

# A G E N D A

## CANBY PLANNING COMMISSION

### REGULAR MEETING

City Council Chambers  
Monday, July 11, 1994  
7:30 p.m.

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#### I. ROLL CALL

#### II. MINUTES

May 23, 1994  
June 13, 1994  
June 27, 1994

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

#### IV. COMMUNICATIONS

#### V. FINDINGS

DR 94-06 - Canby Congregation of Jehovah's Witnesses  
ANN 94-01 - Faist

#### VI. OLD BUSINESS

MLP 94-04 - Melvin L. Dorson

#### VII. NEW BUSINESS

#### VIII. PUBLIC HEARINGS

**SUB 94-01**, an application for **RECONSIDERATION** by Anselmo and Judy Pizzuti for approval to develop a 4.22 acre parcel into an 8-lot subdivision, retaining the existing single family home on Lot #8. The property is located on the west side of Maple Street, between NE 20th Avenue and NE 21st Place (Tax Lot 600 of Tax Map 3-1E-28DB).

**MLP 94-03**, an application by Allen Manuel and Tom O'Halloran for approval to partition a 19,500 square foot parcel into two parcels, approximately 7,000 square feet and 12,500 square feet, respectively. The property is located on the west side of S. Ivy Street, south of SW 3rd Avenue and north of S. Township Road [Tax Lot 5900 of Tax Map 3-1E-33CD]. **Continued from June 27, 1994.**

**MLP 94-05**, an application by William and Linda Smith for approval to partition a 149'x 290' parcel into three parcels. The existing home is proposed to remain on a 120'x154' parcel, and the two new parcels are proposed to be approximately 72'x140' each, with access from a 20' deeded easement along the subject lots' westerly boundary line. The property is located at 1188 N. Locust Street [Tax Lot 7300 of Tax Map 3-1E-33AB]. **Carried over from June 27, 1994.**

**DR 94-08**, an application by Don Hardy, Planning Design Group [applicant] and William and Irva Graham [owners] for Site and Design Review approval of a Card Lock Facility added on to the existing Pacific Pride card lock facility, operated by Graham Oil. The site is located at 640 SW Second Avenue, west of S. Elm Street (Tax Lots 6500, 6501 of Tax Map 3-1E-33CC). **Carried over from June 27, 1994.**

**DR 94-09**, an application by Luey Architects [applicant] and Wayne Scott [owner] for Site and Design Review approval of a new building to replace the current two-story house which was converted to an office use. The new building will have approximately 3,652 square feet on two floors, not including the existing basement, which will remain to house the mechanical and electrical equipment, plus some storage. The property is located on the corner of S. Elm and Highway 99E (Tax Lot 800[part] of Tax Map 3-1E-33CC).

**IX. DIRECTOR'S REPORT**

**X. 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



**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*

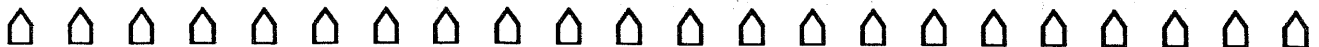
*Proponents - not more than 5 minutes*

*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.*



## NUMBER OF LOTS/UNITS CREATED SINCE 1988

Subdivisions	Lots	Built
Cedar Ridge	56	52
Evergreen	5	0
Fairgrounds Park	13	13
Harvest Oak Estates No. 2	10	9
Lillian's Meadow, Phase I	13	9
Lillian's Meadow, Phase II	10	1
North Pine Addition No. 2	14	9
North Woods Addition	8	2
Rebecca Estates	31	30
Redwood Meadows	21	19
South Redwood Estates	6	0
Township Village, Phase I	42	42
Township Village, Phase II	30	30
Township Village, Phase III	36	34
Township Village, Phase IV	19	19
Township Village, Phase V	27	22
Twelfth & Pine Addition	15	14
Valley Farms, Phase I	43	41
Valley Farms, Phase II	42	35
Valley Farms, Phase III	20	11
Willow Creek, Phase I	50	38
Willow Creek, Phase II	37	1
Total	548	431

Year	Subdivisions	Lots	Built	PCT
1988	Township Village, Phase I	42	42	100.0
1989	Fairgrounds Park	13	13	100.0
1989	Township Village, Phase II	30	30	100.0
1990	Twelfth & Pine Addition	15	14	93.3
1990	Rebecca Estates	31	30	96.8
1991	Township Village, Phase III	36	34	94.4
1991	Harvest Oak Estates No. 2	10	9	90.0
1991	Lillian's Meadow, Phase I	13	9	69.2
1991	Willow Creek, Phase I	50	38	76.0
1992	North Pine Addition No. 2	14	9	64.3
1992	Township Village, Phase IV	19	19	100.0
1992	Cedar Ridge	56	52	92.9
1993	Valley Farms, Phase I	43	41	95.3
1993	Township Village, Phase V	27	22	81.5
1993	Willow Creek, Phase II	37	1	2.7
1993	Lillian's Meadow, Phase II	10	1	10.0
1993	North Woods Addition	8	2	25.0
1993	Redwood Meadows	21	19	90.5
1993	Valley Farms, Phase II	42	35	83.3
1993	Valley Farms, Phase III	20	11	55.0
1994	South Redwood Estates	6	0	0.0
1994	Evergreen	5	0	0.0
	1988-1994	548	431	78.6

Developments	Units	Occup.
Elmwood M.H.P. Expansion	22	22
Maple Terrace Apartments	28	28
N. Knott Apartments	10	10
Pine Crossing M.H.P.	60	0
Rackleffe House (Convelescent)	25	25
Redwood Terrace Apartments	57	57
Township Commons Apartments	92	0
Village on the Lochs M.H.P.	133	49
Total	427	191

Year	Developments	Units	Occup.	Pct.
1988	Rackleffe House (Convelescent)	25	25	100.0
1989	Elmwood M.H.P. Expansion	22	22	100.0
1989	N. Knott Apartments	10	10	100.0
1990	Maple Terrace Apartments	28	28	100.0
1993	Village on the Lochs M.H.P.	133	49	36.8
1993	Redwood Terrace Apartments	57	57	100.0
1994	Pine Crossing M.H.P.	60	0	0.0
1994	Township Commons Apartments	92	0	0.0
	1988-1994	427	191	44.7

**DRAFT**

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

**A REQUEST FOR ANNEXATION ) FINDINGS, CONCLUSION & FINAL ORDER  
OF A 30-ACRE PARCEL ) ANN 94-01  
(Faist)**

**NATURE OF APPLICATION**

The applicant is requesting approval to annex a 30.07 acre portion of a 39.92 acre lot located on S.E. 13th Avenue. The subject parcel is located on the north side of S.E. 13th Avenue immediately east of the Valley Farms Subdivisions (A portion of Tax Lot 2000 of Tax Map 4-1E-3).

**HEARINGS**

The Planning Commission considered this application at its meeting of June 27, 1994.

**CRITERIA AND STANDARDS**

The Planning Commission forms a recommendation that the City Council may consider while conducting a public hearing. The City Council then forwards their recommendation to the Portland Metropolitan Area Local Government Boundary Commission (PMALGBC), where a final hearing and decision will be made.

- A. Section 16.84.040 of the Canby Municipal Code states that when reviewing a proposed annexation, the Commission shall give ample consideration to the following:
1. Compatibility with the text and maps of the Comprehensive Plan, giving special consideration to those portions of policies relating to the Urban Growth Boundary.
  2. Compliance with other applicable City ordinances or policies.

3. Capability of the City and other affected service-providing entities to amply provide the area with urban level services.
4. Compliance of the application with the applicable section of ORS 222.
5. Appropriateness of the annexation of the specific area proposed, when compared to other properties that may be annexed to the City.
6. Risk of natural hazards that might be expected to occur on the subject property.
7. Effect of the urbanization of the subject property on specially designated open space, scenic, historic, or natural resource areas.
8. Economic impacts which are likely to result from the annexation.

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

The Planning Commission deliberated on all input presented at the June 27, 1994 meeting, and included deliberations and testimony from the related application MLP 94-02 at the June 13, 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, insofar as they do not conflict with the following supplemental findings:

1. The applicant has not provided any evidence that the current agricultural operations on the subject property are not economically viable. The Planning Commission finds that the subject property is economically viable agricultural land.
2. The applicant has not provided sufficient evidence that annexation of the subject property at this time is justified. The Planning Commission finds that annexation of the subject property has not been justified at this time. In particular, the subject property is in the "Type C" area on the Growth Priorities map. In this situation Implementation Measure D of Policy 3 of the Urban Growth Element states:

"The adopted maps showing growth phasing shall be used as a general guideline for the City's outward expansion. Areas designated as Type "A" urbanization lands shall generally be annexed prior to those areas shown as

Type "B", etc. Annexation which is not in keeping with the phased growth concept shall only be permitted when the following findings are made:

- Proponents of the proposed annexation have borne the burden of proving the appropriateness of the annexation. Such burden being greatest for those proposals which are least in keeping with the phased growth concept.
- There will be some special benefit to the City overall as a result of the annexation which would not occur if the phased growth pattern was followed.
- The annexation will result in no adverse impacts on the City's planned provision of public facilities and services.
- The annexation is appropriate in terms of timing for City growth and development.

The Planning Commission finds that the appropriateness of annexation of this property has not been proved by the applicant.

3. A dissenting vote found:

1. that the availability of urban level of services immediately adjacent to the subject property justify annexation;
2. the Comprehensive Plan (Policy 1 of the Housing Element) counts on the development of the subject property residentially;
3. the agricultural operations of the subject property are incompatible with the adjacent urban level residential development.

***CONCLUSION***

The Planning Commission of the City of Canby concludes that based on the findings and conclusions contained in the staff report, from testimony and Commission deliberations at the June 13, 1994 public hearing on the related application MLP 94-02, and on Commission deliberations at the June 27, 1994 meeting on this application:

1. The subject property is economically viable agricultural land that, at the present, should be retained as such.
2. At the present time, annexation of the subject property is not justified and that Policy 3 of the Urban Growth Element of the Comprehensive Plan, and Criteria #5 of the Annexation review criteria, have not been met.

***ORDER***

IT IS RECOMMENDED BY THE PLANNING COMMISSION of the City of Canby that the City Council forward to the Portland Metropolitan Area Local Government Boundary Commission a recommendation to deny application ANN 94-01.

Should the Portland Metropolitan Area Local Government Boundary Commission decide to approve of the application, the Planning Commission recommends that the City Council forward the following understandings:

1. The zoning classification for the property upon annexation will be R-1, Low Density Residential.
2. All development and recording costs are to be borne by the developer when the property is developed.
3. All City and service provider regulations are to be adhered to at the time of development.
4. Any large scale development of the property must be preceded by a Subdivision review or Site and Design Review.
5. Dedication of ten (10) feet of land along S.E. 13th Avenue for road widening purposes, prior to connecting to the City sewer system will be needed.
6. Road improvements to the whole street frontage along S.E. 13th Avenue will be required as a part of any development of the property, beyond one single family residential structure.
7. A Minor Land Partition will need to be effected prior to the effective date of annexation.

*I CERTIFY THAT THIS ORDER recommending that the City Council forward to the Portland Metropolitan Area Local Government Boundary Commission a recommendation to deny ANN 94-01 was presented to and APPROVED by the Planning Commission of the City of Canby.*

*DATED this 11th day of July, 1994.*

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*Kurt Schrader, Chairman  
Canby Planning Commission*

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*Joyce A. Faltus  
Secretary*

**ATTEST:**

**ORAL DECISION - June 27, 1994**

**AYES:** Schrader, Mihata, Maher, Elliot, Ewert

**NOES:** Gustafson

**ABSTAIN:**

**ABSENT:** Weigand

**WRITTEN FINDINGS - July 11, 1994**

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**



- M E M O -

**TO:** Canby Planning Commission  
**FROM:** Robert G. Hoffman, AICP, Planning Director *RGH*  
**RE:** MLP 94-04--(Melvin L. Dorson)  
**DATE:** July 1, 1994

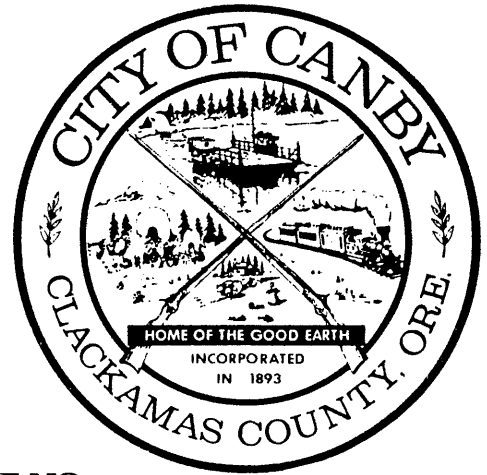
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At the June 27, 1994, Planning Commission meeting, the Commission gave oral approval to the proposed partition with the understanding that the staff would check out the dimensions of the west side yard to insure that it is at least 10 feet.

On June 30, 1994, I visited the site and measured the side yard and found the distance between the main house wall and fence to be 9'4". (The rear shed could be removed if necessary.) The fence may or may not be on the property line.

I am recommending that, with the applicant's approval, the Commission continue the proposed partition until a **survey** of the property is available and all dimensions are known. It does **not** appear that there is 70 feet available between the house and the east property line (to provide a 10-foot east side yard and a 60-foot lot width for the new lot.)

# **- STAFF REPORT -**



**APPLICANT:**

Luey Architects  
11945 SW Pacific Hwy.  
Suite 301  
Tigard, OR 97223

**FILE NO.:**

DR 94-09

**OWNER:**

Wayne Scott  
1988 NE 19th Avenue  
Canby, OR 97013

**STAFF:**

James S. Wheeler  
Assistant Planner

**LEGAL DESCRIPTION:**

Tax Lot 8000 of Tax Map 3-1E-33CC

**DATE OF REPORT:**

July 1, 1994

**LOCATION:**

The southeast corner of S. Elm  
Street and Highway 99-E

**DATE OF HEARING:**

July 11, 1994

**COMP. PLAN DESIGNATION:**

Highway Commercial

**ZONING DESIGNATION:**

C-2 (*Highway Commercial*)

**I. APPLICANT'S REQUEST:**

The applicant is requesting site and design approval to construct a new, and larger real estate office to replace the current two-story house which was converted to the current office use.

## **II. APPLICABLE REGULATIONS**

- **City of Canby General Ordinances:**

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

## **III. MAJOR APPROVAL CRITERIA**

### **Site and Design Review**

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

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

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

## **IV. FINDINGS:**

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

The existing building has been used commercially for the past 20 years. The building is located adjacent to a restaurant and a motel. The parcel that will have the new building is separate from the adjoining uses. The real estate office will be the only use on the subject tax parcel. The adjoining tax parcels (tax parcels 7900 and 8100 of tax map 3-1E-33CC) are owned by Wayne Scott, the owner of the subject parcel.

**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 10,032 square foot lot is 1,505 square feet (15%). The total amount of landscaping proposed is 2,020 square feet (20%).

**2. Parking.**

The number of parking spaces required for a real estate office is 3.5 parking spaces per 1,000 square feet of gross floor area.. There is 3,652 square feet of office space proposed. The basement, approximately 1,152 square feet in size, is not included in the calculations for the amount of required parking spaces. The proposed use of the basement is the same as the current use, mechanical and electrical equipment and some storage. Not including the basement, the minimum number of parking spaces required is 13. There are 13 parking spaces proposed.

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

No loading facilities are required.

**3. Access**

Access to the proposed development will be from the existing access points on S. Elm Street and Highway 99-E. It is the understanding of staff that review and approval of an access point on the highway by the Oregon Department of Transportation is required for an expansion of a use.

There are three entrances for the motel, restaurant and real estate office. Two of them are on S. Elm Street, and the third is on Highway 99-E. One of the S. Elm Street entrances is on the subject tax parcel. The other two entrances are on two separate tax parcels. While the owner of all three tax parcels is the same, the real estate office could be sold separately from the other uses. Therefore, a mutual access agreement is needed. The minimum needed is an agreement for the Highway 99-E access and the access that is on the subject parcel.

#### **4. Architecture**

The new building will be of frame construction with wood siding and with brick veneer pilaster and wood trims. The Mansard roof will be prepainted standing seam metal with built-up roof on the top low slope portion.

It is the intention of the applicant to have the exterior colors match the existing adjacent Canby Inn and Golden Dragon Restaurant. A color rendering is available at the Planning Office and will be present at the public hearing.

The existing sign, which is on the subject parcel, is to be retained. It services the real estate office, the restaurant, and the motel. No other signs are proposed.

#### **5. Other Aspects**

##### **a. Utilities**

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

##### **b. Landscaping**

There are two landscape areas; the building perimeter and the two parking lot landscape islands.

The building perimeter will be landscaped with rhododendrons, azaleas, mahonia, irises, and grass. The landscaped portion of the vision clearance area for the intersection of Highway 99-E and S. Elm Street is landscaped with grass.

The eastern parking lot landscape island will be landscaped with a scarlett oak, azaleas, and irises. The western parking lot landscape island will be landscaped with a flowering dogwood and azaleas.

The landscaping planting must be such that after three years no more than 5% of the area is covered by bark dust.

**c. Parking Lot Landscaping**

The amount of paved area for parking and vehicle maneuvering area is approximately 4,950 square feet. The amount of landscaping required for that amount of area is 743 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 788 square feet. At the formula of one tree per 2800 square feet of paved vehicular maneuvering and parking area, a total of 2 trees are needed. There are 2 trees within or adjacent to the paved vehicle parking/maneuvering area. The scarlett oak that is proposed to be planted in the eastern parking lot landscape island will grow to be 40 to 60 feet in height, much larger than specified in Section 16.49.120.6. The section does not specifically mandate that the mature height of trees shall not be higher than 20 to 30 feet. In all other aspects, the proposed tree should be more than adequate for the proposed location.

The landscaping for the parking lot area is described in the above section.

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

**d. Density and yards and height**

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

**V. CONCLUSION**

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

Further, staff concludes that, with approval conditions:

1. the proposed 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 94-09, 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. Storm water design and construction of the paved area of the property shall be approved by the Canby Public Works Department.
3. A detailed landscape plan shall be submitted with the building permit. The detailed landscape plan shall show: the number of plants, plant spacing/location of planting, the type of plants, the 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.

5. A mutual access easement shall be recorded with the County. The easement shall be between tax lots 7900, 8000 and 8100 of tax map 3-1E-33CC, for the northern access point on S.Elm Street and the access point on Highway 99-E. The easement shall be recorded prior to the final inspection for the development.

**Exhibits:**

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



# SITING AND DESIGN REVIEW APPLICATION

Fee: \$500

OWNER

APPLICANT

Name Wayne Scott

Name LUEY ARCHITECTS

Address 1988 NE 19th Avenue

Address 11945 SW Pacific Hwy, Suite 301

City Canby State OR Zip 97013

City Tigard State OR Zip 97223

SIGNATURE *Wayne Scott*

Phone: (503) 684-3622

### DESCRIPTION OF PROPERTY:

Tax Map 3 1E 33CC Tax Lot(s) 800 Lot Size 10,032 Square Feet  
(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 Real estate office  
Proposed Real estate office

Existing Structures A 2 story converted house and a detached garage.

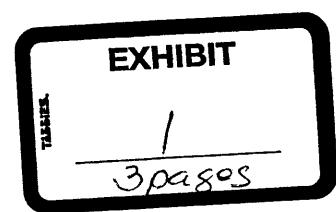
Surrounding Uses Motel and restaurant, bank and other commercial establishments.

PROJECT DESCRIPTION See attached

ZONING C2 Highway Comm. COMPREHENSIVE PLAN DESIGNATION

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

File No. DR 94-09  
Receipt No. \_\_\_\_\_  
Received by Joy  
Date Received 6-15-94  
Completeness Date 6-15-94  
Pre-App Meeting \_\_\_\_\_  
Hearing Date 7-11-94



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

New Canby Realty building  
City of Canby  
Site and Design Review Application  
Attachement "A"  
June 15, 1994  
Page 1 of 2

## Project Description

The new Canby Realty Building will replace the current two story house that was converted for office use. The present building will be removed as well as the detached storage building. The new building will have approximately 3,652 square feet on two floors, not counting the existing basement which will remain to house the mechanical and electrical equipment plus some storage.

3.5 X 3.652 =  
13.6436

The new building will be of frame construction with wood siding with brick veneer pilaster and wood trims. The Mansard roof will be prepainted standing seam metal with built-up roof on the top low slope portion. It is our intention that the exterior colors will match the existing adjacent Canby Inn and Golden Dragon Restaurant. See site plan and exterior elevation drawings.

## Signage

There is an existing free standing sign on the property that serves both the restaurant and the real estate office. Its location is shown on the Site Plan. It is our intention that the sign will remain as is.

## Zoning Regulations

Present Zoning: C2 Highway Commercial.

Minimum Lot Area: None.

Minimum Width and Frontage: None.

Minimum Yard Requirement: 20 feet setback at Highway 99E and none on Elm Street.  
Proposed design shows a 20 feet setback along Highway 99E and 10 feet along S Elm Street.

Maximum Height: 45 feet.  
Proposed building height is approximately 27 feet.

Maximum Lot Coverage: 60%.  
Proposed building has approximately 2,056 square feet on the ground floor with a total lot coverage of approximately 20%. Total lot area is 10,032 square feet.

Parking Requirements: 13 at 3.5 spaces per 1,000 square feet of building area.  
There are currently 12 spaces on the Canby Realty office lot. With removal of the detached storage building all parking spaces will be restriped and 1 barrier free van parking space added for a total of 13 spaces.

The motel guests currently share the real estate office parking in the evening and at night when the office is closed. We anticipate that this practice will continue.

New Canby Realty building  
City of Canby  
Site and Design Review Application  
Attachement "A"  
June 15, 1994  
Page 2 of 2

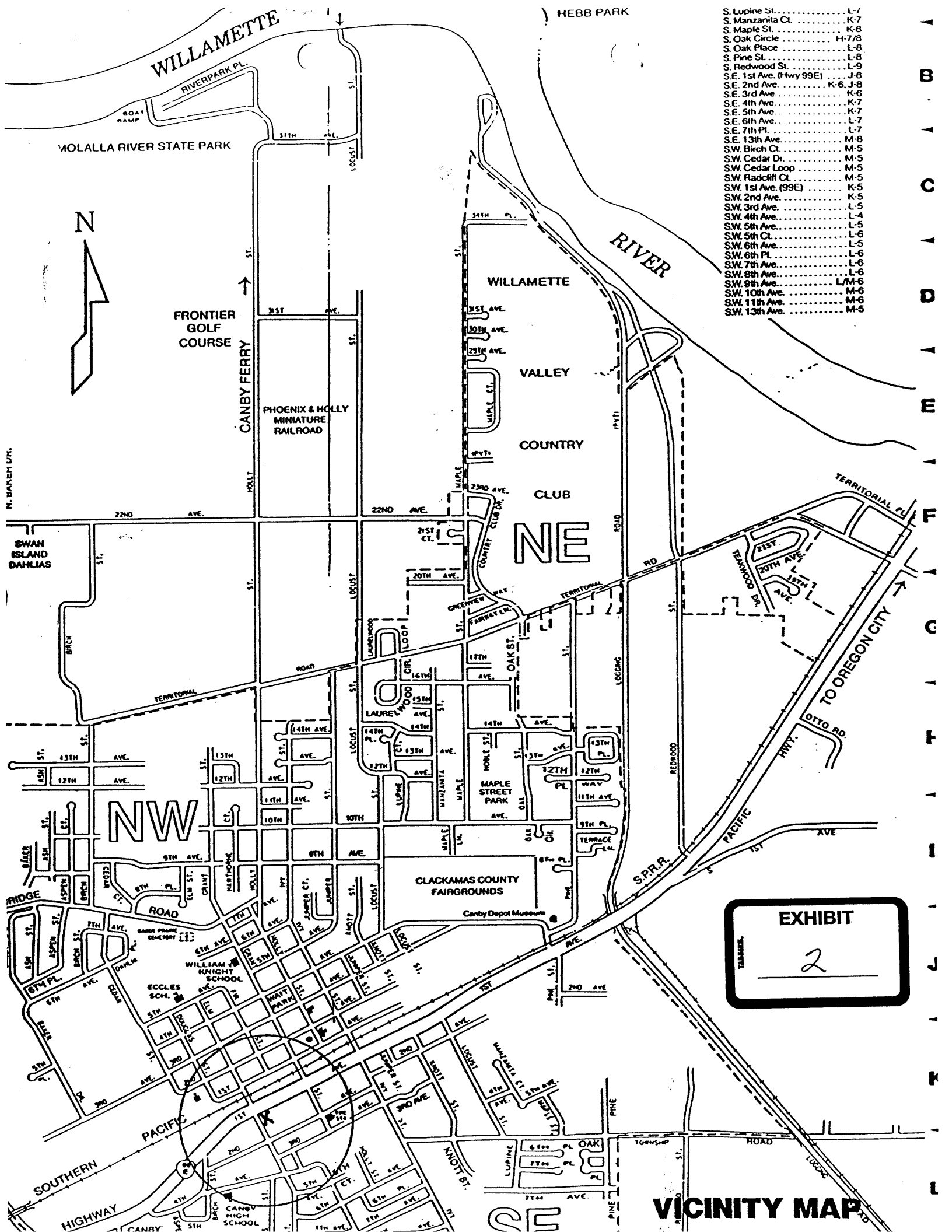
### **Landscape Requirements**

Landscaping Area: Minimum 15% of 10,032 square feet lot area = 1,505 square feet  
Proposed design shows 2,020 square feet (20%).

Parking Area Landscaping: Minimum 15% of 4,950 square parking area = 743 Square feet.  
Proposed design shows 788 square feet (16%).

Parking Area Trees: Two required at one per 8 spaces.  
Proposed designs shows 2 trees.

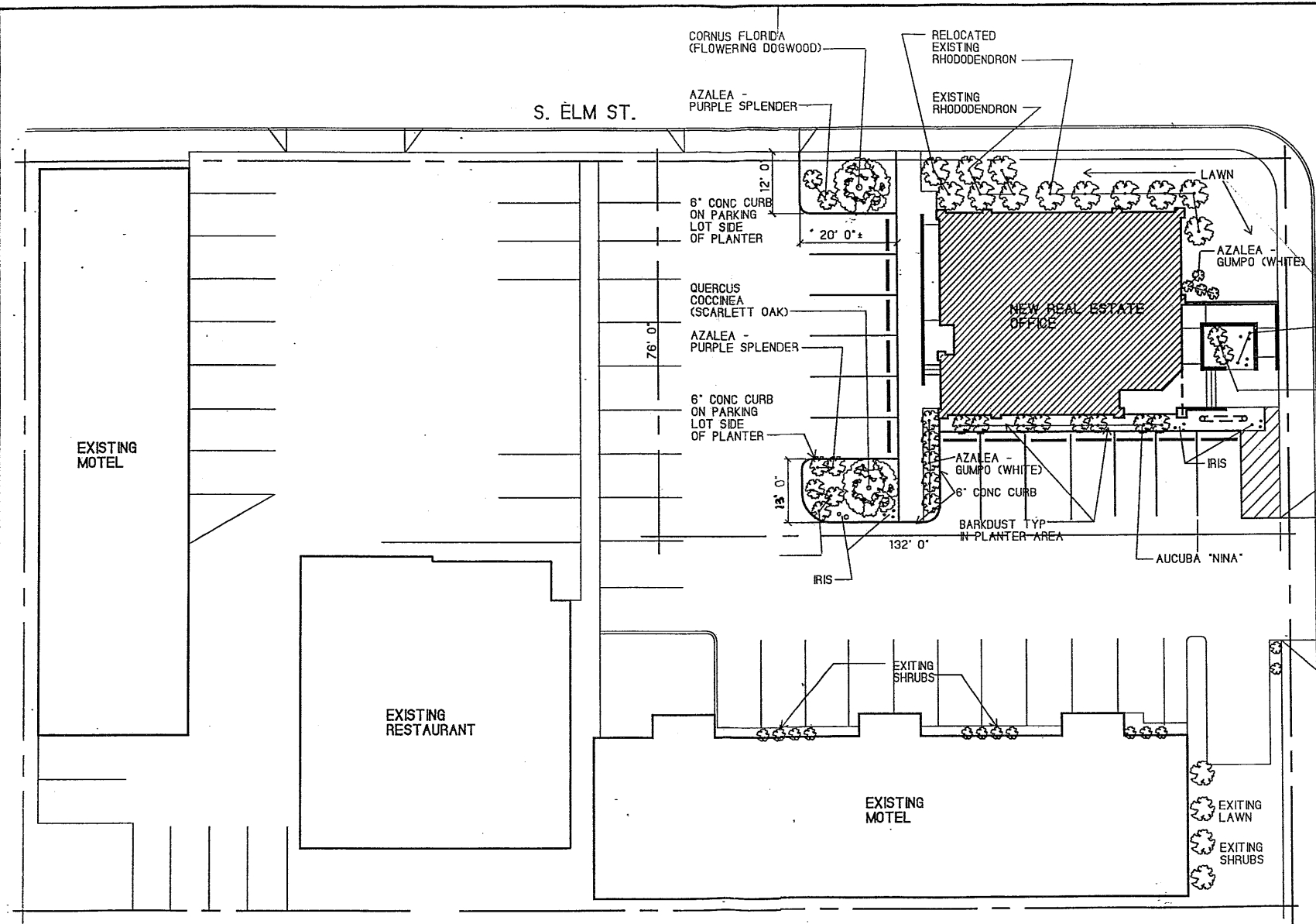
See Landscape Plan drawing for landscaping plants and trees species.



- 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, J-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. .... L-5
- SW 3rd Ave. .... L-5
- SW 4th Ave. .... L-4
- SW 5th Ave. .... L-5
- SW 6th Ave. .... L-5
- SW 6th Pl. .... L-6
- SW 7th Ave. .... L-6
- SW 8th Ave. .... L-6
- SW 9th Ave. .... L/M-6
- SW 10th Ave. .... M-6
- SW 11th Ave. .... M-6
- SW 13th Ave. .... M-5

**EXHIBIT**  
2

**VICINITY MAP**



**LANDSCAPE PLAN**

1" = 20' 0"



**LUEY ARCHITECTS**  
ARCHITECTURE AND PLANNING



**REALITY WORLD-CANBY REALTY**  
488 SW 1ST AVENUE CANBY, OREGON 97013

DATE: 6/10/94

DRAWN: TN

PROJECT NO: 19407

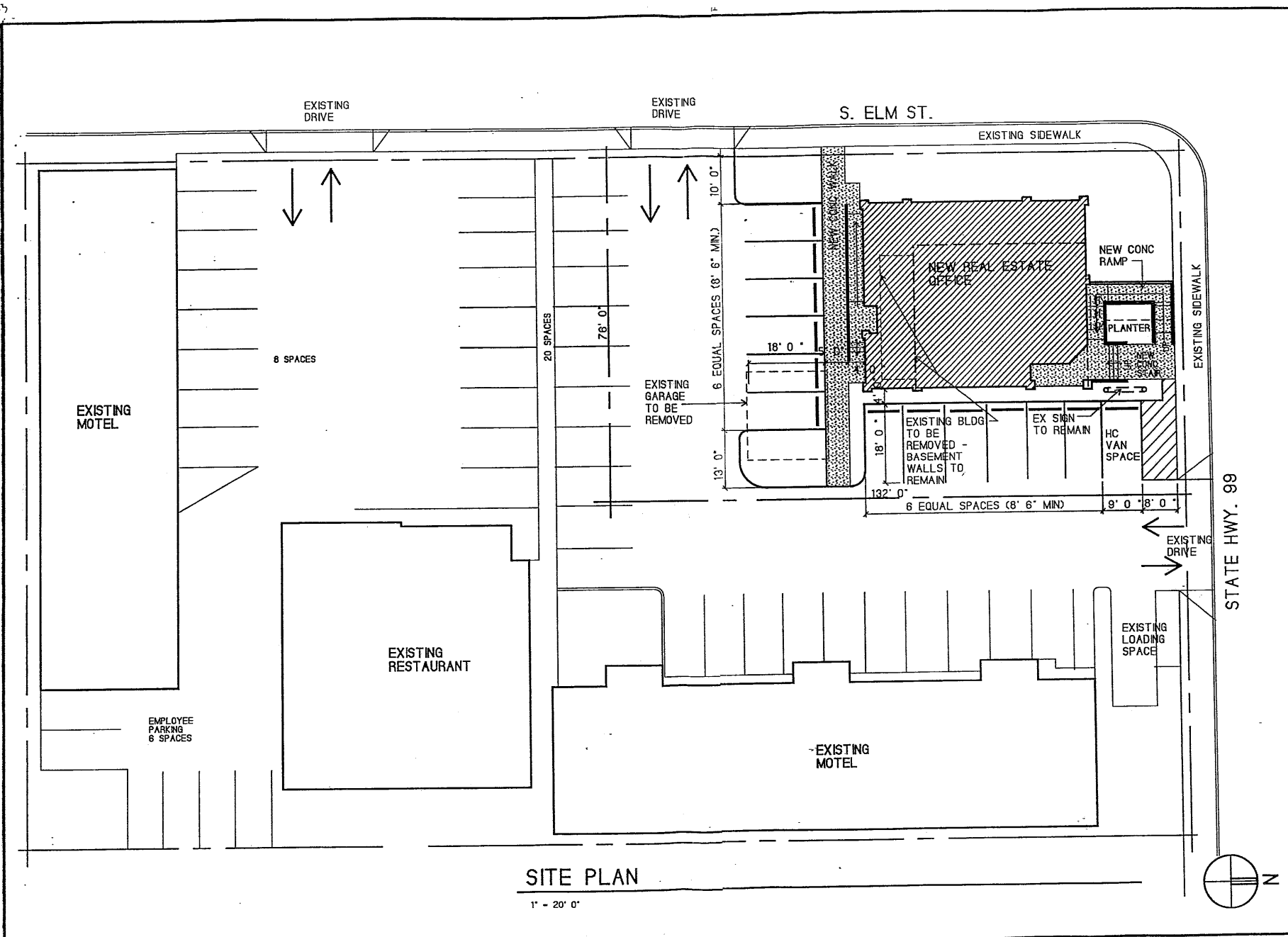
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LANDSCAPE PLAN

SHEET NO. 1

**EXHIBIT**

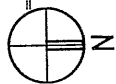
3

5 pages



**SITE PLAN**

1" = 20' 0"



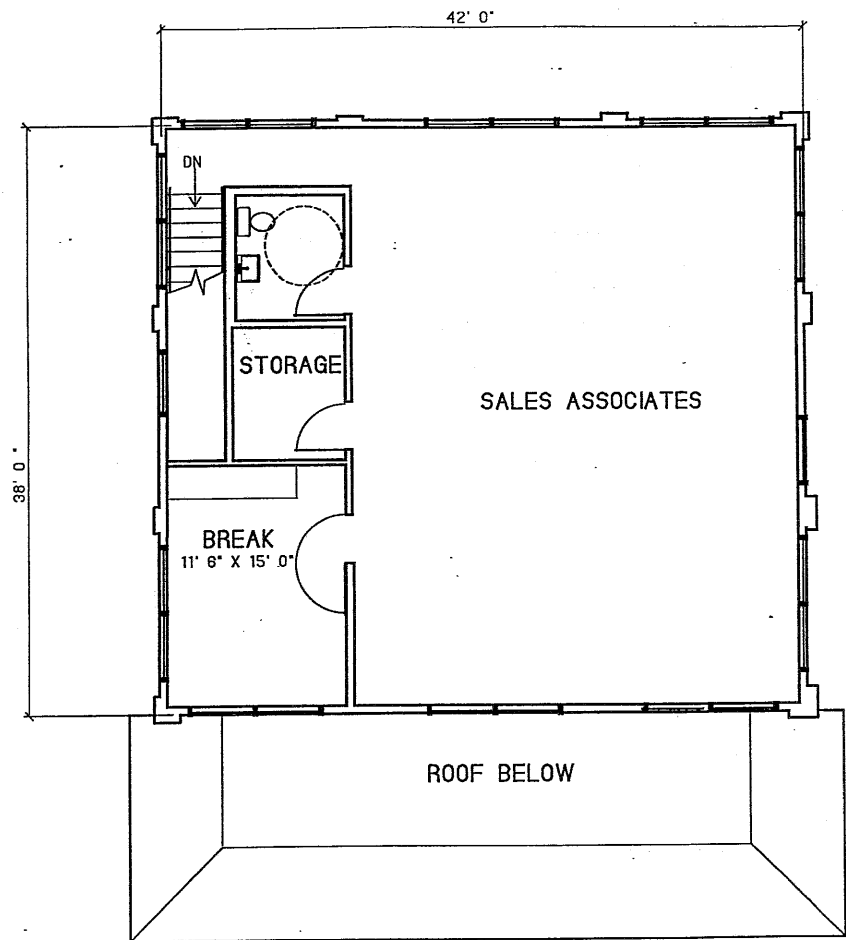
**LUEY ARCHITECTS**  
ARCHITECTURE AND PLANNING



**REALITY WORLD-CANBY REALTY**  
489 SW 1ST AVENUE CANBY, OREGON 97013

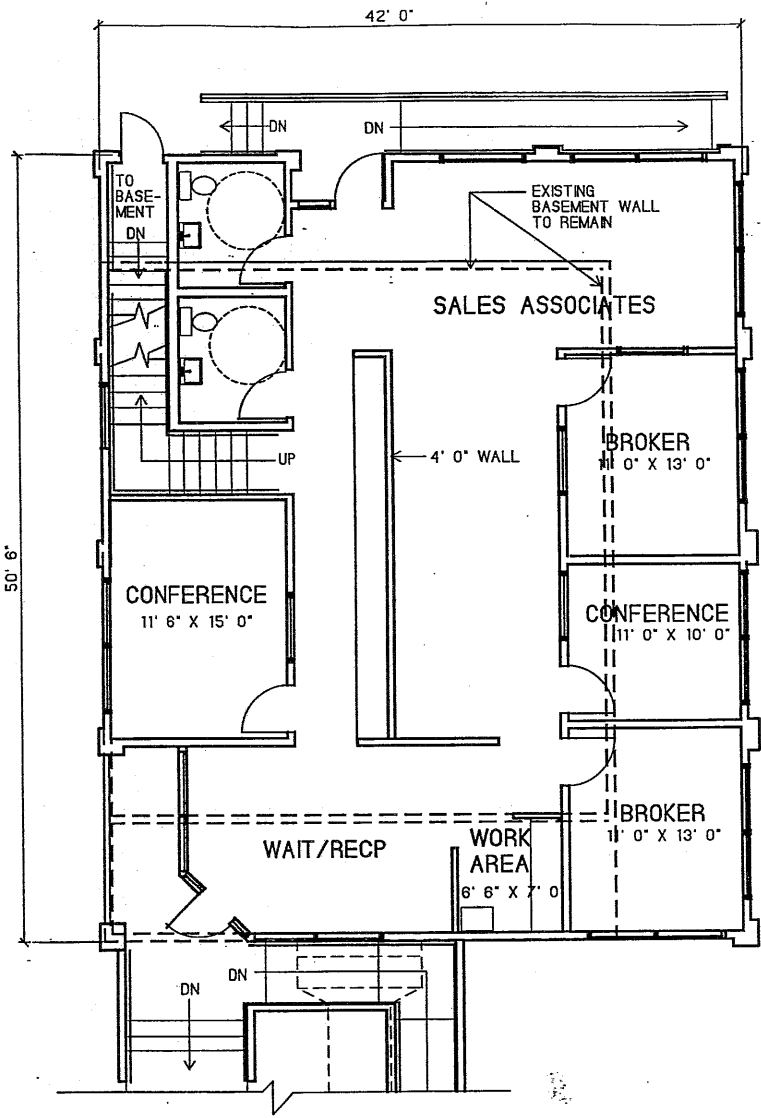
DATE: 6/10/94  
DRAWN: TN  
PROJECT NO: 9407  
DRAWING TITLE: SITE PLAN  
SHEET NO.:

1



**SECOND FLOOR PLAN**  
1/8" = 1'-0"

1596 SQ FT

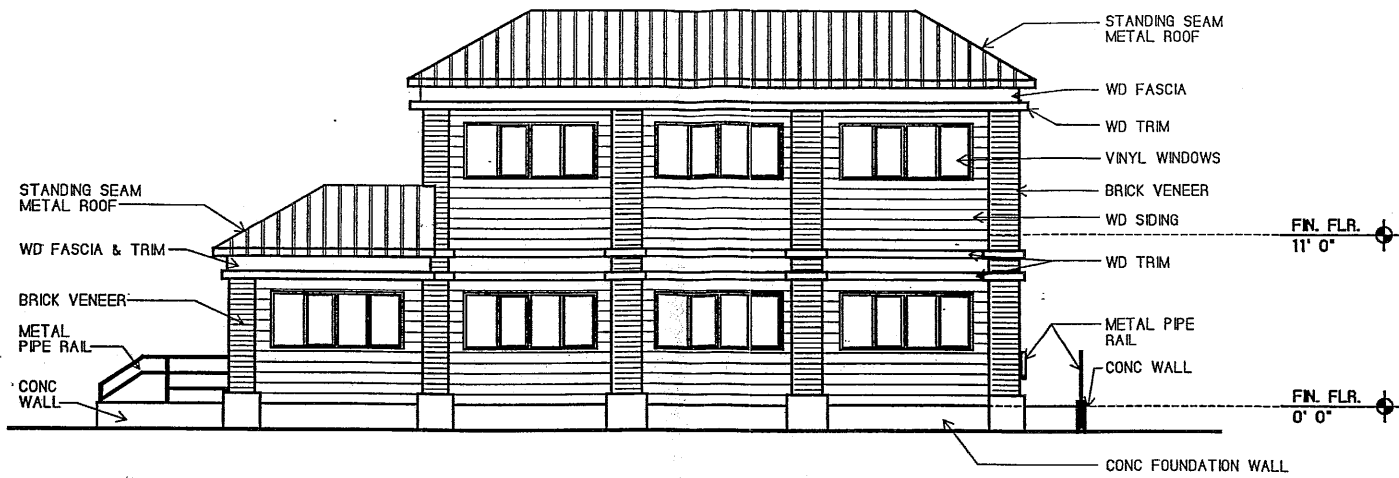


**FIRST FLOOR PLAN**

2056 SQ FT

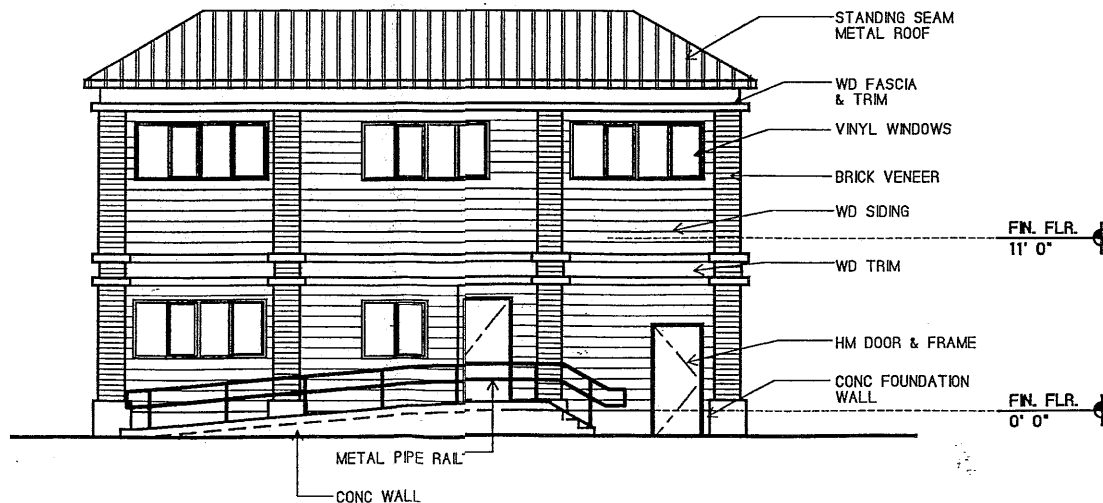
1/8" = 1'-0"  
3652 SQ FT TOTAL (BOTH FLOORS)





WEST ELEVATION

1/8" = 1'-0"

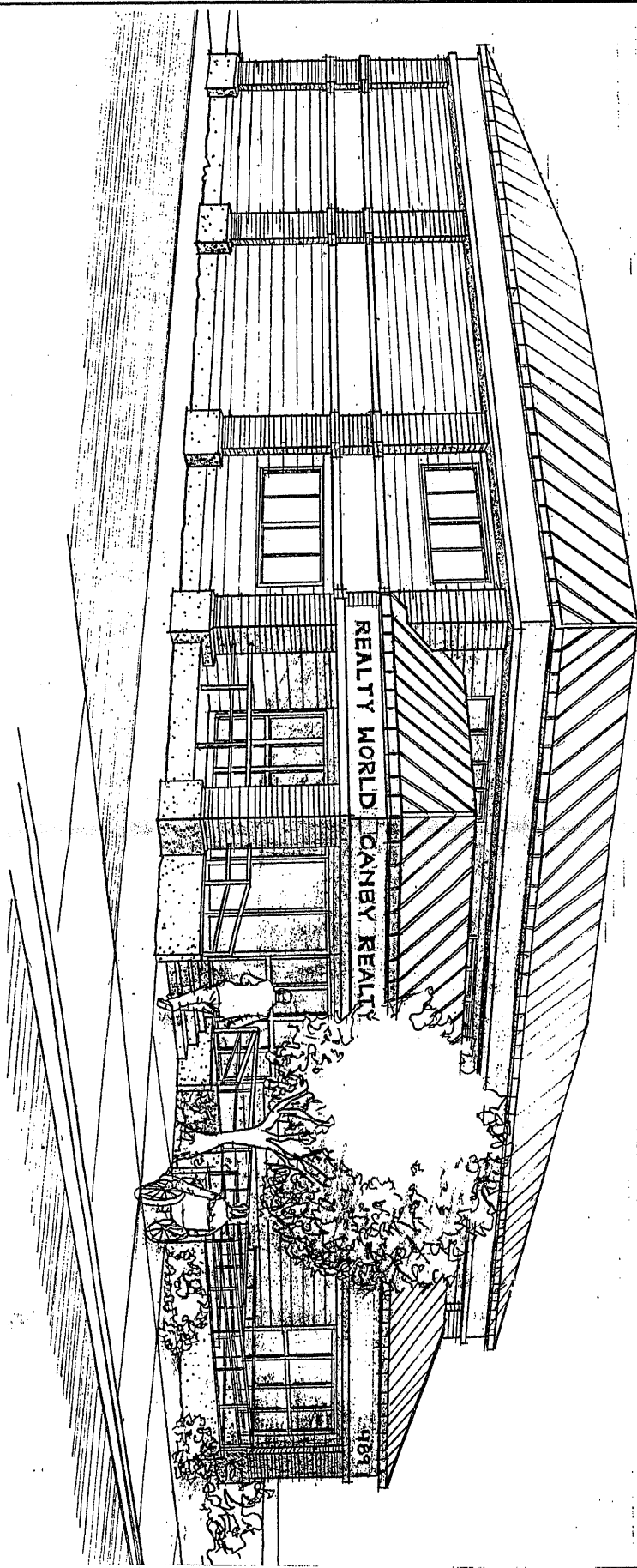


SOUTH ELEVATION

1/8" = 1'-0"







PERSPECTIVE  
NTS



**LUEY ARCHITECTS**  
ARCHITECTURE AND PLANNING

301 TRARD PLAZA • 11845 S.W. PACIFIC HWY • TRARD OR. 97228 • (503) 684-9622

**REALTY WORLD-CANBY REALTY**  
489 SW 1ST AVENUE CANBY, OREGON 97013

DATE: 8/10/94  
DRAWN: TN  
PROJECT NO: 94-07  
DRAWING TITLE: PERSPECTIVE  
SHEET NO. 1

5

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: June 17, 1994

TO: FIRE, POLICE, CUB, TOM PIERSON, TODD SCHMIT, NW NATURAL GAS (GARY HYATT), MIKE JORDAN, JOHN KELLEY, ROY HESTER, STEVE HANSON, STATE DEPARTMENT OF TRANSPORTATION

The City has received DR 94-09, a Design Review application by Luey Architects (applicant) and Wayne Scott (owner) for Site and Design Review approval of a new building to replace the current two-story house which was converted to an office use. The new building will have approximately 3,652 square feet on two floors, not including the existing basement, which will remain to house the mechanical and electrical equipment, plus some storage. The property is located on the corner of S. Elm and Highway 99-E (Tax Lot 800 [part] of Tax Map 3-1E-33CC).

We would appreciate your reviewing the enclosed application and returning your comments by June 27, 1994 PLEASE. The Planning Commission plans to consider this application on July 11, 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:

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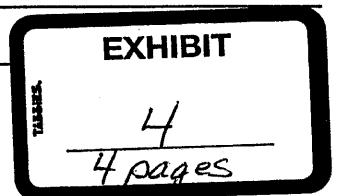
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Please check one box:

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



RECEIVED  
JUN 22 1993  
CITY OF CANBY

Signature: Gary Hyatt Date: 6/21/94

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: June 17, 1994

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### Comments or Proposed Conditions:

CUB has some concerns with the choice of the CORNUS Florida (Flowering Dogwood) tree that has been shown located along the Elm Street side of the subject property. This species is known to grow to a 50ft height in the Portland area. CUB has three phases of overhead primary power lines along the East side of South Elm Street at the subject property. The developer should meet with CUB representatives to go over utility requirements and specifications and costs.

- 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. Ryan*

Date: 6-20-94

**PLANNING COMMISSION  
TESTIMONY SIGN-IN FORM**

**Date: July 11, 1994**

**PLEASE PRINT CLEARLY**

**NAME**

**ADDRESS**

Carole Biskar

600 NE 30<sup>th</sup> Ave. Canby

Shik Brumpton

15650 S Hammer Rd Or. City Canby Landowner

Tom Tye

6564 SE Lake Rd Milwaukie 97222

