

# A G E N D A

## CANBY PLANNING COMMISSION REGULAR MEETING City Council Chambers

Monday, June 13, 1994  
7:30 p.m.

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**I. ROLL CALL**

**II. MINUTES**

May 9, 1994  
May 16, 1994  
May 23, 1994

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

**IV. COMMUNICATIONS**

**V. FINDINGS**

CUP 94-04 - Canby Medical Clinic  
SUB 94-02 - Country Club Estates #4

**VI. COMMISSION DISCUSSION OF PLANNING ISSUES**

**VII. NEW BUSINESS**

**VIII. PUBLIC HEARINGS**

**SUB 94-03**, an application by Regan Enterprises for approval to develop Phase VI of Township Village. The applicant is proposing to develop 12-single family residential lots. The site is located south of Township Road, west of S. Pine, at S.E. 10th (Tax Lot 4500 [part] of Tax Map 4-1E-3BC and Tax Lot 4800 [part] of Tax Map 4-1E-4AA). *Continued from April 11, 1994, April 25, 1994, May 9, 1994, and May 23, 1994)*

**MLP 94-02**, an application by Oregon Development, Inc. [Tom Kendall] for approval to partition a 39.32 acre parcel into two parcels, approximately 30.07 and 9.85 acres, respectively. The property is located on the north side of S.E. 13th Avenue, east of S. Ivy Street and just east of Valley Farms Subdivision (Tax Lot 2000 of Tax Map 4-1E-3). *Carried over from May 23, 1994.*

**DR 94-05**, an application by Bruce Broetje for Site and Design Review approval of an industrial building in the Logging Road Industrial Park (Tax Lot 1806 of Tax Map 3-1E-34C).

**IX. DIRECTOR'S REPORT**

**IX. ADJOURNMENT**

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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  
Wade Wiegand

Linda Mihata, Vice-Chair  
Dan Ewert

Bob Gustafson  
Tamara Maher

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**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.*



**BEFORE THE PLANNING COMMISSION  
OF THE  
CITY OF CANBY**

**DRAFT**

**A REQUEST FOR APPROVAL ) FINDINGS, CONCLUSIONS & ORDER  
TO EXPAND A MEDICAL ) CUP 94-04  
CLINIC AND EXPANSION OF A ) (Canby Medical Clinic)  
NON-CONFORMING STRUCTURE )**

***NATURE OF APPLICATION***

The applicant is requesting approval of a Conditional Use application to build an approximately 2400 square foot addition to the Canby Medical Clinic. The location of the clinic is 1185 S. Elm St., on the west side of S. Elm St., across from S.E. 11th Avenue (Tax Lot 7300 of Tax Map 4-1E-4BD).

***HEARINGS***

The Planning Commission held a public hearing and considered this application at its meeting of May 23, 1994.

***CRITERIA AND STANDARDS***

In judging whether or not a Conditional Use Permit shall be approved, the Planning Commission shall weigh the proposal's positive and negative features that would result from authorizing the particular development at the proposed location and, to approve such use, shall find that the following criteria are either met, can be met by the application of conditions, or are not applicable.

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of this title and other applicable policies of the City.
- B. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements, and natural features.
- C. All required public facilities and services exist to adequately meet the needs of the proposed development.
- D. The proposed use will not alter the character of the surrounding areas in a manner which substantially limits or precludes the use of surrounding properties for the uses listed as permitted in the zone.

In judging whether or not a conditional use permit shall be approved or denied, the Planning Commission shall weigh the proposal's positive and negative features that would result from authorizing the particular development at the location proposed and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of the Land Development and Planning Ordinance, other than those specific zoning standards to which the use or structure is nonconforming.
- B. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features.
- C. All required public facilities and services exist to adequately meet the needs of the proposed development.
- D. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone.
- E. In considering whether to approve a change in use the Commission shall compare the following characteristics of the historical use of the property with that proposed by the applicant in order to assure that the change will not constitute an expansion or intensification of the nonconforming use:

1. Traffic, including both volume and type (car, truck, foot, etc.);
2. Noise;
3. Days and hours of operation;
4. Physical appearance;
5. Other environmental considerations (dust,vibration, glare, etc.);
6. Type and size of equipment used.

### ***FINDINGS AND REASONS***

The Planning Commission deliberated on all testimony presented at the May 23, 1994 public hearing, and incorporates the May 13, 1994 staff report, and Commission deliberations as support for its decision. The Planning Commission accepts the findings in the May 13, 1994 staff report.

### ***CONCLUSION***

The Planning Commission concludes that CUP 94-04 can be made to comply with the applicable criteria by the application of certain conditions. The Planning Commission further concludes that the expansion of the existing nonconforming structure complies with the applicable criteria.

### ***ORDER***

IT IS ORDERED BY THE PLANNING COMMISSION of the City of Canby that CUP 94-04 is APPROVED, subject to the following conditions:

1. Site and Design Review shall be required if any new parking spaces are provided as a part of the expansion, or within one year of the approval of the expansion.
2. Construction shall be limited to the daily hours of 7 a.m. to 6 p.m.

3. A sidewalk shall be constructed against the curb for the full length of the street frontage. The sidewalk shall match the existing sidewalks to the north and south of the subject property. The sidewalk shall adjust in width from 5-1/2 feet on the south side, to 5 feet on the north side.
4. A bicycle parking rack shall be placed and secured near the entrance to the Clinic, prior to the final inspection.

*I CERTIFY THAT THIS ORDER was presented to and APPROVED by the  
Planning Commission of the City of Canby.*

*DATED this 13th day of June, 1994.*

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*Kurt Schrader, Chairman  
Canby Planning Commission*

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*Joyce A. Faltus  
Secretary*

**ATTEST:**

**ORAL DECISION - May 23, 1994**

**AYES:** *Ewert, Wiegand, Schrader, Mihata, Gustafson, Maher*

**NOES:** *None*

**ABSTAIN:** *None*

**ABSENT:** *Elliot*

**WRITTEN FINDINGS - June 13, 1994**

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**BEFORE THE PLANNING COMMISSION  
OF THE  
CITY OF CANBY**

**DRAFT**

**A REQUEST FOR APPROVAL ) FINDINGS, CONCLUSION & FINAL ORDER  
OF A 26-LOT SUBDIVISION ) SUB 94-02  
(Country Club Estates Annex No. 4)**

**NATURE OF APPLICATION**

The applicant is requesting approval for a twenty-six (26) lot subdivision. The subject parcel is located at the end of N. Maple Street, north of N.E. 34th Place (Tax Lot 2602 of Tax Map 3-1E-21).

**HEARINGS**

The Planning Commission held a public hearing and considered this application at its meetings of April 11, 1994, April 25, 1994, May 9, 1994, and May 23, 1994.

**CRITERIA AND STANDARDS**

This is a quasi-judicial land use application. Applications for a subdivision shall be evaluated based upon the following standards and criteria pursuant to Canby Municipal Code 16.62.020.

- A. Conformance with the text and applicable maps of the Comprehensive Plan.
- B. Conformance with other applicable requirements of the land development and planning ordinance.
- C. The overall design and arrangement of lots shall be functional and shall adequately provide building sites, utility easements, and access facilities deemed necessary for the development of the subject property without unduly hindering the use or development of adjacent properties.



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

### ***FINDINGS AND REASONS***

The Planning Commission deliberated on all testimony presented at the April 11, 1994, April 25, 1994, May 9, 1994, and May 23, 1994 public hearings, and incorporates the April 1, 1994 staff report, and Commission deliberations as support for its decision. The Planning Commission accepts the findings in the April 1, 1994 staff report, insofar as they do not conflict with the following supplemental findings:

1. School Districts are considered to be one of the "required public facility and service" providers for any development within the City per Comprehensive Plan (Public Facilities Element page 101) and Canby Municipal Code 16.62.020.D.
2. "Adequate" level of service is interpreted to mean "*reasonably sufficient*". In terms of school services it is interpreted to mean qualitative services such as teaching positions and textbooks and supplies, as well as physical capacity such as classrooms and building space.
3. The School District's response to the City's "request for comments" stated that adequate public services for [the School Districts] are available. The school memorandum indicated average classroom capacity to be 25 students per classroom and with 21 empty classrooms in the district, an additional physical capacity for 525 students as of this date. Further clarification by a School District representative, Bob Christiansen, at the public hearing of April 25, 1994, indicated that the response given by the School District pertained only to facilities, not services.
4. No other evidence has been submitted into the record by the applicant indicating that an adequate level of public school service is available to this development.
5. The School District provided the following regarding the insufficiency of ability to continue to serve in a "reasonably sufficient" capacity a growing school population:  
"The implications of Measure 5 are affecting the financing of education.  
The consolidated budget for the year 1993-94 was \$22,607.671. The

expected budget for 1994-95 is estimated to be \$22,212,101. The best guess estimate for 1995-96 is \$21,664,194 and the best guess estimate for 1996-97 is \$21,688,190.

The district anticipates a reduction of revenue and will be responding to project growth and inflation by continuing to reduce or eliminate certain expenses, as well as *reduce staff, services*, and cash reserves. ***Further reductions are expected.*** We anticipate the funds available per student to continue to decline."

6. The school district representative, Mr. Christiansen, stated:

a. "... the comments we made last time related more to budget and funds than it did to facilities. We have the facilities. What's happening now, is that the ***general operating fund is being reduced.***" [emphasis added]

b. In reference to Ms. Mihata's concern regarding the million dollar drop in school funds in the coming year, and her question, "Do they have adequate resources to deal with more kids constantly coming into Canby?" Mr. Christiansen stated: ". . . If we have to reduce teachers and our student population goes up, obviously **then you're going to have a reduction in services.**" And "I think I'd have to stand by the statement that I made last time, that with the numbers I gave you and the approximate class size, when you start getting beyond those, **you have a reduction in services and diminishing returns.**" [emphasis added]

7. The solar access design standard for new developments calls for at least 80% of the lots in a development to comply with one or more of the options in section 16.95.030. Only 6 of the 26 proposed lots (23%) meet the basic requirement for solar access design standards for new developments. No other evidence has been submitted into the record by the applicant indicating that 80% of the lots comply with one or more of the options in section 16.95.030. The natural feature of the "wetland" is not identified as being significant in the Comprehensive Plan or the development ordinance, and therefore does not prevent given streets or lots from being oriented for solar access.

8. The applicant did not provide sufficient evidence to adequately address concerns that the development will not adversely affect subsurface water drainage on adjoining residential homes.
9. The traffic study provided by the applicant did not provide sufficient evidence to adequately address concerns that the development will not adversely affect the use of the adjoining residences through increased traffic, specifically with regards to the northern portion of N. Maple Street. The northern portion of N. Maple Street is a "half-street", with a paved width of 20 feet and parking permitted on the eastern side.
10. The Molalla Logging Road, adjoining the property, is a private logging road. The public does not have express permission to use the logging road. Use of the logging road by the public, children specifically, creates a situation of increased safety risks for the owners to use their road.
11. The information provided by the applicant is insufficient to determine the suitability of retaining some trees while removing other trees for buildings and roads.
12. Insufficient information was presented by the applicant to address concerns regarding filling of portions of the property and determining the status of the "wetland" area.

### ***CONCLUSION***

The Planning Commission of the City of Canby concludes that based on the findings and conclusions contained in the staff report, from testimony at the public hearing, and on Commission deliberations:

1. From the lack of assurances from the school district and the lack of evidence submitted by the applicant that an adequate level of services, in terms of ability to teach as well as to house additional students, the Planning Commission concludes that public school services are not "reasonably sufficient" to service this development. Further, the Planning Commission concludes that the applicant has failed to submit substantial evidence establishing that Criteria D of the Canby Municipal Code 16.62.020 has been satisfied.

2. The adjustment to the solar access design standards for new developments necessary to permit the development as proposed is too severe. The Planning Commission concludes that a reduction from 80% of the lots meeting the basic standards to 23% is not justified by the preservation of a natural feature that is identified as being significant in the Comprehensive Plan or the development ordinance.
3. The Planning Commission concludes that the applicant has failed to submit substantial evidence establishing that Criteria C of the Canby Municipal Code 16.62.020 has been satisfied, as evidenced by the following:
  - a. The lack of evidence and assurances from the applicant that the development will not adversely affect the drainage of the adjoining residences.
  - b. The lack of evidence and assurances from the applicant that the development will not adversely affect the use of the adjoining residences through inordinate increase in traffic on N. Maple which is a half-street, and that such an increase is safe considering the width of the northern portion of N. Maple Street.
  - c. The lack of evidence and assurances from the applicant that the development will not increase the amount of trespassing that occurs on the adjoining private logging road. Improper use of the road by children, as well as adults, creates a safety problem for the owners of the logging road.
4. The Planning Commission concludes that there was insufficient information submitted by the applicant to:
  - a. adequately assess which trees can be retained, in light of the trees that will be needed to be removed for building lots and streets; and,
  - b. adequately address concerns regarding the filling of portions of the property and determining the status of the "wetland" area.

**ORDER**

**IT IS ORDERED BY THE PLANNING COMMISSION** of the City of Canby that application for SUB 94-02 is DENIED.

**I CERTIFY THAT THIS ORDER denying SUB 94-01 was presented to and APPROVED by the Planning Commission of the City of Canby.**

**DATED this 13th day of June, 1994.**

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**Kurt Schrader, Chairman  
Canby Planning Commission**

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**Joyce A. Faltus  
Secretary**

**ATTEST:**

**ORAL DECISION - May 23, 1994**

**AYES: Schrader, Mihata, Maher, Gustafson, Wiegand**

**NOES: None**

**ABSTAIN: Ewert**

**ABSENT: Elliot**

**WRITTEN FINDINGS - June 13, 1994**

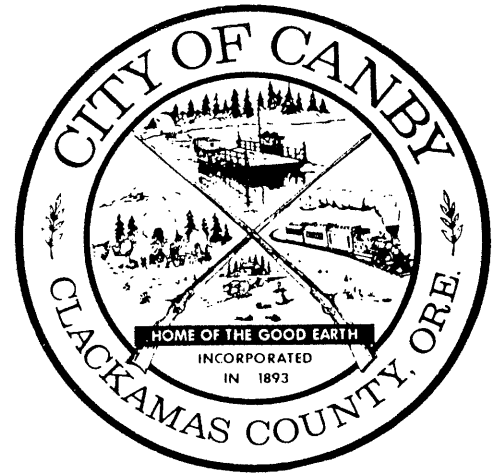
**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**- STAFF REPORT -**



**APPLICANT:**

Bruce Broetje  
24510 S. Cass Rd.  
Canby, OR 97013

**FILE NO.:**

DR 94-05

**OWNER:**

Bruce Broetje

**STAFF:**

James S. Wheeler  
Assistant Planner

**LEGAL DESCRIPTION:**

Tax Lot 1806 of Tax Map 3-1E-34C

**DATE OF REPORT:**

June 3, 1994

**LOCATION:**

381 S. Redwood Street  
West side of S. Redwood Street  
(under construction), north of Township Rd.

**DATE OF HEARING:**

June 13, 1994

**COMP. PLAN DESIGNATION:**

Light Industrial

**ZONING DESIG.**

M-1 (Light Industrial)

**I. APPLICANT'S REQUEST:**

The applicant is requesting Site and Design approval to construct two industrial manufacturing buildings with offices, and a third office for an existing industrial manufacturing building. The size of the manufacturing buildings will be a total of 20,000 square feet, with the size of the offices being a total of 4,680 square feet.

## **II. APPLICABLE REGULATIONS**

- **City of Canby General Ordinances:**

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

## **III. MAJOR APPROVAL CRITERIA**

### **Site and Design Review**

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

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

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

## **IV. FINDINGS:**

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

The property was partitioned in November of 1993 [MLP 93-05]. The first industrial manufacturing building received Site and Design Review approval in December of 1993 [DR 93-08]. The Logging Road Industrial Park improvement project is under construction, and the project will provide access to the subject property.

**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 landscaping requirement for a light-industrial property is 15% of the area being developed. The amount of landscaping required for the 108,900 square foot parcel is 16,335 square feet. The applicant is proposing approximately 23,772 square feet of landscaping (21.8%).

**2. Parking.**

The parking requirement for the total 30,000 square feet of industrial manufacturing space (including the existing 10,000 square foot industrial manufacturing building) is 30 spaces. The parking requirement for the 4,680 square foot office is 16.4 spaces. The total number of parking spaces required for the proposed and existing uses is 47. On the site plan, 49 parking spaces are proposed.

A minimum of two (2) handicap parking spaces are required. Eight (8) handicapped parking spaces have been proposed. The handicap spaces are not shown on the site plan as having the proper width for the access aisles. The handicap parking space at the southeastern portion of the property does not have the width needed for a handicapped parking space (8') and the access aisle (6'). One of the eight (8) proposed handicapped parking spaces will need to be "van-accessible" which requires an access aisle of 8'. All handicapped parking spaces will need to be striped so as to meet the requirements of the Uniform Building Code.

Two loading facilities are required for the 30,000 square feet total industrial manufacturing space. No loading facilities or spaces have been specifically designated. According to the original application, the loading facilities will be along the south side of the southern buildings. The loading spaces will need to be designated and striped, a minimum of 12' wide and 60' long. There is 40 feet of space between the southern edge of the southern buildings and the landscape islands to the south. The internal driveways of the development are to be one-way. With a 12' wide loading area located within 4' of the building, a one-way drive width will be maintained.



### **3. Access**

Access to the proposed development will be from S. Redwood Street, which is currently under construction. Sidewalks and curbs are also a part of the road construction that is being done by the City. Reimbursement of the public improvements made by the City will be accomplished at such time that the sewer is connected to the property and/or access is made to S. Redwood Street.

The internal circulation pattern is proposed to be one-way. In order to facilitate proper one-way traffic, the entrances and exits, as well as the pavement, will need to be appropriately marked.

### **4. Architecture**

The architecture of the buildings will be the same as the existing building. They will be constructed with metal siding and roof. The building is square shaped with a low pitched roof, which peaks at a height of 22 feet. The roof will be white, and the siding will be gray with a dark blue trim.

No signs are proposed. No signs will be permitted for a minimum of six (6) months after a final approval.

### **5. Other Aspects**

#### **a. Utilities**

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

#### **b. Landscaping**

The applicant is proposing a tree and lawn landscaping plan. There are four planting areas, north of each of the three buildings and the landscape islands along the southern property line. It appears that, with the exception of the trees and the rock-lined drywell basins, the landscaped areas will be covered with grass. The street trees are proposed to be Norway Maples. The Cleveland Select II variety of Norway Maple is the tree that the City has decided to have planted along S. Redwood. Eleven street trees have been proposed. The Cleveland Norway Maples

should not be planted less than 40 feet apart. A note on the site plan states that the trees will be planted a maximum of 50 feet on center. At an average planting spacing of approximately 50 feet, 13 street trees can be planted. Thus, allowing the trees to be planted anywhere from 40 feet to 60 feet apart will allow for flexibility in planting the trees around the proposed driveways.

An existing tree, north of the first building, is proposed to remain. Ten additional trees are proposed. However, the type of trees are not mentioned. The remainder of the landscaping is lawn, no shrubs are proposed. The applicant was advised in a pre-application review to include shrubbery. Shrubs, beyond a hedge for parking screening (see Parking Lot Landscaping discussion), will significantly add to the aesthetic quality of the development.

There are two rock-lined drywell basins proposed. The total area of the basins is approximately 1600 square feet, a little more than 6% of the total landscape area. Dry wells are not required to have surface basins, and therefore, these basins are considered to be landscape features. The maximum amount of the landscape area that can be non-vegetative, not including bark material, is 5%. Thus, the size of the basins will need to be reduced to a total size of 1200 square feet.

**c. Parking Lot Landscaping**

The amount of paved area for parking and vehicle maneuvering area is approximately 49,000 square feet. The amount of landscaping required for that amount of area is 7,350 square feet, and is to be within ten feet of the parking/maneuvering area. The amount of landscaping provided within ten feet of the parking/maneuvering area is approximately 7,400 square feet. At the formula of one tree per 2800 square feet of paved vehicular maneuvering and parking area, a total of 18 trees are needed. Including 4 street trees, there are 14 trees within or adjacent to the paved vehicle parking/maneuvering area. The trees that will be planted, other than the street trees along S. Redwood Street, will need to meet the criteria found in section 16.49.120.6.

Section 16.49.120.8(A) states that screening of parking and loading areas is required. Such screening shall be of such height and density as to shield vehicle headlights from head-on visibility within a three-year time period. A six-foot high

screening fence is proposed along the southern 100 feet of the western property boundary. This will screen the headlights of the loading area. Additional screening for the parking area is needed. A simple hedge kept at a minimum height of 3 feet, planted along the immediate landscape perimeter of the parking areas will provide adequate screening of headlights.

In order to protect the landscaped areas, especially planter islands, curbs and/or wheel stops are needed between the parking/vehicle maneuvering areas and the landscape areas.

**d. Density and yards and height**

M-1 zoning permits a manufacturing/office building with no minimum lot size. A 10-foot setback from residentially zoned land is required, however there are no residential zones adjacent to the property. The height of the building is well within the maximum height requirement of 45 feet.

**V. CONCLUSION**

The staff hereby concludes that, with appropriate conditions, the proposed changes to the existing building 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 94-05, the following conditions apply:

1. Storm water design and construction of the paved area of the property shall be approved by the Canby Public Works Department.
2. The entrances and exits, as well as the paved vehicular maneuvering area, shall be designated for one-way directional travel.
3. The pavement of the loading areas shall be striped to designate loading areas.
4. Curbs or wheel stops shall be placed between the parking/vehicle maneuvering areas and the landscaped areas.
5. The handicapped parking spaces shall be striped and constructed to meet the State of Oregon Structural Specialty Code. At least one handicapped parking space shall be "van-accessible".
6. The easternmost handicapped parking space shall be a minimum of 15 feet wide, including the access aisle, to be designated as a handicapped parking space.
7. No signs shall be permitted for a minimum of six (6) months from the approval of this application.
8. 'Cleveland Select II' Norway Maple trees shall be planted along S. Redwood Street. A minimum of 13 trees shall be planted. The trees shall be planted with a minimum spacing of 40 feet on center, and a maximum spacing of 60 feet on center.
9. The rock-lined drywell basins shall cover no larger of an aggregate area than 1,200 square feet.

10. A hedge, similar to boxwood, shall be planted along the landscape perimeter of the parking areas. The hedge shall be maintained at a minimum height of 3 feet after a 3-year period.

**Exhibits:**

1. Application for Design Review
2. Vicinity Map
3. Site Plan/Landscape Plan/Elevation *[too large to reproduce]*
4. Departmental Responses to "Request for Comments"

SITF AND DESIGN REVIEW APPLICATION

Fee: \$500

OWNER  
 Name Bruce Broetje  
 Address 24510 Scass Rd.  
 City Lanby State Ore Zip 97013  
 SIGNATURE Bruce Broetje

APPLICANT  
 Name Bruce Broetje  
 Address Same  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone: 266-2093

DESCRIPTION OF PROPERTY:

Tax Map 31E34C Tax Lot(s) 1806 Lot Size 2.50  
 (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 Industrial  
 Proposed Industrial

Existing Structures See print

Surrounding Uses Industrial

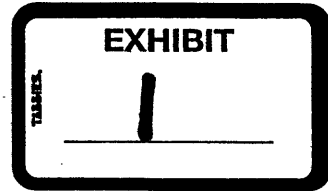
PROJECT DESCRIPTION

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

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

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

File No. DR 94-05  
 Receipt No. 2935  
 Received by K. Bullmore  
 Date Received 5-5-94  
 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.

MOLALLA

RIVER

STATE

PARK

N

FRONTIER GOLF COURSE

CANBY FERRY

PHOENIX & HOLLY MINIATURE RAILROAD

WILLAMETTE

VALLEY

COUNTRY

CLUB

NE

RIVER

Oregon  
You're more than  
Welcome.

NW

CLACKAMAS COUNTY FAIRGROUNDS

SE

SW

VICINITY MAP

TO I-5 FREEWAY

BARLOW ROAD

MOLALLA

SOUTHERN HIGHWAY

PACIFIC

CANBY SQUARE

CANBY COMMUNITY PARK

EXHIBIT

2

Legend

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

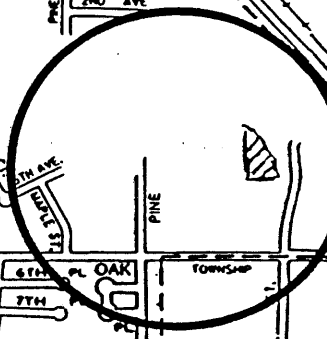
PHILANDER LEE SCHOOL

CANBY SWIM CENTER

CANBY ADULT CENTER

ACKERMAN JR. HIGH SCHOOL

SE 13TH



CANBY GROVE CONFERENCE CENTER

KNIGHTS BRIDGE ROAD

WILLIAM KNIGHT SCHOOL

ECCLES SCH.

CANBY HIGH SCHOOL

CANBY DEPOT MUSEUM

MAPLE STREET PARK

PHILANDER LEE SCHOOL

CANBY SWIM CENTER

CANBY ADULT CENTER

ACKERMAN JR. HIGH SCHOOL

SE 13TH

5/20/94  
93W

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: May 9, 1994

TO: **FIRE**, POLICE, CUB, TOM PIERSON, TODD SCHMIT, NW NATURAL GAS (GARY HYATT), CLACKAMAS COUNTY PLANNING, MIKE JORDAN, JOHN KELLEY, ROY HESTER, STEVE HANSON

The City has received DR 94-05, a Design Review application by Bruce Broetje for Site and Design Review approval of an industrial building in the Logging Road Industrial Park (Tax Lot 1806 of Tax Map 3-1E-34C).

We would appreciate your reviewing the enclosed application and returning your comments by **May 27, 1994 PLEASE**. The Planning Commission plans to consider this application on **June 13, 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:

*Fire hydrant locations and fire sprinkler locations have been agreed on with project Engineer.*

*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**

Signature: *Jack Stark*

Date: *5-26-94*



*nw Natural Gas  
Gary Hyatt*

**PLEASE RETURN ATTACHMENTS!!!**

**CANBY PLANNING DEPARTMENT  
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: May 9, 1994

*75w  
5/26/94*

TO: FIRE, POLICE, CUB, TOM PIERSON, TODD SCHMIT, NW NATURAL GAS (GARY HYATT), CLACKAMAS COUNTY PLANNING, MIKE JORDAN, JOHN KELLEY, ROY HESTER, STEVE HANSON

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Comments or Proposed Conditions:

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Please check one box:

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

Signature: *Gary F. Hyatt*

Date: *5/16/94*

Steve Hanson

# PLEASE RETURN ATTACHMENTS!!!

gsw  
5/16/94

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: May 9, 1994

TO: FIRE, POLICE, CUB, TOM PIERSON, TODD SCHMIT, NW NATURAL GAS (GARY HYATT), CLACKAMAS COUNTY PLANNING, MIKE JORDAN, JOHN KELLEY, ROY HESTER, STEVE HANSON

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Comments or Proposed Conditions:

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Please check one box:

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Signature: Steve Hanson

Date: 5/9/94

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: May 9, 1994

TO: FIRE, POLICE, CUB, TOM PIERSON, TODD SCHMIT, NW NATURAL GAS (GARY HYATT), CLACKAMAS COUNTY PLANNING, MIKE JORDAN, JOHN KELLEY, ROY HESTER, STEVE HANSON

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

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

PLANNING COMMISSION

SIGN-IN SHEET

Date: May 9, 1994

NAME (Please Print)	ADDRESS (Please Print)
Fathi Hagg	8860 S. Lone Elder
Harry Grant	580 S. Ivy
Don Heberich	856 NE 37th Place
Angie Payne	23985 S. Randovic Dr.
Dorey Kymbudals	945 NE 34th Pl
Andy D. Tompore	775 NE 31st Pl.
Diana Tyler	
JAN GUNTER	980 NE 34th
Deanna Bang	9950 Macksburg Canby
Saul A. M. Antunes	3610x Locust
Janice Leedes	740 NE 34 Pl
Stan Marshall	3270 N Maple
Pat Marshall	3270 N Maple
Joseph E. Coogan	31233 Francis Peairs Ad Wisconsin
George W. Behm	546 SE Township Rd.
Clyde Patterson	458 NE 3rd Canby
A + Tookie Hill	845 NE 34th Place





PLANNING COMMISSION

SIGN-IN SHEET

Date: April 25, 1994

NAME  
(Please Print)

ADDRESS  
(Please Print)

Spieler  
Frea & Spieler

3370 N Wapke

Fattie Flagg

2860 S. Lane Elder

Jerry Graff

580 S Ivy

Sara M. Brata

880 NE 34th PL

Dan Stoller

2220 SE 13th

FELIX CLARK

759 S. COPPER

Michael McNichols

730 NE 30th Place

Al & Linda Geddes

740 NE 34 PL

Donna Woodruff

850 NE 34 PL

Anselmo & Judy Rizzuti  
Anselmo & Judy Rizzuti

2385 S. Riverside Dr.

Tom Varetta

10235 S Hwy 211

Juan Williams

Melilla High School

Ruthann Laward

Melilla High School

Dona Tyler

670 W. E. Hwy

Gary & Kay Rendall

945 NE 34th Pl

Steve Montecucco

2442 N Locust

Talk S. Montecucco

3410 N Locust

Arvo P. Parnasso

775 N E 31st PL NE

Donny Korman

6713 S Oregon Rd. Woodburn

SIGN-IN SHEET

4/25/94

NAME (PLEASE PRINT)

ADDRESS (PLEASE PRINT)

ART MARSHALL

3270 N. MAPLE

TONY PIZZUTI

2121 N. MAPLE

JOHN GUNTER

930 N.E. 34<sup>TH</sup> DL

Tom Tze

6564 SE Lake Rd Milwaukee

Ed Sullivan

111 SW 5<sup>TH</sup> #3200 (Bldg) 97001

Chuck Payne Chuck Payne

435 NE 34<sup>TH</sup> Place

Alice Payne Alice Payne

435 NE 34<sup>TH</sup> Place

George Wilhelm George Wilhelm

546 SE Township Rd, Country

Nathan Clayton Nathan CHATTOW

715 NE 34<sup>TH</sup> Pl. CANAY

Virgil Montecucco

4120 N. Locust (ANBY) OR.

ARTHUR S. HALL

845 NE 34<sup>TH</sup> Place