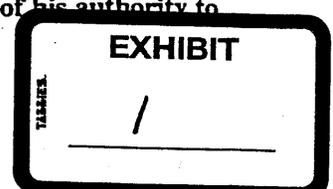
Date Received 6/14/95

Completeness Date \_\_\_\_\_

Pre-Ap 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.



# CHECKLIST

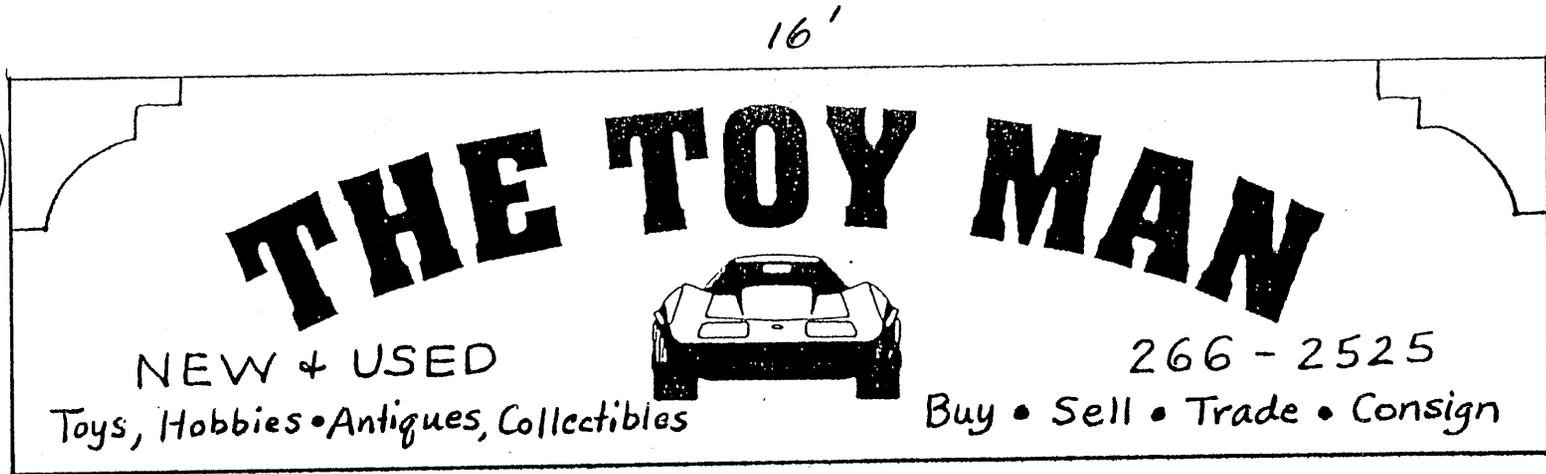
- ✓ 1. Site Plan Attached, to scale
2. Proposed Sign Dimensions -  $18'$  ft. x  $96\frac{1}{2}''$  ft. (A)  $24$  sq. ft.
3. Type of Sign:  $4' \times 16'$  (B)  $64$  sq. ft.
- (B)  One-sided *MDO Plywood* (C)  $4$  s.f.
- (A)  Two-sided *Acrylic*
- |   |   |                                      |
|---|---|--------------------------------------|
| <input type="checkbox"/> Banner             | <input type="checkbox"/> Beacon                 | <input type="checkbox"/> Flag        |
| <input type="checkbox"/> Daily Display Sign | <input type="checkbox"/> Pennant                | <input type="checkbox"/> Wall        |
| <input type="checkbox"/> Canopy             | (A) <input checked="" type="checkbox"/> Marquee | <input type="checkbox"/> Nameplate   |
| <input type="checkbox"/> Bench              | <input type="checkbox"/> Painted wall           | <input type="checkbox"/> Window      |
| <input type="checkbox"/> Balloon            | <input type="checkbox"/> Billboard              | <input type="checkbox"/> Searchlight |
| <input type="checkbox"/> Other              |   |                                      |
- Permanent Sign       Temporary Sign - Date of Removal: \_\_\_\_\_
4. Square Footage of Use (including building area, outdoor storage and other area regularly used)  
670 square feet
- Existing Bldg 4484 s.f.  
Sign Permitted = 320 s.f.
5. Downtown Signs in Rights-of-Way
- Proof of Right-of-Way Permit, attached
- Proof of Liability Insurance, attached
- Tot. Man Use = 670 s.f.  
14.9% of total
6. Sign Area Allowed per Square Footage of Use (from Table 16.42.100)  
 $15 \times 16 = 240$  square feet
- Permitted sign = 48 s.f.
7. Total Sign Area Existing \_\_\_\_\_ square feet

Note: For Building Permit Structural Details needed for Building Official  
For Electrical Permit (from County)

SIGNS BY JAN (266-5296)

6/8/95

change:  
40"



① MDO Plywood Sign (4' x 16') | Total sq. feet: ~~64~~ <sup>53.3</sup>  
From ② 40' x 8' Boards (1/2" thick) | Drawing scale: 1" = 2'

Colors: White Background

THE TOY MAN - Red w/ Blue Outline

Car - <sup>Gold</sup> Yellow w/ <sup>Black</sup> Blue Shading

NEW + USED / 266-2525 - Blue

Toys... Buy... - Red

Corner designs - Blue w/ Gold line

TABLE 16.42.100

----- Area Per Square Footage of Use\* -----

Zone:	0 to 500	500 to 1000	1000 to 2500	2500 to 4000	4000 to 6000	6000 to 8000	8000 to 10,000	Greater than 10,000
C-1	40	60	80	100	150	200	250	+25 sq. ft. of sign for each additional 1,000 sq. ft. of area in commercial use, to a maximum of 500 sq. ft.
C-C	20	40	60	60	60	60	60	60
C-R	20	40	60	60	60	60	60	60
R-1	20	40	60	60	60	60	60	60
R-1.5	20	40	60	60	60	60	60	60
R-2	20	40	60	60	60	60	60	60
<del>C-2</del> C-M M-1 M-2	50	75	100	150	200	250	300	+30 sq. ft. of sign for each additional 1,000 sq. ft. of area in commercial industrial use, to a maximum of 600 sq. ft.

\* "Square Footage of Use" is intended to apply only to building area and other portion of the property where business is actually conducted, exclusive of parking areas, open space, or undeveloped portions of the property. Square footage of use is intended to include outdoor storage and other outside areas where work is regularly performed.

\*\* Sign area may be increased by as much as sixty (60%) percent for businesses having frontage on more than one street, other than an alley.

\*\*\* Sign area in residential zones is intended to apply to schools, churches, and nonconforming uses. It does not apply to home occupations.

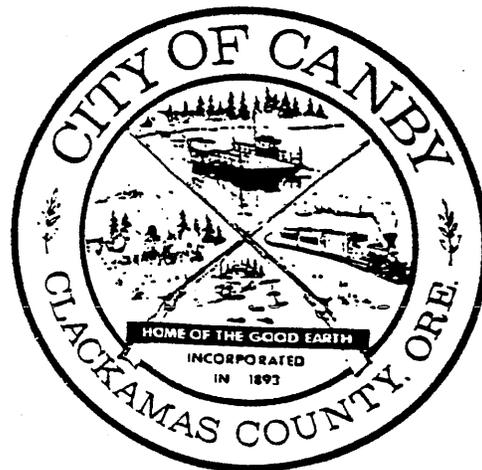
\*\*\*\* Billboards having a surface not greater than fifty (50) square feet per side are permitted in C-2 and C-M zones, regardless of the square footage of use.

EXHIBIT

2

June 20, 1995

Jeri Griffin  
925 SW 4th Avenue  
Canby, OR 97013



RE: Sign Permit Application

Dear Ms. Griffin:

The sign permit application (our file SN 95-12) that you submitted for "The Toy Man" store located at 925 S.W. 4th Avenue, cannot be approved as submitted. Staff interprets the sign ordinance to permit the whole 4,484 square foot (approximate) building, in which your store is located, a total amount of sign area of 320 square feet. The C-M zone, in which the building is located, permits 200 square feet of sign area for buildings between 4,000 and 6,000 square feet in size. An additional 60% is permitted for buildings with frontage on more than one street. The building that your store is located in, has frontage on both S. Aspen Street and S.W. 4th Avenue (the Old 99E Highway). Your store, at 670 square feet, is approximately 15% of the total size of the building. Staff's interpretation of the sign ordinance is that the sum of the sign area for all of the individual stores/offices in the building must not be anymore than the total amount of sign area permitted for the building as a whole. Therefore, under this interpretation, the total amount of signage that your store is permitted is 48 square feet (15% of 320 square feet).

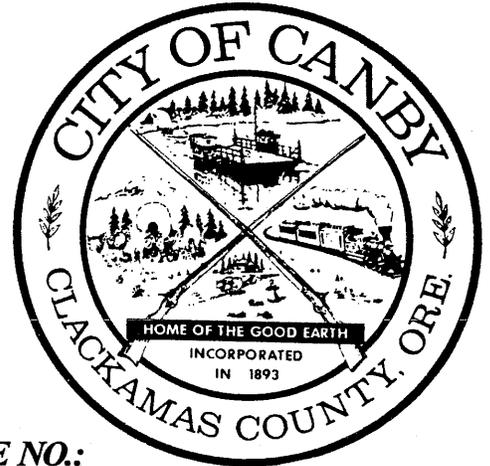
I understand that you feel that each store should be permitted an amount of sign area independent of the building as a whole. This interpretation would permit you store a total signage of 75 square feet (120 square feet if the 60% addition is included). You may appeal to the Planning Commission, in writing, the staff's interpretation of the amount of area permitted for signs. Please feel free to contact me at [503] 266-4021 if you have any other questions, or if I can be of further assistance.

Sincerely,

James S. Wheeler  
Assistant Planner

cc: Mike Jordan, City Administrator  
Bob Hoffman, Director of Planning  
Bob Godon, Building Inspector

# - STAFF REPORT -



**APPLICANT:**

Rod Larios  
34220 S. Needy Road  
Woodburn, OR 97071

**FILE NO.:**

DR 95-16  
(Larios/South County Fencing, Inc.)

**OWNER:**

Rod Larios  
34220 S. Needy Road  
Woodburn, OR 97071

**STAFF:**

James S. Wheeler  
Assistant City Planner

**LEGAL DESCRIPTION:**

Tax Lot 600 of Tax Map 3-1E-34C

**DATE OF REPORT:**

September 15, 1995

**LOCATION:**

North side of S.E. 3rd Avenue, in between  
the 'jogs' of S. Pine Street

**DATE OF HEARING:**

September 25, 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 single story 36' x 80' industrial/commercial building to be used as a manufacturing facility for fencing boards and a showroom. The development is proposed to occur on an .49 acre parcel.

## **II. APPLICABLE REGULATIONS**

- **City of Canby General Ordinances:**

16.10	Off-Street Parking and Loading
16.32	M-1 - Light Industrial Zone
16.49	Site and Design Review
16.88	General Standards

## **III. MAJOR APPROVAL CRITERIA**

### Site and Design Review

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

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

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

## **IV. FINDINGS:**

### **A. Background and Relationships:**

The applicant is requesting approval to construct a 2,880 square foot office, manufacturing, and showroom building, with some outdoor storage, for the production of fence boards. The development is proposed to be located on Tax Lot 600 of Tax Map 3-1E-34C.

The property is located on the north side of S.E. 3rd Avenue, in between the north extension and south extensions of S. Pine Street. The surrounding properties include: industrial to the north, vacant commercial/industrial to the east, vacant residential (Comprehensive Plan designated for industrial) to the west and a Manufactured Home Park (residential) to the south. The size of the area that is proposed to be developed is .49 acres.

## 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 22,789 square foot parcel (including five (5) feet of right-of-way) is 3,419 square feet (15%). The total amount of landscaping proposed is approximately 4,241 square feet (19.9%).

### 2. Parking.

The number of parking spaces required for an industrial use such as is proposed is 5 (2.2 for the 782 square feet of office/showroom space, and 2.5 for the 2,500 square feet of manufacturing space). There are 7 parking spaces being proposed, including 1 ADA (American Disabilities Act) parking spaces (1 required). The ADA parking spaces are "van accessible" (1 required).

No loading areas are required for a building of this size. Two roll-up overhead doors are proposed, one on the east-facing side and another on the north-facing side of the building.

Wheel stops are required and proposed for all the parking spaces as all parking spaces front landscaping.

### 3. Access

Two access drives to the proposed development will be provided from S.E. 3rd Avenue. The access drive will be approximately thirty-five (35) feet wide. The eastern access drive will be entrance only and the western access drive will be exit only. The parking spaces are angled to provide easy parking for the one-way travel design. Posting of the access points for "entrance only" and "exit only" will help reduce possible traffic confusion on-site.

Pedestrian access will need to be provided from the public sidewalk to on of the south facing office entrances.

Any outdoor storage of materials abutting or facing a lot in a residential zone shall be enclosed by a site-blocking fence or berm. The fence or berm shall be so designed as to screen the storage from view from the residential zone and shall be of such material and design as will not detract from adjacent residences (16.32.030.2). It is staff's understanding that the applicant is proposing to construct a fence, however no specific plans regarding location or material has been presented in the application. The abutting or facing residential lands are to the west and the south. An eight (8) foot, cedar, sight-blocking fence extending northward from the

northwest corner of the building (to the east of the landscaping), along the northern property line, and then encircling any outdoor storage and connecting sup with the northeastern corner of the building will be feasible. There is approximately 27 feet of room from the northern property line that can be used for storage, without interfering with the parking spaces and access. However, care needs to be provided regarding the access and function of the roll-up, overhead doors. An eight (8) foot high fence will better block the view of stacks of lumber that could exceed six (6) feet in height.

**4. Architecture**

A color rendering suggest that the building color will be gray with a white roof. The building will be a metal-sided building with a metal roof.

A small (approximately 15 square feet) sign with the name of the company will be placed on the building facing S.E. 3rd Avenue. The sign will be wood with black painted letters, and will be clear-coated.

**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. All utilities are available in S.E. 3rd Avenue.

The fire district requires that the addressing for the development meet the Uniform Fire Code requirements prior to construction.

**b. Landscaping**

The landscaping is proposed to be along the western, southern, and eastern perimeter of the property. The landscaping plan is very simple: azaleas with five (5) Blue Spruces along the eastern and western property lines, one more at the entrance, and three (3) Cleveland Norway Maples along the street. Three (3) more Cleveland Norway Maples can be planted in between the entrance and exit, while keeping the trees a minimum of fifteen (15) feet from the access drives and thirty-five (35) feet (the minimum recommended spacing distance between the trees for street tree purposes) between the trees.

The extensive use of azaleas will meet the requirements of the landscaping portion of the Site and Design Review Ordinance provided that they are spaced a maximum of three (3) feet apart.

**c. Parking Lot Landscaping**

The amount of paved area for parking and vehicle maneuvering area is approximately 14,639 square feet. The amount of landscaping required for that amount of area is 2,196 square feet (15%), and is to be within ten feet of the parking/ maneuvering area. A rough calculation of the amount of landscaping provided within ten feet of the parking/maneuvering area is approximately 2,243 square feet (15.3%).

At the formula of one tree per 2800 square feet of parking/ maneuvering area, a total of 5 trees are required. There are 5 trees within or adjacent to the paved vehicle parking/ maneuvering area, not including street trees. The trees are Blue Spruces. The location of four of these trees are such that it will not interfere with access through the site. However, the Spruce that is proposed to be located on the west side of the entrance could eventually interfere partially with access onto the site. Staff recommends that this tree be replaced with a small deciduous tree. There are a few that are recommended for locations under power lines that would be suitable for this location.

**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 95-16, the following conditions apply:

### *Prior to the issuance of the Building Permit:*

1. A preconstruction conference shall be held prior to the issuance of the building permit. The conference shall be coordinated through the Planning Office.
2. The Data Disclosure Form shall be completed and submitted to the City's Sewer Department prior to the issuance of a building permit.

### *For the Building Permit Application:*

3. A detailed landscape construction plan shall be submitted with the building permit. The detailed landscape plan shall show: the number of plants, plant spacing/location of planting, the type of plants, the size of plants, the schedule of planting, and irrigation plans.
4. The landscaping shall be planted at such a density so as to provide a minimum of 95% coverage of the landscape areas with vegetation, within a 3-year time period. Bark mulch and similar material shall consist of not more than 5% of the total landscape area after the 3-year period. The plant spacing and starting plant sizes shall meet the ODOT plant spacing/starting size standards. The spacing requirements for the plants to be used in the landscaping are as follows:

Azaleas

3' O.C.

5. An additional three (3) Cleveland Norway Maples shall be planted between the entrance and the exit. These trees are to be no closer to the access drives than fifteen (15) feet, and shall be a minimum of thirty-five (35) feet from each other and shall be planted twelve (12) feet behind the S.E. 3rd Avenue curb, and shall be at least 2" caliper (2" at a 4-foot height) trees when planted.
6. The Blue Spruce proposed on the west side of the entrance shall be replaced by a tree selected from PGE's "Guide To Selecting Street Trees". The tree shall be at least 2" caliper (2" at a 4-foot height) trees when planted.
7. A walkway connecting the sidewalk along S.E. 3rd Avenue to one of the south-facing office entrances shall be provided.
8. A solid, sight-blocking, cedar fence, eight (8) feet in height, shall be provided around all outdoor storage areas.

***Prior to Construction:***

9. The address for the job site shall be posted and shall meet the Uniform Fire Code 901.4.4 requirements.

***During Construction:***

10. Erosion-control during construction shall be provided by following Clackamas County's Erosion Control measures.
11. The A.D.A. parking space shall be striped and have signage provided to designate as an A.D.A. parking space.

***Prior to Occupancy:***

12. The entrance and exit shall have signs posted, facing S.E. 3rd Avenue, stating "Entrance Only" and "Exit Only", respectively.
13. Advanced Financing shall be paid prior to occupancy or connecting to the City Sanitary Sewer System. The principle amount due is \$2,059.20. Interest is accruing at \$0.3432 per day. The total amount due as of 9/15/95, is: \$2,189.62.

**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"

TITLE AND DESIGN REVIEW APPLICATION

Fee: \$750

OWNER

APPLICANT

NAME ROD LARIOS  
ADDRESS 34220 S. NEEDY RD  
CITY WOODBURN STATE OR ZIP 97071  
SIGNATURE [Signature]

NAME ROD LARIOS  
ADDRESS 34220 S. NEEDY RD  
CITY WOODBURN STATE OR ZIP 97071  
PHONE: 503-634-2110 WR 503-266-8660

DESCRIPTION OF PROPERTY:

TAX MAP 31E33DA TAX LOT(S) 600 LOT SIZE 21842 59 FT.  
OR 31E34C 30000 [scribble] (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 NONE  
PROPOSED CEDAR FENCE MANUFACTURING

EXISTING STRUCTURES NONE

SURROUNDING USES INDUSTRIAL-COMMERCIAL - + RESIDENTIAL  
PROJECT DESCRIPTION BUILD 36 X 80 METAL SIDED - STICK FRAMED BUILDING -  
INSTALL 3 WOOD WORKING MACHINES + PAVE BALANCE -  
LAND SLAPE + FENCE

ZONING INDUSTRIAL COMPREHENSIVE PLAN DESIGNATION \_\_\_\_\_  
PREVIOUS ACTION (IF ANY) \_\_\_\_\_

FILE NO. DR 95-16  
RECEIPT NO. 9591  
RECEIVED BY ASW  
DATE RECEIVED 8/15/95  
COMPLETENESS DATE \_\_\_\_\_  
PRE-AP MEETING \_\_\_\_\_  
HEARING DATE 9-16-95

IF THE APPLICANT IS NOT THE PROPERTY OWNER, HE MUST ATTACH DOCUMENTARY EVIDENCE OF TO ACT AS AGENT IN MAKING APPLICATION.

EXHIBIT  
1  
3 pages

26-860

WE WISH TO BUILD A SINGLE STORY STRUCTURE. WE WILL HAVE OUR OFFICE, SHOW ROOM, MANUFACTURING FACILITY & OTHER NECESSARY AREAS IN THE BUILDING.

WE WILL REMANUFACTURE LUMBER FROM DIMENSION TO FENCING BOARDS. WE WILL SELL BOTH RETAIL & WHOLESALE.

WE WANT TO BUILD A ATTRACTIVE AND FUNCTIONAL FACILITY. WE FEEL OUR PLANS DO BOTH AND WILL BE AN ASSET TO THE COMMUNITY.

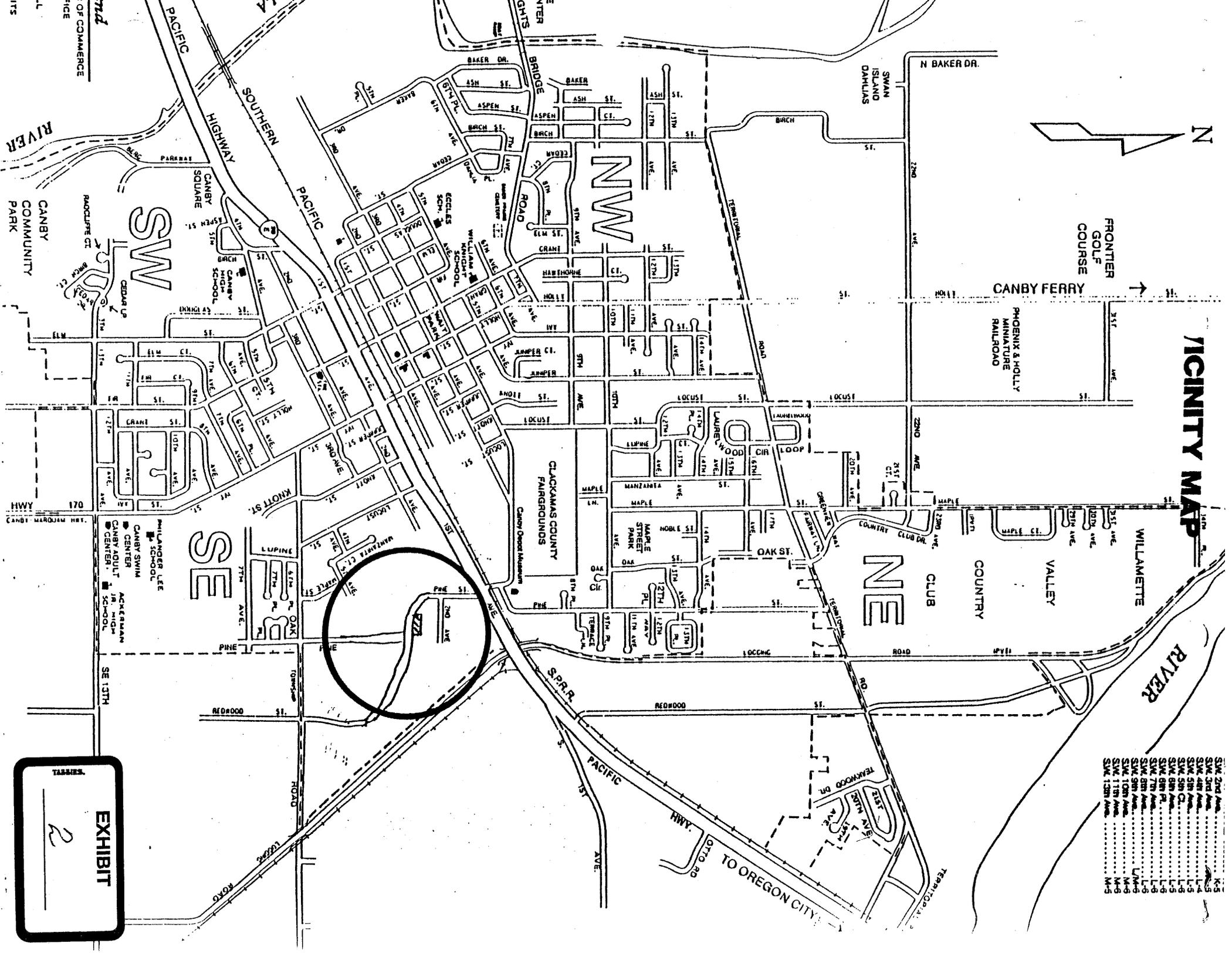
*Red Jarvis*

## MATERIALS

2500# CONCRETE ALL AREAS REBAR #4 ANCHOR BOLTS 1/2" 6" O.C.  
6 MIL VAPOR BARRIER  
BLACK TOP-PAVED YARD AREAS  
NON BEARING WALLS - 2X4 STD & BTR GREEN DOUG FIR ALS  
PLATES, STUDS & JOISTS - 2X6 & 2X10 #2 & BTR GREEN DOUG FIR ALS  
4X6 POSTS - #1 GREEN DOUG FIR ALS TIE DOWNS TO CODE  
ALL HEADERS 4X12 #1 GREEN DOUG FIR  
SHEATING - 1/2 " CDX PLYWOOD APA - NAILED 8d @ 6" EDGES &  
12" INFIELD

.40 P.T. MUD SILL  
TRUSSES - ATTACHED  
DRY WALL 5/8 " SHEETROCK ALL AREAS  
METAL SIDING - 29g TUFF RIB (VALCO) GREY/WHITE TRIM  
COLOR & DESIGN ATTACHED  
METAL ROOFING - 29g TUFF RIB (VALCO) WHITE/WHITE TRIM  
COLOR & DESIGN ATTACHED  
METAL TO NAIL SCREWS ON ALL METAL  
ALUMINUM GUTTERS & DOWNSPOUTS - TYPE K WHITE  
12' X 9' O.H. METAL ROLL UP DOORS

FLOOR COVERING LINOLEUM  
WINDOWS & DOORS TO CODE - PANIC HARDWARE  
DRY WELLS - 2 5' X 20' CITY OF CANBY REGULATION CATCH BASINS  
2- 24X24X36 STEEL (BEKO MFG. OR EQUAL)  
WATER HEATER - STATE 40 GAL ELECTRIC OR EQUAL  
LAUNDRY TUB - WALL HUNG MUSTEE OR EQUAL K.S. SINGLE 19X32  
U-1 AMERICAN STANDARD #6540.17 OR EQUAL  
WL-1 AMERICAN STANDARD #2134.013 OR EQUAL  
L-1 19X17 AMERICAN STANDARD #0321.026 OR EQUAL  
UH-1 FURNACE  
200 AMP 3 PHASE PANEL



**VICINITY MAP**



FRONTIER  
GOLF  
COURSE

CANBY FERRY →

PHOENIX & HOLLY  
MINIATURE  
RAILROAD

WILLAMETTE

RIVER

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

TABLES.

**EXHIBIT**

2

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 17, 1995

TO: FIRE, POLICE, CUB, TOM PIERSON/TODD SCHMIDT, NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY, STEVE

The City has received DR 95-16 an application by Rod Larios [applicant/owner] for design review approval to construct a single story 36' x 80' industrial/commercial building to be used as a manufacturing facility for fencing boards and a showroom. The 21,742 square foot parcel is located on the north side of S.E. 3rd, east of S. Pine Street and south of Highway 99-E [Tax Lot 600 of Tax Map 3-1E-34C].

We would appreciate your reviewing the enclosed application and returning your comments by August 28, 1995 PLEASE. The Planning Commission plans to consider this application on September 11, 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: Jerry Kian Date: 8/21/95  
Title: Police Chief Agency: Canby Police Dep

EXHIBIT  
4  
6 pages

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 17, 1995

TO: FIRE, POLICE, CUB, TOM PIERSON/TODD SCHMIDT, NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY, STEVE

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Comments or Proposed Conditions:

Floor drains to sewer system  
requires DDF Form & possible WWDP

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 Hone

Date: 8-22-95

Title: POINSUP VIS

Agency: City of Canby

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 17, 1995

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Comments or Proposed Conditions:

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Please check one box:

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- Adequate Public Services will become available through the development
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- Adequate public services are not available and will not become available

Signature: Ron Harboud Date: 8/25/95  
Title: Fire Marshal Agency: Canby F.D. #62

# PLEASE RETURN ATTACHMENTS!!!

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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
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Signature: Roy L. Hester Date: Aug. 25, 1995  
Title: Public Works Supervisor Agency: City of Canby

# PLEASE RETURN ATTACHMENTS!!!

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P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 17, 1995

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Comments or Proposed Conditions:

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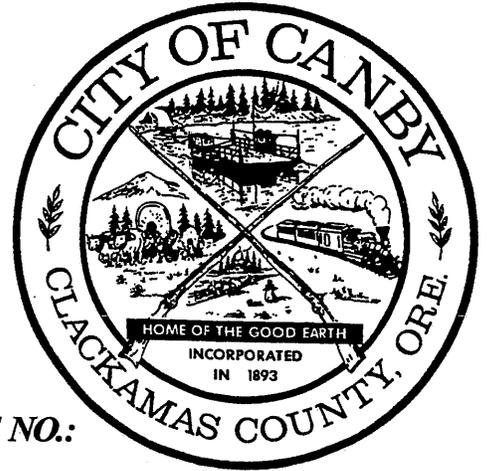
Please check one box:

- 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: Harry F. August Date: 8/25/95  
Title: Field Engineering Supervisor Agency: NW Nat Gas



# - STAFF REPORT -



**APPLICANT:**

Don Wilson  
Wilson Construction Company  
12035 N.E. Marx St.  
Portland, OR 97220

**FILE NO.:**

DR 95-17  
(Wilson Construction Company)

**OWNER:**

Maynard D. & Mildred R. Nofziger  
28873 S. Elisha Road  
Canby, OR 97013

**STAFF:**

James S. Wheeler  
Assistant City Planner

**LEGAL DESCRIPTION:**

Tax Lot 1600 of Tax Map 3-1E-32DC

**DATE OF REPORT:**

September 15, 1995

**LOCATION:**

North side of N.W. 3rd Avenue, west of  
"Sprague Controls" (under construction), and  
east of "Hot Off The Press"

**DATE OF HEARING:**

September 25, 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 an office, storage, warehouse and maintenance shop facility for an electric utilities construction company. The development is proposed to occur on an 5.06 acre parcel.

## ***II. APPLICABLE REGULATIONS***

- **City of Canby General Ordinances:**
  - 16.10 Off-Street Parking and Loading
  - 16.32 M-1 - Light Industrial Zone
  - 16.49 Site and Design Review
  - 16.88 General Standards

## ***III. MAJOR APPROVAL CRITERIA***

### **Site and Design Review**

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

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

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

## ***IV. FINDINGS:***

### **A. Background and Relationships:**

The applicant is requesting approval to construct a 15,840 square foot office, warehouse, storage and vehicle & equipment maintenance shop building, a 4,000 square foot enclosed vehicle and equipment wash bay and storage building, and approximately two acres of outdoor equipment and vehicle storage. These structures are for an electric utilities construction company. The development is proposed to be located on Tax Lot 1600 of Tax Map 3-1E-32DC.

The property is located on the north side of N.W. 3rd Avenue, in between the existing "Hot Off The Press" and "Sprague Controls", which is presently under construction. The size of the total lot is 5.06 acres. The northwestern portion of the lot borders the land that is occupied by the City's water intake facilities. The subject parcel does include the embankment, however, the development will not involve the embankment and will be kept a minimum of five (5) feet from the embankment. The size of the area that is proposed to be developed is 4.06 acres.

## **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 176,662 square foot developed portion of the parcel is 26,500 square feet (15%). The total amount of landscaping proposed is approximately 26,887 square feet (15.2%).

### **2. Parking.**

The number of parking spaces required for an industrial use such as is proposed is 28 (10.9 for the 3120 square feet of office space, and 16.7 for the 16,720 square feet of warehouse/repair space). There are 30 parking spaces being proposed, including 2 ADA (American Disabilities Act) parking spaces (2 required), and 5 employee parking spaces. Both ADA parking spaces are "van accessible" (1 required).

One loading area has been proposed to be specifically designated. This loading area is located at the northwestern corner of Building A. This loading area is parallel to the building and crosses two doors. There are four other doors in which loading activity can take place.

Wheel stops are required and proposed for all the parking spaces as all parking spaces front either a walkway or landscaping.

### **3. Access**

One access drive to the proposed development will be provided from N.W. 3rd Avenue. The access drive will be approximately thirty-six (36) feet wide.

Pedestrian access is provided from the public sidewalk and the main parking areas to the office entrances.

An eight (8) foot high chain link fence is proposed along the full perimeter of the property, to the north of the offices on the east side of the Building A and north of the northern end of Building A on the west side. The Planning Commission is permitted to require fences up to eight (8) feet in

height for any development in the C-2, C-M, M-1 (the zone of this property), or M-2 zones. A fifteen (15) foot wide gate will allow for access to the back portion of the property. The applicant is proposing to place three (3) strands of barb wire on top of the fence. The reason is assumed to be for security purposes. While this is not a normal development feature within the city limits, it is permitted.

#### 4. Architecture

The following is excerpted from the applicant's project narrative.

"Building "A" will consist of a low, on story office area having exterior wall constructed of tilt-up concrete panels, painted a "medium" tan color with horizontal reveals, continuous below and at the top of bronze-anodized, aluminum framed window units. These reveals will be painted to match standing seam metal. Mansard roof color will be similar to Butler Manufacturing Company's standard color "Sierra Blue". Mansard roof height will be approximately 16'-0" above grade, typically, with an entry walk "porte cachere" roof height of 17'-6" above grade. The remaining area of Building "A" will also be of tilt-up concrete panel exterior walls painted the same as the office area and with painted reveals and accent stripes matching the office area. The roof of this area will be of prefinished, ribbed-metal roofing, similar to Butler Manufacturing Company's standard color "Satin Gray" with an eave height of 24'-6" and sloping up to a ridge at approximately 28'-10" above grade. Building "A" wall and roof flashing, gutters, roof/wall coping, etc. shall be prefinished and/or painted metal to match the office area's mansard roof color."

"Building "B" will be a Pre-Fabricated metal Building with exterior walls & roof of prefinished, ribbed-metal. Colors for the walls, sloped roof, gutters, downspouts, trim, etc. will match those of Building "A"."

Color samples are available in the development file and will be available at the public hearing.

A small (approximately 3 feet high) sign with the name of the company and the address will be placed at the drive entrance. Additionally, a sign may be painted on the south-facing wall of the repair/warehouse portion of Building "A". This sign will be painted above the painted accent stripe, located approximately above the two main doors. All signage will be coordinated with the colors of the building.

There will be site lighting provided through wall mounted fixtures above the building's overhead doors and at the top of the office mansard roof to light the parking areas adjacent to the office area. Pole mounted lights, at a height of 25 feet and placed approximately 150 feet apart, will be provided

around the outside storage yard. The lights will be placed such that illumination of surrounding properties will be avoided.

**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. All utilities are available in N.W. 3rd Avenue.

The fire district is requesting that a fire hydrant be provided approximately 100 feet northeast of Building "B". The location will need to be confirmed prior to construction. Additionally, the addressing for the development will need to meet the Uniform Fire Code requirements prior to construction.

The on-site storm water drainage ability of this area is required to be handled on site and without affecting the slope on the west side of the developed area. The last page of the site plans shows a rough drainage plan incorporating drywells. The plan shows two drywell approximately 50 feet and 35 feet from the top of the embankment. A geo-technical engineer will need to verify that the location and function of the drywells, as shown, will not adversely affect the slope. Clackamas County is the permitting agency, through the Plumbing Department and Plumbing Permit, for on-site drainage.

**b. Landscaping**

The landscaping can be divided up into the parking lot landscaping, and the building perimeter landscaping. The parking lot landscaping will be detailed in the following subsection.

The existing site has been used as a Christmas tree farm and is overgrown with both trees and shrubs. The majority of this vegetation will be removed. The landscaping to the west of Building A will include Red Alders and Creek Dogwoods (a shrub). To the west of Building B will be landscaped with an existing fir tree, Big Leaf Maples, Douglas Firs, Western Serviceberries (a shrub/tree) and Salal. The area between the office and the parking spaces will be landscaped with Flowering Currants and Oregon Grapes (both shrubs).

While it appears that the plant spacing shown on the site plan meets the planting standards that the City is using (Oregon Department of Transportation) for areas that will not have groundcover, it will help to avoid confusion later on during the final stages of construction if the specific planting standards for the plants proposed to be used are given in the conditions of approval (if the application is approved).

**c. Parking Lot Landscaping**

The amount of paved area for parking and vehicle maneuvering area is approximately 129,934 square feet. The amount of landscaping required for that amount of area is 19,490 square feet (15%), and is to be within ten feet of the parking/ maneuvering area. A rough calculation of the amount of landscaping provided within ten feet of the parking/maneuvering area is approximately 16,045 square feet (12.3%). An additional 1575 square feet of landscaping within ten (10) feet of the paved surfaces can be provided by widening the landscaping along the bluff an additional five (5) feet. Another 700 square feet can be provided by landscaping the area immediately south of the compressor room on the east side of Building A (10 feet wide), leaving room for walkways to be provided to the two doors located on this side of the building. If both the north and the south sides of Building B were landscaped (10 feet wide on each side), another 850 square feet will be provided. This will still leave the proposal approximately 350 square feet short of this requirement. The only way to provide the additional 350 square feet of landscaping is to provide a landscape island in the outdoor storage area. The Highway 99E mini-storage facility was exempted from the parking lot landscaping requirements due to the nature of the operation. The proposal in this application is similar in the nature of the operation to the mini-storage and could be exempted by the Planning Commission. It is staff's recommendation that the Planning Commission allow for a partial exemption, but require a ten (10) foot landscape buffer along the top of the embankment.

At the formula of one tree per 2800 square feet of parking/ maneuvering area, a total of 47 trees are required. There are approximately 32 trees within or adjacent to the paved vehicle parking/maneuvering area, not including street trees. There are 40 Serviceberries that are proposed within ten (10) feet of the parking/maneuvering area. These plants are generally considered to be shrubs, but also can develop into small trees, much like a Vine Maple. In order for this proposal to meet the parking lot tree requirements, the Planning Commission either needs to accept the

Serviceberries as trees, exempt the proposal from the requirement (any further than proposed), or require that an additional 15 trees be planted (ostensibly in place of many of the Serviceberries).

The landscaping consists of Cleveland Select Norway Maples for the street trees, Raywood Ash and Red Alder trees, existing fir and cedar trees (one each), Creek Dogwoods (shrubs), Serviceberry, Oregon Grape, and a compact form of Oregon Grape.

**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 95-17, the following conditions apply:

*Prior to the issuance of the Building Permit*

1. A preconstruction conference shall be held prior to the issuance of the building permit. The conference shall be coordinated through the Planning Office.
2. The Data Disclosure Form shall be completed and submitted to the City's Sewer Department prior to the issuance of a building permit.

*For the Building Permit Application:*

3. A detailed landscape construction plan shall be submitted with the building permit. The detailed landscape plan shall show: the number of plants, plant spacing/location of planting, the type of plants, the size of plants, the schedule of planting, and irrigation plans.
4. The landscaping shall be planted at such a density so as to provide a minimum of 95% coverage of the landscape areas with vegetation, within a 3-year time period. Bark mulch and similar material shall consist of not more than 5% of the total landscape area after the 3-year period. The plant spacing and starting plant sizes shall meet the ODOT plant spacing/starting size standards. The spacing requirements for the plants to be used in the landscaping are as follows:

Amelanchier alnifolia (Western Serviceberry)	6' O.C.
Cornus stolonifera (Creek Dogwood)	5' O.C.
Gaultheria shallon (Salal)	2-3' O.C.
Mahonia aquifolium (Oregon Grape)	4-5' O.C.
Mahonia aquifolium compacta (Oregon Grape)	2-3' O.C.
Ribes sanguineum (Winter Currant)	5' O.C.

5. An additional five (5) feet of planting, for a total width of ten (10) feet from the top of the embankment, shall be provided along the top of the embankment. The landscaping of this additional area shall be an extension of the first five (5) feet. An additional fifteen (15) trees shall be added around the perimeter of the outdoor storage area. The Cleveland Norway Maples are to be planted a minimum of thirty-five (35) feet apart. The street trees shall be planted no closer than ten (10) feet from the entrance drive and shall be planted twelve (12) feet behind the N.W. 3rd Avenue curb. All deciduous trees shall be at least 2" caliper (2" at a 4-foot height) trees when planted.
6. Approval from a geotechnical engineer shall be made for the location and function of the drywells, specifically in regards to the impact of the proximity of the drywells to the embankment and the stability of the embankment.

7. A fire hydrant shall be provided 100 feet northeast of Building B. The location of the fire hydrant is to be confirmed by the Fire Marshall prior to construction.
8. The wash facility shall be drained to the City sanitary sewer system after testing and pretreating, if required, as approved by the City Public Works Department and the wastewater management staff.
9. Wheel stops shall be provided for the southern parking spaces (adjacent to N.W. 3rd Avenue). The walkway located on the east-facing side of the office shall be striped separate from the parking spaces. The A.D.A. parking spaces shall be designated as such with signs.

***Prior to Construction:***

10. The address for the job site shall be posted and shall meet the Uniform Fire Code 901.4.4 requirements.

***During Construction:***

11. Erosion-control during construction shall be provided by following Clackamas County's Erosion Control measures.

**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**

Name MAYNARD D. & MILDRED R. NOFZIGER

Address 28873 S. ELISHA ROAD

City CANBY State OR. Zip 97013

SIGNATURE \*

\*SEE ATTACHED LETTER

**APPLICANT**

Name MR. DON WILSON  
WILSON CONSTRUCTION COMPANY

Address 12035 N.E. MARX. ST.

City PORTLAND State OR. Zip 97220

Phone: 503-253-4377

Michael  
222-5040  
222-9141

**DESCRIPTION OF PROPERTY:**

Tax Map R3S1E32DC Tax Lot(s) 1600 Lot Size 5.059/220,382 ±  
(Acres/Sq. Ft.)

or

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

Plat Name LUCIUS SEELEY D.L.C. #57 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 ABANDONED CHRISTMAS TREE FARM/VACANT PORTIONS

Proposed OFFICE, STORAGE, WAREHOUSE & MAINTENANCE SHOP FACILITY FOR AN ELECTRIC UTILITIES CONSTRUCTION COMPANY W/ OUTDOOR EQUIPMENT, MATERIAL & VEHICLE STORAGE

Existing Structures 2 EXISTING/ABANDONED FOUNDATIONS (1 W/ BASEMENT) & 4 OR 5 BARE CONCRETE SLABS

Surrounding Uses NEW INDUSTRIAL PARK TO N.W./ COMMERCIAL BUSINESS TO WEST

PROJECT DESCRIPTION CLEAR EXISTING SITE OF CHRISTMAS TREES (ABANDONED FARM) REGRADE DEVELOPED SITE AREA FOR PAVED AREA DRAINAGE (SEE CIVIL DWG'S) & CONSTRUCT 1-15,840.50 sq.ft. office, warehouse, storage & vehicle/equipment maintenance shop building & 1-4,000 sq.ft. enclosed vehicle wash bay & storage building provide A.C. paved auto parking, drives & maneuvering area @ southern portion of site w/ 1-36' wide, 2-way entrance drive from N.W. 3<sup>rd</sup> Ave. and A.C. Paved, outdoor construction equipment parking, drive & maneuvering and materials storage areas @ northern portion of site

ZONING M-1 COMPREHENSIVE PLAN DESIGNATION \_\_\_\_\_

PREVIOUS ACTION (if any) \_\_\_\_\_

File No. DR 95-17  
Receipt No. 9609  
Received by QSW  
Date Received 8/30/95  
Completeness Date \_\_\_\_\_  
Pre-App Meeting \_\_\_\_\_  
Hearing Date 9/25/95

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

**EXHIBIT**  
1  
7 pages

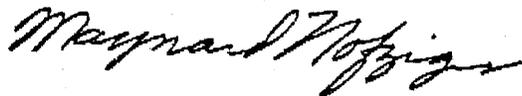
28873 S. Elisha Rd.  
Canby, Oregon 97013  
(503)651-2476

August 29, 1995

TO WHOM IT MAY CONCERN:

I hereby authorize Don Wilson, DBA Wilson Construction Company, to submit application to the City of Canby for the approval of his intended development of approximately five acres known as Tax Lot 1600, S32, T3S, R1E in Clackamas County, City of Canby, Oregon.

Sincerely,



Maynard Nofziger

NARRATIVE

FOR THE PROPOSED NEW FACILITY FOR WILSON CONSTRUCTION COMPANY ON TAX LOT 1600, MAP # R351E32DC., N.W. 3RD AVE., CANBY, OREGON.

This proposed project consists of providing a new office, warehouse, storage and vehicle & equipment maintenance shop building (Building "A") of 15,840.50 gross sq.ft., and a new vehicle & equipment enclosed wash bay and storage building (Building "B") of 4,000.00 Gross sq.ft.. These buildings are for Wilson Construction Company, electric utility contractors. The project will also include providing 30 off-street parking spaces for visitors & employees and outdoor, A.C. paved parking and storage for construction vehicles, equipment and materials on approximately the northerly one-half of the developed site.

The proposed developed site area of approximately 176,662 sq.ft. will be covered by:

1. Building - 19,840.50 sq.ft./11.23%
2. Landscaping - 26,887.50 sq.ft. /15.22%
3. A.C. Paving &

Conc. Walks -129,934.00+ sq.ft./73.55%+

The total site area is 220,382.00 sq.ft. (5.059 areas) of which approximately 43,720 sq.ft. is an existing embankment covering the westerly one-third of the northerly one-half of the site. This embankment is to be left undeveloped and in its' existing state to preserve the stability of the slope and the quality of the natural environment of this area which drains towards the Molalla River. The proposed landscape design provides for plantings of native type trees, shrubs & ground covers at the perimeter of the developed site as well as around the interior parking areas and adjacent to the office area of Building "A".

Building "A" will consist of a low, one story office area having exterior walls constructed of tilt-up concrete panels, painted a "medium" tan color with horizontal reveals, continuous below and at the top of bronze-anodized, aluminum framed window units. These reveals will be painted to match the office area's mansard roof which will be a prefinished, standing seam metal. Mansard roof color will be similar to Butler Manufacturing Company's standard color "Sierra Blue". Mansard roof height will be approximately 16'-0" above grade, typically, with and entry walk "porte cachere" roof height of 17'-6" above grade. The remaining area of Building "A" will also be of tilt-up concrete panel exterior walls painted the same as the office area and with painted reveals and accent stripes matching the office area. The roof of this area will be of prefinished, ribbed-metal roofing,

similar to Butler Manufacturing Company's standard color "Satin Gray" with an eave height of 24'-6" and sloping up to a ridge at approximately 28'-10" above grade. Building "A" wall and roof flashing, gutters, roof/wall coping, etc. shall be prefinished and /or painted metal to match the office area's mansard roof color.

Building "B" will be a Pre-Fabricated Metal Building with exterior walls & roof of prefinished, ribbed-metal. Colors for the walls, sloped roof, gutters, downspouts, trim, etc. will match those of Building "A".

Site lighting will consist of security/area illumination through wall mounted fixtures above the building's overhead doors and top of office mansard roof mounted fixtures to light the parking areas adjacent to the office area. Pole mounted fixtures at approximately 150'-0" apart will provide security around the perimeter of the outdoor, construction vehicle & equipment parking/storage areas. Pole heights will be approximately 25'-0" and all fixtures will be situated so as not to cast light beyond the property lines.

Future site and/or building signage may consist of a small, ground mounted "Monument" type sign with the company name and street address displayed and located in the landscaped area to the west of the entrance driveway. This sign will face N.W. 3rd Ave., be approximately 3'-0" high and be illuminated by a ground-mounted flood-light fixture. Colors for this sign will be co-ordinated with the building colors. Additionally it is possible that a painted, company name/logo sign may be employed. This would be located on the front (southern) "high", painted concrete building wall, above the painted accent stripe over the two overhead doors of the vehicle & equipment repair/maintenance shop of Building "A". This painted sign would be of a color matching the painted accent strip and the mansard roof of the office area. (similar to Butler Manufacturing - "Sierra Blue".) The total area of all signage - "monument" and painted, shall be per Table No. 16,42.100, M-1 Zone, building area greater than 10,000 sq.ft.. Total Building area for this project is 19,840.50 sq. ft. (Bldg's "A" & "B") and therefore per the table, a maximum of 595.00 total sq.ft. of area is allowed.

A pre-application conference with City of Canby Planning Department staff was held prior to this Site and Design Review application submittal, during which it was determined that the proposed development was in compliance with city ordinances for Zoning requirements. The proposed "use", setbacks, parking requirements, landscaping design, building design, etc. were all discussed and city requirements were provided. It is felt by the Applicant and Designers that this proposed development is in compliance with city ordinances and

standards and is very compatible to and with other developments in the same general vicinity. Also, the Design Review criteria has been met by the compliance of the development to the ordinances and standards and through the use of contemporary building design and landscape design features which will provide a visually pleasing project and site with a decidedly "non-industrial" appearance. The project is feasible and functional for the Applicant's business needs and provides for the productive utilization of currently "dormant" property in this M-1 Zone. At this time, the Applicant and the Designers are not aware of any LCDC Goals and Guidelines with which this proposal may be in conflict. However, all parties will be more than agreeable to working with City or State departments to ensure there will be no violation of any codes, ordinances or regulations.

In closing, the purpose of this proposed development is to allow the Applicant to relocate its Electric Utility Contracting business to the City of Canby thereby providing for the companies current and future space, facilities and working needs. Development of this site as proposed will fulfill those needs while complying with the City's growth and regulatory needs and requirements. The Applicant respectfully requests approval of this application submittal.

**BRAUN**<sup>SM</sup>  
**INTERTEC**

**Braun Intertec Northwest**  
5405 North Lagoon Avenue  
P.O. Box 17126  
Portland, Oregon 97217  
503-289-1778 Fax: 289-1918

*Engineers and Scientists Serving  
the Built and Natural Environments*

August 9, 1995

Project No. EAAX-95-0340  
Report 09-085-1490

Mr. Al-Hadi  
Farouk H. Al-Hadi & Associates  
1201 S.W. 12th Avenue, Suite 320  
Portland, Oregon 97205

Dear Mr. Al-Hadi:

Re: Wilson Construction Company (Electrical Utility Contractor), Construction Equipment  
Parking/Storage Area, N.W. 3rd Avenue west of N. Baker Drive - Canby, Oregon

We confirm our site visit of August 7, 1995, to evaluate the slope adjacent to the Molalla River which forms the west property line of the referenced parcel.

The purpose of our site visit was to evaluate the effect, if any, on the slope by parking equipment along the top of the slope and also to suggest a set back from the top of the slope.

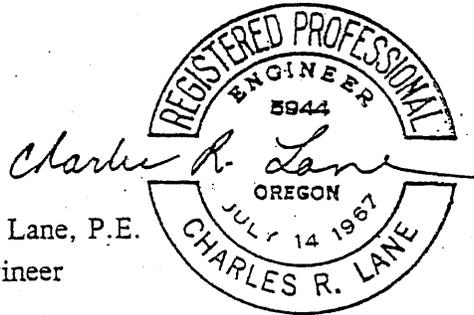
The slope can be considered steep, however, there are no signs of instability. The slope is heavily covered with vegetation i.e., grass, brush, and trees. The top of the slope meanders along the west side of the property. The property line was not staked or defined along the top of the slope.

Soils within the project area consist of recent alluvial deposits of silt and sand forming flood plains and filling channels of the present Molalla and Pudding River systems. These alluvial deposits may be up to 30 feet in thickness. (Geology and Water Resources in the French Prairie Area, Northern Willamette Valley, Oregon; Geological Survey Water-Supply Paper 1833, Price D., 1967.)

It is our opinion that if a curb were to be established 5 feet back from the top of the slope as a set back line, the parking of equipment along the curb would not effect the stability of the slope. The storm water should not be allowed to drain over this slope nor should the vegetation be removed from the slope.

We appreciate the opportunity to be of service at this time. Should you have any questions regarding the above or require further assistance, please do not hesitate to contact us at (503) 289-1778 or (800) 783-6985.

Sincerely,



Charles R. Lane, P.E.  
Senior Engineer

crl:pas

MOLALLA

RIVER

STATE

PARK

Oregon  
You're More Than  
Welcome.

THREE RIVERS FARM

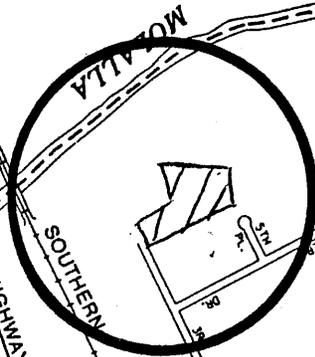
FRONTIER GOLF COURSE

CANBY FERRY

PHOENIX & HOLLY MINATURE RAILROAD

WILLAMETTE

RIVER



- Legend**
- CHAMBER OF COMMERCE
  - ☐ POST OFFICE
  - ☐ SCHOOL
  - ☐ CITY HALL
  - ☐ LIBRARY
  - ☐ CITY LIMITS

SW

NW

NE

SE

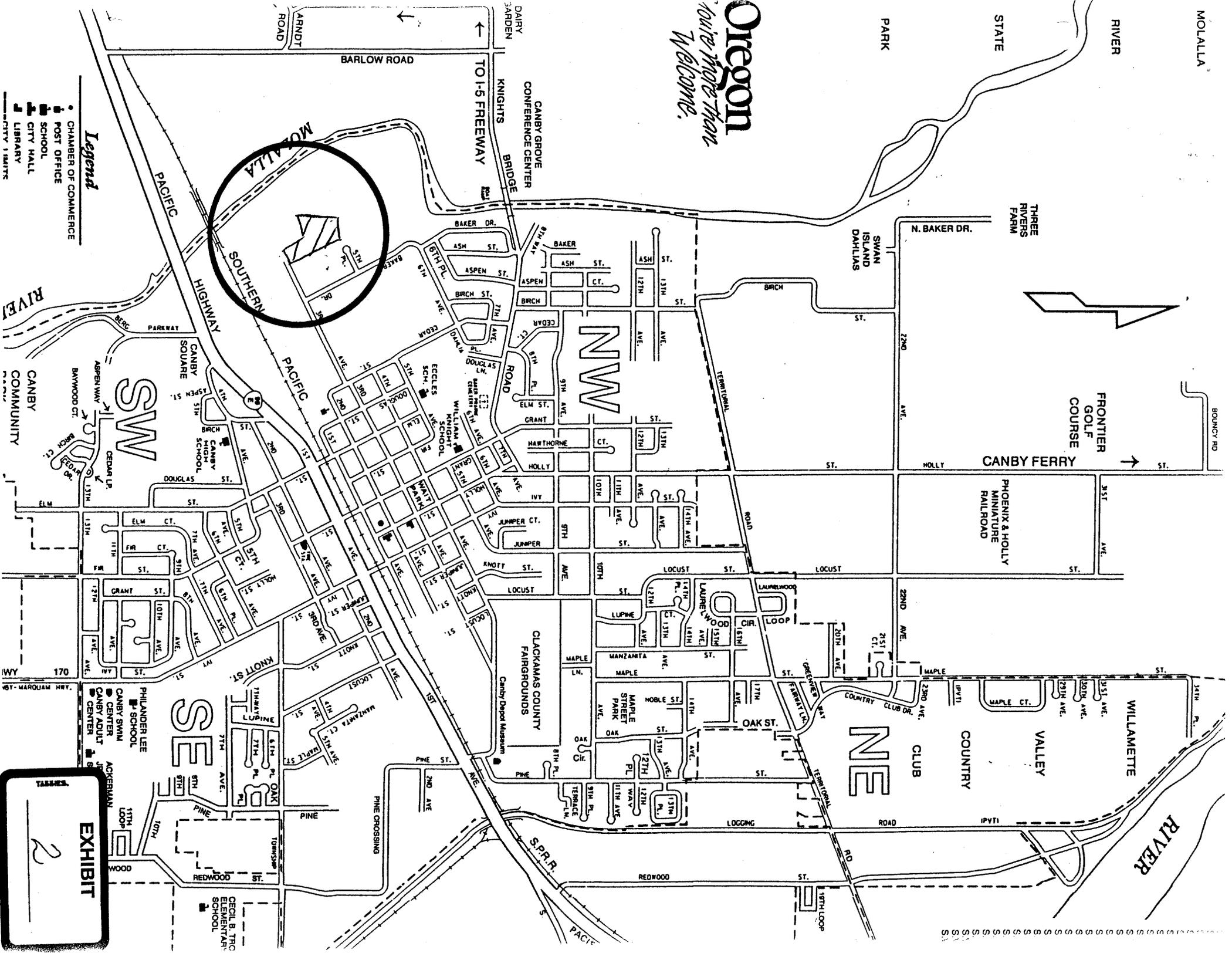
CLACKAMAS COUNTY FAIRGROUNDS

CLUB

COUNTRY

VALLEY

TABLER, 2 EXHIBIT



# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: September 1, 1995

TO: FIRE, POLICE, CUB, TOM PIERSON/TODD SCHMIDT, NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY, STEVE

The City has received DR 95-17 an application by Don Wilson of Wilson Construction Co. [applicant] and Maynard D. and Mildred R. Nofziger [owners] for design review approval to construct an office, storage, warehouse and maintenance shop facility for an electric utilities construction company. The 5.059 acre site is located on the north side of N.W. 3rd Avenue, west of N. Baker Drive [Tax Lot 1600 of Tax Map 3-1E-32DC].

We would appreciate your reviewing the enclosed application and returning your comments by September 11, 1995 PLEASE. The Planning Commission plans to consider this application on September 25, 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:

Will need to complete DDF Form if any floor drains are planned in "Storage, Warehouse, and Maintenance Shop".

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 D. Howe

Date: 9-6-95

Title: POIW Supervisor

Agency: City of Canby

EXHIBIT

4

5 pages

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Comments or Proposed Conditions:

REQUEST A FIRE HYDRANT 100' NORTHEAST OF BLDG "B", LOCATION TO BE CONFIRMED PRIOR TO CONSTRUCTION. ADDRESS MUST BE POSTED ON JOB SITE PRIOR TO START OF CONSTRUCTION, MEETS ADDRESSING REQUIREMENTS

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: Ray Furbrough

Date: 9-6-95

Title: Fire Marshal

Agency: Canby Fire Dist #62

# PLEASE RETURN ATTACHMENTS!!!

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Comments or Proposed Conditions:

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Please check one box:

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Signature: Jerry Stiger

Date: 9/5/95

Title: Police Chief

Agency: Police Dept.

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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
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Signature: Roy L. Hester Date: Sept 8, 1995  
Title: Public Works Supervisor Agency: City of Canby

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Comments or Proposed Conditions:

1. Permanent construction and maintenance easements for water, electric and other utilities are needed, at no cost to C.U.B. along all perimeter lot lines.
2. Preconstruction Conference is a Requirement of Service
3. The Canby Utility Board has strong concerns about any possible storm water run off to the Multnomah River as it is the water source for the City of Canby. On site containment must also be provided for any hazardous or toxic chemicals such as solvents or oils for electrical equipment or vehicle maintenance

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: Robert E. Ray

Date: 9-14-95

Title: Operations Supervisor

Agency: Canby Utility Board