

AGENDA
CANBY PLANNING COMMISSION
REGULAR MEETING
City Council Chambers
Monday, September 12, 1994

7:30 p.m.

I. ROLL CALL

II. MINUTES

July 11, 1994
July 25, 1994

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. FINDINGS

VI. COMMISSION DISCUSSION OF PLANNING ISSUES

VII. PUBLIC HEARINGS

SUB 94-02, an application by Zarosinski-Tatone Engineers, Inc. for approval to develop a 7.25 acre parcel into a 26-lot single-family subdivision. The site is located north of N.E. 34th Place, on N. Maple Street (Tax Lot 2602 of Tax Map 3-1E-21). The city Council has remanded this application back to the Planning Commission for reconsideration. *Rescheduled from August 22, 1994.*

DR 94-11, an application by Kevin Howard (applicant) and Wilhelm Guttormsen (owner) for Design Review approval for a Mini-Storage and R.V. Storage Center. The site is located on the south side of Highway 99-E, east of S Pine Street (Tax Lot 300 [part] of Tax Map 3-1E-34C). *Rescheduled from August 22, 1994.*

DR 94-12, an application by the City of Canby for Design Review approval of a proposed neighborhood park on the west side of S. Locust, between 2nd and 4th Avenues 9Tax Lot 3202 of Tax Map 3-1E-33DC). *Rescheduled from August 22, 1994.*

DR 94-07 - an application by RW. Shafer and Rich White (applicants) and Willamette Valley Country Club (owner) for expansion of work/storage sheds and paving of the Willamette Valley Country Club maintenance area. The property is located on the north side of Territorial Road, west of the Molalla Forest Road (Tax Lot 100 of Tax Map 3-1E-2).

VIII. DIRECTOR'S REPORT

IX. ADJOURNMENT

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

Kurt Schrader, Chair
Stan Elliot

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 at the beginning of the hearing.

Unless there is a continuance, if a participant so requests before the conclusion of the initial evidentiary hearing, the record shall remain open for at least seven (7) days after the hearing.



**PLANNING COMMISSION
SIGN-IN FORM**

Date: September 12, 1994

PLEASE PRINT CLEARLY

NAME	ADDRESS
AA & Linda Ximenes	740 NE 31st PL
Kent & Anna Lebeckoff	800 NE 31st PL
Vern Koller	300 S. Locust
Jane & Lee Bicko	880 NE 34th PL
Kevin Howard	9644 SE WESTERN FOX 97266
Tom RENTY	480 Markham St SE Salem 97301
BILL BARKER FLORE	995 1/2 29th PL
NATHAN A. CLAYTON	715 NE 34th PL
BO NEUBE	P.O. BOX 9068 PORTLAND 97209
Gary Kuyken-dall	945 NE 34th PL
Gary Kuyken-dall	"
Ron Tators	1127 NW 12th AVE
Jim Larson	970 NE 34th PL
Richard Lohite	16227 SE William Mill
Dick Sattler	965 NE 34th place
Laura Sattler	" " " " " " " "
JOHN GUNTER	930 N.E. 34TH PL
Paul S. Montecucco	3604 Locust C
Henry I Rowls	W VEG
Doug Sprague	641 NE 22nd Ave.
Dennis K. Hopper	55285 S. Barber Rd., Woodburn 012 97071
David Tyler	680 NE 34th Ave. OR
John MINDSTON	3737 SE 8th Ave
N. Mundermas	4120 N. Locust
Dennis Burns	2442 N Locust, canby

MEMORANDUM

TO: Planning Commission

FROM: James S. Wheeler, Assistant Planner

DATE: September 2, 1994

RE: Revised SUB 94-02 Supplemental Staff Report

Subsequent to the August 12, 1994 supplemental staff report for SUB 94-02, Montecucco Farms has requested that the agreement that they reached with the applicant regarding a fence between the subject property and the Montecucco Farms, the level of grading for the proposed road, and subsurface drainage for the development be included in the recommended conditions of approval. The third item, subsurface drainage for the development, is already included in the recommended conditions of approval (#11 and #12). The other two items have been included as conditions #21 and #22. These conditions are specifically requested by Montecucco Farms, and are believed to be accepted by the applicant. These conditions (#21 and #22) are a part of a private agreement and are not specifically staff's recommendation. However, staff does not foresee any difficulty or disadvantage in including these conditions in an approval, should the Planning Commission approve the application.

Should the Planning Commission decide to approve this application, staff recommends the following conditions:

For the Final Plat:

1. Twelve (12) foot utility easements shall be provided along all exterior lot lines, except the southern property line. The southern property line has an existing ten (10) foot utility easement, and that shall remain as is. The interior lot lines shall have six (6) foot utility easements as proposed. An easement to, and including, the catch basin shall be on the final plat.

2. The final plat shall reference this land use application - City of Canby, File No. SUB 94-02, and shall be registered with the Clackamas County Surveyor's Office and recorded with the Clackamas County Clerk's Office. Evidence of this shall be provided to the City of Canby Planning Department prior to the issuance of building permits requested subsequent to the date of this approval.

3. The final plat mylars must contain, in the form specified, all information necessary to satisfy all matters of concern to the County Surveyor, or his authorized Deputy, including, but not necessarily limited to, various matters related to land surveying, land title, plat security, and plat recordation.
4. The "protected solar building line" shall either be shown on the plat or recorded on a separate instrument recorded with the plat. The "protected solar building line" shall be recorded or shown on the plat for lots #1 through #5, and #23.
5. The following trees, as identified on the tree inventory plat submitted 8/5/94, shall be retained, through a recorded covenants, conditions and restrictions (CC&R's): 16-31, 35-39, 41-45, 48-55, 58-64, 79-83, 85-89, 96, 101-107, 109-110, 116, 127-129, 136, 141-143, 145-151, 156-159, 169, 178, 198-199, 204, 210-212, 215, 224.
6. The specific "wetland" areas shown on the plat submitted August 5, 1994, shall be shown on the final plat. A restriction against buildings within fifteen (15) of these "wetland" areas shall be on the final plat.

As a part of construction:

7. Any necessary utilities shall be constructed to the specifications of the utility provider.
8. Street name and traffic control signs shall be provided at the developer's expense. This shall include "Stop" street signs where required by the Director of Public Works.
9. Erosion-control during construction shall be provided by following the recommendations of the "Erosion/Sedimentation Control Plans Technical Guidance Handbook," by Clackamas County, dated August 1991, as revised.
10. No construction activities shall occur within fifteen (15) feet of the specific "wetland" area, as shown on the plat submitted August 5, 1994. Orange construction netting shall be staked out fifteen (15) feet around the "wetland" areas. Where the "wetland" areas are within fifteen (15) feet of the right-of-way, the netting shall be staked at the edge of the right-of-way.
11. Storm water design and construction for the subdivision shall conform to the Canby Public Works Department standards. The catch basin for the "wetland" area overflow shall be "environmental" in design, similar to that of the ones used in the Willow Creek Estates subdivision.
12. The field drains for the neighboring farm land to the west shall be drained through the subdivision's storm drainage system. All on-site storm water runoff for the individual lots shall be handled through the subdivision's storm drainage system.

13. The design and construction of the sewer system for the subdivision shall conform to the Canby Public Works Department standards.
14. Street improvements shall be built to the City specifications and standards. The improvements shall include the street, curbs, sidewalks, and street trees. A preconstruction conference shall be held with the City, the utility providers, and the developer/contractor prior to commencement of construction activities.
15. An excavation/grading permit shall be applied for and issued for the fill that had been placed on the site prior to this development application. The permit shall precede any further development of the site.
16. The sidewalks shall be located against the curb, and shall be five-feet wide. Where mailboxes, newspaper boxes or other obstructions (such as fire hydrants) are located at the curb, the sidewalk shall be set away from the curb such that the sidewalk remains unobstructed for a full five-foot width.
17. The type of street tree to be planted shall be selected from the Recommended Street Tree list. The number of street trees to be planted shall be in accordance with the recommended spacing for the selected tree. The trees shall be planted eleven (11) feet from the street curb. The trees shall be planted along the street frontages of lots 1-12, 18, and 21-25.
18. Trees to be retained shall be clearly marked and protected from construction activity. Protection shall include, but not be limited to, avoiding compacting the soil underneath the drip lines of the trees with construction equipment, filling over the areas underneath the dripline, and felling of other trees into the trees to be retained. Protection of the trees, until the subdivision construction is completed, shall be staking orange construction netting around the drip line of the trees. Sidewalk, street, and utility construction activity within 10 feet of the drip line of a tree that is to be retained shall be reviewed by the City Arborist.
19. The sewer extension from the subdivision's sewer to the sewer in N.E. 34th Place shall be tunneled under the existing trees between lots 22 and 23 of Country Club Estates Annex No. 3. The "roof" of the tunnel shall not be within three (3) feet of the surface.
20. Vacation of the existing cul-de-sac at the end of N. Maple Street shall be applied for and decided upon prior to the filing of the final plat.
21. A six (6) foot high chain-link fence shall be constructed along the site's entire western property line (lots 1 through 7), between the site and the Montecucco Farms property. The fence shall be in place prior to the commencement of any site improvement or construction work.

22. The fill for the construction of extension of N. Maple Street shall not be higher than necessary to meet the existing grade elevations of the Logging Road and the existing N. Maple Street at the points where the new N. Maple Street extension intersects with the Logging Road and the existing N. Maple Street.

Prior to the signing of the Final Plat:

23. 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 subdivision 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.
24. A copy of the easements for emergency vehicle access on the Logging Road and for the storm water drainage across the Logging Road shall be submitted with the Final Plat. A copy of the signed recorded easements shall be submitted to the City after the recording of the Final Plat and prior to the issuance of any building permit for homes in the subdivision. A copy of all CC&R's, protected solar building line recording instruments, and other recording instruments shall be submitted with the final plat to the City.
25. A written acceptance of the dedication of the wetland to the school district shall be submitted to the City with the Final Plat, if such dedication is feasible. If the wetland will not be dedicated to the school district, a maintenance agreement for maintaining the private open space shall be submitted to the City with the Final Plat. A copy of the recorded agreement shall be submitted to the City after the recording of the Final Plat and prior to the issuance of any building permit for homes in the subdivision.

After construction:

26. "As-built" drawings shall be submitted to the City within sixty (60) days of completion.
27. Garages shall be set back a minimum of nineteen (19) feet from the back of the sidewalk. The distance shall be measured from the closest edge of the sidewalk at the driveway.
28. The soils for each lot shall be tested for compaction and the results shall be submitted with the building permit.
29. Prior to the issuance of a building permit, the property owner's written acknowledgement of the trees to be retained shall be submitted to the City. The trees to be retained shall only be removed due to health or safety reasons, and shall only be removed upon recommendation of a certified arborist.

Exhibits:

1. Letter's received from Montecucco Farms



PRESTON GATES & ELLIS
ATTORNEYS

DANIEL H. KEARNS
DIRECT LINE
(503) 226-5707

August 29, 1994

RECEIVED

AUG 30 1994

CITY OF CANBY

James S. Wheeler
Assistant City Planner
P.O. Box 930
182 North Holly Street
Canby, OR 97013

Re: **Conditions of Approval for Country Club Estates Annex. No. 4: SUB 94-02**
Our file no. 32890-00001

Dear Jim:

As you know, this firm represents the Montecucco family which owns the property immediately west of the site that is the subject of Mr. Tatone's subdivision application. Also, as you know, Mr. Tatone has, at our request, agreed to several conditions of approval in exchange for the Montecuccos not opposing this development. However, in your August 12, 1994 Supplemental Staff Report I noticed you do not recommend that any of these conditions be included as conditions of approval. I respectfully request that you reconsider your recommendation and include, as conditions of approval, the conditions to which Mr. Tatone has agreed at our urging.

In my August 22, 1994 letter to the planning commission, I outlined the three conditions to which Mr. Tatone has agreed. Let me briefly restate them, and clarify one of them where there was some confusion.

1. The applicant shall construct a 6 foot high chain link fence along the site's entire western property line, between the site and the Montecucco Farms property. the fence shall be in place prior to the commencement of any site improvement or construction work.
2. In constructing the primary access road to the development, the applicant shall not fill any higher than necessary to meet the existing grade elevations of the Logging Road and Maple Street at the points where the access road intersects with the Logging road and Maple Street.
3. The applicant shall design and construct a subsurface drainage system for the access road, the individual building sites and the development as a whole so as to minimize or avoid any adverse drainage or flooding effects on the Montecucco Farms property.

TASHEK	EXHIBIT
	1
	4 pages

A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION

ANCHORAGE • COEUR D'ALENE • LOS ANGELES • SEATTLE • SPOKANE • TACOMA • WASHINGTON, D.C.

U.S. BANCORP TOWER 111 S.W. FIFTH AVE. PORTLAND, OREGON 97204-3688 PHONE: (503) 228-3200 FACSIMILE: (503) 248-9085

James S. Wheeler
August 29, 1994
Page 2

The clarification in condition No. 2 is that the maximum elevation of any fill used to construct the primary access road shall be limited to the existing elevations of the Logging Road and Maple Street at the points where the access road will connect with these existing roads. We recognize that the Logging road and Maple Street are slightly higher than 86 feet, but it is our intent to keep those portions of the access road which will require fill to an elevation no higher than the existing Logging road and Maple Street grades. Our objective is to avoid any diking effect the access road may have with regard to flood waters.

We believe these conditions should be included in any approval the planning commission may grant simply because the applicant has agreed them. Additionally, these conditions are necessary to establish the application's compliance with the city's Comprehensive Plan, Land Use Element Policy #1, which requires the separation of incompatible uses and the minimization of conflicts between uses. For these reasons, we request that, should the planning commission approve this application, all three conditions be included as conditions of approval.

Please reconsider the position taken in your August 12, 1994 Supplemental Staff Report regarding conditions of approval and forward this recommendation to the planning commission for its September 12, 1994 hearing on this matter. Please give me a call if you perceive any difficulty in making this recommendation. Thank you.

Sincerely,



Daniel H. Kearns

DHK:dk
cc: Ron Tatone
clients



P R E S T O N G A T E S & E L L I S
A T T O R N E Y S

RECEIVED

AUG 22 1994

CITY OF CANBY
DANIEL H. KEARNS

August 22, 1994

Canby Planning Commission
City of Canby
182 North Holly Street
Canby, OR 97013

Delivered by Hand

Re: Montecucco comments on Country Club Estates No. 4
Remand proceeding from City Council
Our file no. 32271-00001

Dear Planning Commission Members:

I represent the Montecucco family and the Montecucco Family Farms in their response to Ron Tatone's application for subdivision approval of Country Club Estates No. 4. My clients are not fundamentally opposed to this development, but, in fact, support approval, so long as three particular conditions are imposed on any approval you might grant. When the developer was before the Canby City Council last month, he agreed to these conditions, and this letter is designed to confirm the substance of that agreement.

First, the Montecuccos want, and Mr. Tatone has agreed to, a 6 foot-high chain link fence along the project's entire western boundary - this is the property line that abuts the Montecucco Farms property. The fence shall be in place before any construction on phase 4 begins. The fence is necessary to protect the Montecuccos from any encroachment from the project and, perhaps more importantly, from any construction activities.

Second, the Montecuccos want, and Mr. Tatone has agreed to, construct and maintain the primary road accessing the project at a maximum elevation of 84.5 feet. The road's elevation is critical to the proper drainage of the site. A road at the 84.5 foot level will ensure that the Montecucco Farms will not be the recipient of off-site surface water runoff from the development during or after construction.

Finally, the Montecuccos want, and Mr. Tatone has agreed to, design the subsurface drainage system for the individual building sites, and the development as a whole, so as not to adversely affect the Montecucco Farms property. This essentially means that Montecucco Farms will not be the recipient of uncontrolled surface or subsurface drainage from the site. Again, drainage during the construction period as well as after the project is completed are both of concern to the Montecuccos.

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3200 U.S. BANCORP TOWER 111 S.W. FIFTH AVE. PORTLAND, OREGON 97204-3688 PHONE: (503) 228-3200 FACSIMILE: (503) 248-9085

August 22, 1994
Page 2

So long as these conditions are included in any approval the Planning Commission might render, the Montecuccos support the approval of this development. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel H. Kearns", with a long horizontal flourish extending to the right.

Daniel H. Kearns

DHK:dk

cc: Ron Tatone, applicant
Bob Hoffman, Planning Director
clients

MEMORANDUM

TO: Planning Commission

FROM: James S. Wheeler, Assistant Planner

DATE: September 2, 1994

RE: DR 94-11 Supplemental Staff Report

On August 22, 1994, the applicant submitted a revised landscape and site development plan. Along with the revision, the applicant supplied staff with a Technical Planning Study from the American Planning Association regarding parking and interior drive widths for self-service storage facilities. This supplemental staff report incorporates the proposed revisions and the new information regarding parking requirements and interior drive widths.

Originally, the applicant proposed to use the 43,000 square foot area in the southeastern part of the lot for storage of recreational vehicles. This use was proposed to be temporary until further expansion of the storage units was warranted. In order to meet the landscaping requirements, the applicant has eliminated the temporary recreational vehicle storage. A portion of the 43,000 square foot area will be landscaped in order to comply with the landscape requirements. Therefore, only 39,550 square feet is considered "undeveloped". The minimum amount of landscaping required is 13,675 square feet. A total of 14,228 square feet has been proposed on the August 22, 1994 revised landscape plan. The applicant has also eliminated the use of river rock for landscaping, replacing it with Wiltoni Juniper, a low-growing juniper. The areas between the storage buildings and the property lines are now proposed to be landscaped with Rugosa Roses and Darwin Barberries and with Ivy where the space is 2 feet wide.

Section 16.49.120.2 states that "parking lot landscaping standards shall apply to any surface passenger vehicle parking area of ten (10) spaces or more, or to any paved vehicular use area 3,500 square feet or larger on the same tax lot or on contiguous tax lots under common ownership." Further, the second part of Section 16.49.120.4.B states that "the area landscaped to meet minimum parking lot interior landscaping requirements shall be located within ten (10') feet of the parking lot area." The interior drives amount to approximately 39,800 square feet, far exceed 3,500 square feet as vehicle maneuvering areas. The minimum amount of parking landscaping required is 5,970 square feet (15%). The amount of landscaping provided in the revised landscape plan is 1,142 square feet. There is insufficient amount of landscaping provided within ten (10) feet of the vehicular maneuvering areas. One Shore Pine is proposed to be planted within ten (10) feet of the vehicular maneuvering areas. A total of 15 trees are required for a paved area of this size (1 tree per 2800 square feet of paved area).

The number of parking spaces proposed is five. There is a garage attached to the manager's unit/leasing office, and four additional spaces provided across the entrance drive from the office. The American Planning Association Planning Advisory Service's publication on self-service storage facilities provides some general recommendations regarding both provision of parking spaces and the width of interior drives. The general recommendation for parking is 1 space for every 100 storage units, 1 space for each employee (security guards, if any), and 2 spaces for the manager's unit. For the proposed project, this standard equates to 5 parking spaces with no other employees other than the manager.

The publication suggests that a parking lane of ten (10) feet with a 15-foot one-way travel lane or 24-foot two-way travel lane. The common width for a travel lane, on a two-way street, that is used in Canby, is 10 feet. Therefore, a two-way travel lane twenty-feet wide should be sufficient. The western drive is 30 feet wide, sufficient for two-way travel and a parking lane. The middle drive is 25 feet wide, which is sufficient for one-way travel and a parking lane. The eastern drive is 24 feet wide, which is sufficient for one-way travel and a parking lane. The two eastern drives will need to be designated for one-way travel.

The conditions of approval recommended by staff, should the Planning Commission decide to approve the application, are as follows:

Based upon the application, elevations, the site plan received by the City, the landscape plan received August 22, 1994, the facts, findings and conclusions of the August 12, 1994 staff report, the September 2, 1994 supplemental staff report, and without the benefit of a public hearing, staff recommends that should the Planning Commission approve DR 94-11, the following conditions apply:

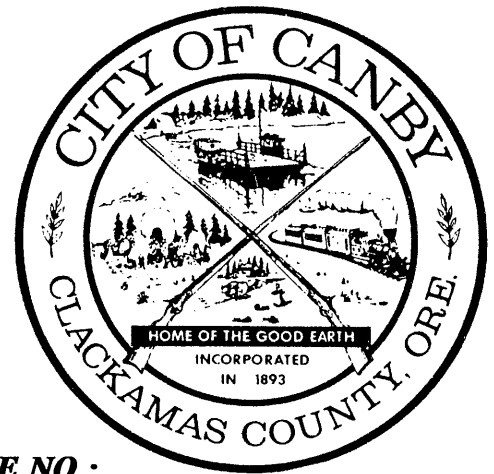
1. Approval of the driveway access to State Highway 99-E shall be obtained from the Oregon Department of Transportation, prior to the issuance of the building permit.
2. Approval of the driveway egress to S.E. 2nd Avenue shall be obtained from the City Council, prior to the issuance of the building permit.
3. The "No Entrance", "Exit Only", or similar sign shall be posted for one-way exit to S.E. 2nd Avenue at S.E. 2nd Avenue.
4. An access easement shall be recorded with the County. The easement shall be for the exiting traffic to S.E. 2nd Avenue, across parcel 2, the property to the south. The easement shall be recorded prior to the final inspection for the development.
5. Storm water design and construction of the paved area of the property shall conform to the Canby Public Works Department standards.
6. The gas main, located approximately 5 feet to the north of the north property line, shall be protected from construction activities.

7. An 8-inch water main shall be constructed from Highway 99-E to the southern property line of parcel 2.
8. An interior looped, 8-inch water main and fire hydrants shall be constructed according to the Canby Fire District and the Canby Utility Board standards. The location of the looped main and the fire hydrants is provided on a site plan copy in the file (provided by the Fire Marshall).
9. The sidewalk along Highway 99-E shall be 8-feet in width. A walkway between the sidewalk and the office shall be constructed.
10. Total signage for the property shall be no more than 600 square feet. The total signage within the first six months after occupancy is limited to a sign that is similar in size and appearance as the one shown in the picture submitted with the application. The picture is in the file.
11. 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 schedule of planting, and irrigation plans.
12. 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.
13. An additional 2,840 square feet of landscaping shall be provided within ten (10) feet of the paved vehicular maneuvering areas. A total of 3,980 square feet of landscaping shall be provided within ten (10) feet of the paved vehicular maneuvering areas. An additional 14 trees shall be planted within (ten) 10 feet of the parking/vehicle maneuvering areas.
14. The two eastern drives shall be designated for one-way travel. The designation shall be displayed either by posted signs or by paint on the paved surface.

Exhibits:

1. Revised landscape plan received 8/22/94 (*too large to reproduce*)

- STAFF REPORT -



APPLICANT:

R.W. Shafer and Rich White
P.O. Box 998
Canby, OR 97013

FILE NO.:

DR 94-07

OWNER:

Willamette Valley Country Club
P.O. Box 998
Canby, OR 97013

STAFF:

James S. Wheeler
Assistant Planner

LEGAL DESCRIPTION:

Tax Lot 100 of Tax Map 3-1E-28

DATE OF REPORT:

September 2, 1994

LOCATION:

The north side of Territorial Road,
west of the private Molalla Logging Road

DATE OF HEARING:

September 12, 1994

COMP. PLAN DESIGNATION:

Low Density Residential

ZONING DESIGNINATION:

R-1 (Low Density Residential)

I. APPLICANT'S REQUEST:

The applicant is requesting site and design approval to expand the maintenance shed area, and to pave the maintenance area for the Willamette Valley Country Club golf course.

II. APPLICABLE REGULATIONS

- **City of Canby General Ordinances:**
 - 16.10 Off-Street Parking and Loading
 - 16.16 R-1 - Low Density Residential Zone
 - 16.49 Site and Design Review
 - 16.88 General Standards

III. MAJOR APPROVAL CRITERIA

Site and Design Review

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

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

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

IV. FINDINGS:

A. Background and Relationships:

The project site is a part of tax lot 100 of tax map 3-1E-28. A revision in the landscape plan was submitted to the City August 8, 1994. The Country Club desires to expand the maintenance sheds by 2,550 square feet, and pave the approximately 15,500 square foot work yard area. An optional 440 square feet of outdoor covered work area is also proposed.

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 maintenance shed area covers a total of 27,550 square feet. The amount of landscaping required for this amount of area is 4,133 square feet. No landscaping is proposed within the maintenance area itself, however, the maintenance area is located at least 150 feet from the private Molalla Logging Road, 450 feet from Territorial Road, and 350 feet from the nearest residence. The area between the maintenance area and the two roads, and the nearest residences is landscaped with shrubs, trees, and the golf course fairways and greens. Staff considers the surrounding landscaping sufficient to meet both the requirements and the intent of the landscaping portion of the Site and Design Review Ordinance.

2. Parking.

The maintenance sheds are accessory structures to the primary uses of the property, namely the club house with its uses and the golf course. The expansion of the maintenance sheds will not necessitate more parking spaces. Existing parking spaces are provided immediately outside of the maintenance yard area.

3. Access

Access to the existing maintenance sheds is from Territorial Road and from the private Molalla Logging Road. Access will not be altered by the proposed expansion and paving.

4. Architecture

The proposed sheds will match the existing sheds in appearance and construction. The optional exterior work area will be covered by fiberglass. Currently the maintenance area is not gated. It is the intent of the applicants to gate the maintenance area in the near future.

5. Other Aspects

a. Utilities

The Fire Marshall has requested that a fire hydrant be located at the maintenance road intersection with the private Molalla Logging Road. A water main is located in the Logging Road.

b. Landscaping

No new landscaping is proposed.

c. Parking Lot Landscaping

The amount of paved area for vehicle maneuvering area is approximately 15,500 square feet. The amount of landscaping required for that amount of area is 2,325 square feet, and is to be within ten feet of the paved vehicular maneuvering area. The amount of landscaping provided within ten feet of the paved vehicular maneuvering area is approximately 1,520 square feet. At the formula of one tree per 2800 square feet of paved vehicular maneuvering and parking area, a total of 6 trees are needed. There are approximately 17 trees adjacent to the paved vehicle maneuvering area. All of the trees are existing.

There is no landscaping within the vehicle maneuvering areas. The maintenance area is existing in its dimensions and use. The proposal is for the surface of the yard to change from gravel to a paved surface. Landscaping of any additional area within the maintenance area is impractical and will inhibit the existing use.

d. Density and yards and height

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

V. CONCLUSION

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

Further, staff concludes that, with approval conditions:

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

2. the proposed design for the development is compatible with the design of other developments in the same general vicinity; and
3. the location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity; and
4. the conditions listed are the minimum necessary to achieve the purposes of the Site and Design Review Ordinance, and do not unduly increase the cost of housing.

V. *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 94-07, the following conditions apply:

1. A fire hydrant shall be placed at the maintenance road entrance located on the Molalla Logging Road.

Exhibits:

1. Application for Design Review
2. Vicinity Map
3. Site Plan/Elevation
4. Department Responses to "Request for Comments"

STANDARD DESIGN REVIEW APPLICATION

Fee: \$500

OWNER

APPLICANT

Name Willamette Valley Country Club
Address P.O. Box 998
City Conby State OR Zip 97013
SIGNATURE Hay O. Shors

Name R.W. Shaper & Rich White
Address 1291 N.E. 12th Way
City Conby State OR Zip 97013
Phone: 266-4460

266-4066

DESCRIPTION OF PROPERTY:

Tax Map 3-1E-283 Tax Lot(s) 100 Lot Size _____
(Acres/Sq. Ft.)

or

Legal Description, Metes and Bounds (Attach Copy)

Plat Name _____ Lot _____ Block _____

PROPERTY OWNERSHIP LIST

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

USE

Existing _____
Proposed Equipment Storage

Existing Structures _____

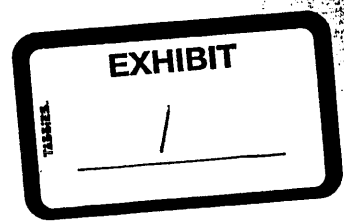
Surrounding Uses _____

PROJECT DESCRIPTION Add Storage Space for vehicles at each end of existing Building 25' x 30' and 30' x 60'

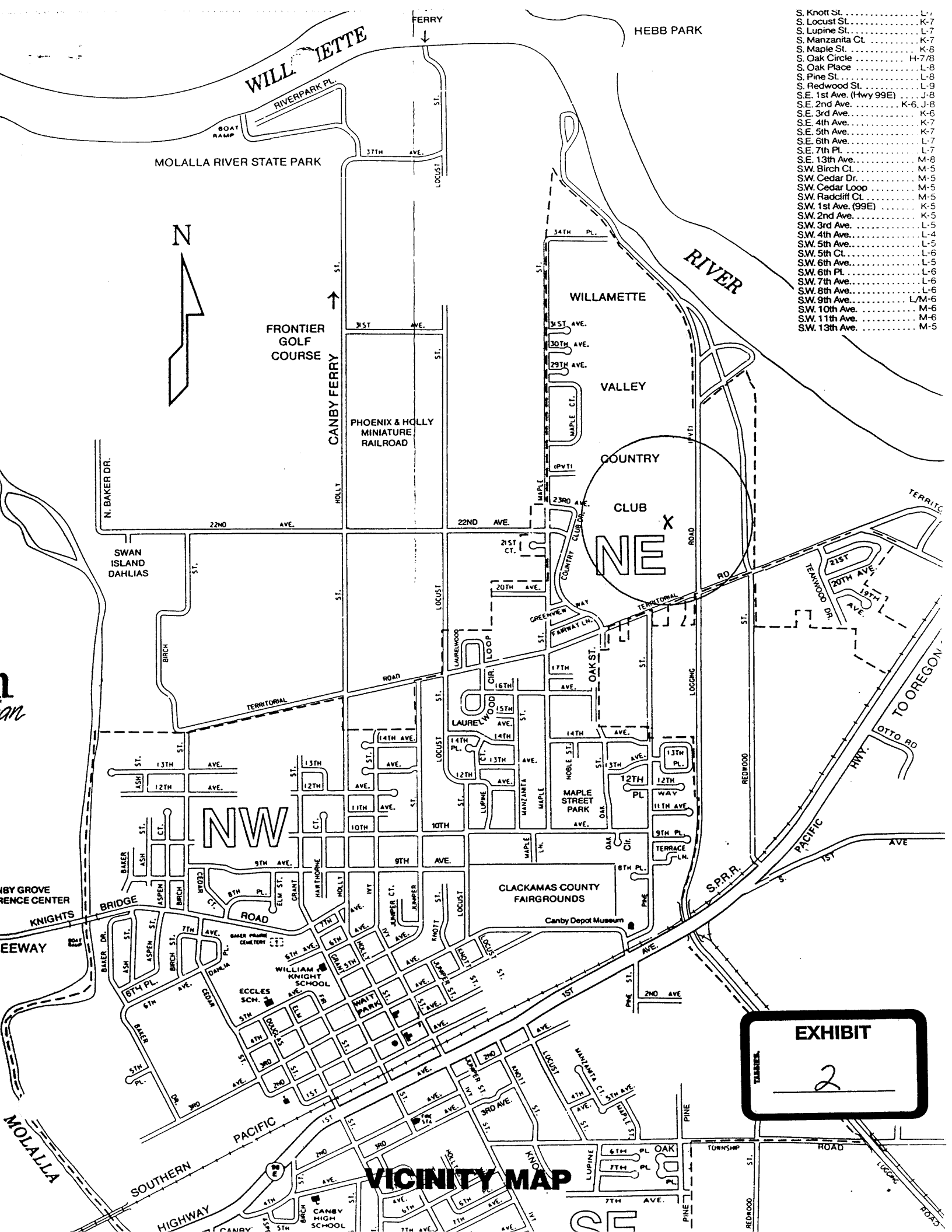
ZONING _____ COMPREHENSIVE PLAN DESIGNATION _____

PREVIOUS ACTION (if any) _____

File No. DR 94-06
Receipt No. 2952
Received by JSW
Date Received 5/17/94
Completeness Date 8/17/94
Pre-App Meeting _____
Hearing Date 9/12/94



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



- S. Knott St. L-7
- S. Locust St. K-7
- S. Lupine St. L-7
- S. Manzanita Ct. K-7
- S. Maple St. K-8
- S. Oak Circle H-7/8
- S. Oak Place L-8
- S. Pine St. L-8
- S. Redwood St. L-9
- S.E. 1st Ave. (Hwy 99E) J-6
- S.E. 2nd Ave. K-6
- S.E. 3rd Ave. K-6
- S.E. 4th Ave. K-7
- S.E. 5th Ave. K-7
- S.E. 6th Ave. L-7
- S.E. 7th Pl. L-7
- S.E. 13th Ave. M-8
- SW. Birch Ct. M-5
- SW. Cedar Dr. M-5
- SW. Cedar Loop M-5
- SW. Radcliff Ct. M-5
- SW. 1st Ave. (99E) K-5
- SW. 2nd Ave. K-5
- SW. 3rd Ave. L-5
- SW. 4th Ave. L-5
- SW. 5th Ave. L-5
- SW. 5th Ct. L-5
- SW. 6th Ave. L-5
- SW. 6th Pl. L-5
- SW. 7th Ave. L-6
- SW. 8th Ave. L-6
- SW. 9th Ave. L-6
- SW. 10th Ave. M-5
- SW. 11th Ave. M-5
- SW. 13th Ave. M-5

EXHIBIT

2

VICINITY MAP

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

JSW
8/31/94

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 18, 1994

TO: FIRE, POLICE, MIKE JORDAN, JOHN KELLEY

The City has received DR 94-07, an application by RW. Shafer and Rich White (applicants) and Willamette Valley Country Club (owner) for expansion of work/storage sheds and paving of the Willamette Valley Country Club maintenance area. The property is located on the north side of Territorial Road, west of the Molalla Forest Road (Tax Lot 100 of Tax Map 3-1E-28).

We would appreciate your reviewing the enclosed application and returning your comments by August 29, 1994 PLEASE. The Planning Commission plans to consider this application on September 12, 1994. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

Police Dept HAS NO CONCERNS OR COMMENTS ON
THIS REQUEST

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

EXHIBIT
4
2 pages

Signature: Jerry Tiger

Date: 8/31/94

PLEASE RETURN ATTACHMENTS!!!

95w
8/29/94

CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: August 18, 1994

TO: FIRE, POLICE, MIKE JORDAN, JOHN KELLEY

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Comments or Proposed Conditions:

Request that a fire hydrant be installed at entrance to complex off of Molalla Forest Rd.
A existing water main is available on the Forest Rd.

Please check one box:

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

Signature: Jack Stark Date: 8-29-94

**PLANNING COMMISSION
TESTIMONY SIGN-IN FORM**

Date: September 12, 1994

PLEASE PRINT CLEARLY

NAME

ADDRESS

JOHN MIDDLETON

3737 S.E. 8TH AVE.

Jane Blake

880 NE 34TH

Jim LARSON

970 NE 34TH PL

Gary Kuykendall

945 NE 34TH PL

Al Geddes

740 N.E. 34TH PL

JOHN GUNTER

930 N.E. 34TH PL

NATHAN CLAYTON

715 NE 34TH PL

Linda Geddes

740 NE 34 PL

Don Woodruff

850 NE 34 PL

DICK SATTLER

965 NE 34TH PL.

LAURA SATTLER

" " " "

N- Dana Tyler

680 NE 20TH & Canby

Bob Steele

795 N.E. 29TH Pl. Barbey

N- Paul S. Montecucco

3610 N Locust Canby