

**A G E N D A**

**CANBY PLANNING COMMISSION**

**REGULAR MEETING  
City Council Chambers**

**Monday, August 23, 1993**

**7:30 p.m.**

---

**I. ROLL CALL**

**II. MINUTES**

July 26, 1993  
August 9, 1993

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

**IV. COMMUNICATIONS**

**V. FINDINGS**

CPA 93-01/ZC 93-01 - Northwood

**VI. NEW BUSINESS**

**VII. COMMISSION DISCUSSION OF PLANNING ISSUES**

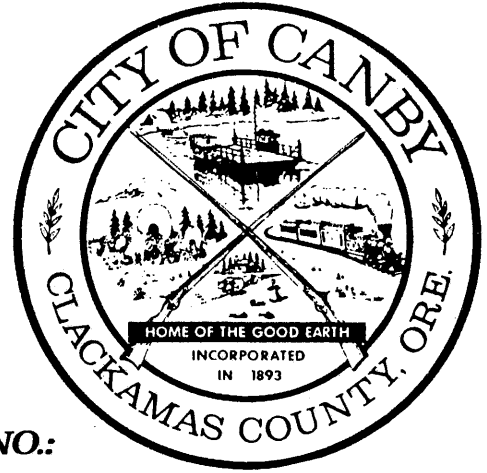
**VIII. PUBLIC HEARINGS**

MLP 93-02, an application by Kevin Howard (applicant) and Wilhelm Guttormsen (owner) for approval to partition a 7.41 acre site into two parcels containing 3 acres (Parcel 1) and 4.41 acres (Parcel 2), respectively. The applicant intends to develop Parcel 1 into a 300-unit self-storage facility, which will include an office, restrooms, and an apartment. The facility will be paved, lighted, well-landscaped, and include electronic security. The parcel is located on the south side of Highway 99-E, near the Logging Road Bridge (Tax Lot 300 of Tax Map 3-1E-34C).

**IX. DIRECTOR'S REPORT**

**X. ADJOURNMENT**

# **- STAFF REPORT -**



**APPLICANT:**

Kevin Howard  
12033 NE Marx St.  
Portland, OR 97220

**FILE NO.:**

MLP 93-02

**OWNER:**

Wilhelm Guttormsen  
1233 S.E. 1st Avenue  
Canby, OR 97013

**STAFF:**

James S. Wheeler  
Assistant Planner

**LEGAL DESCRIPTION:**

Tax Lot 300 of Tax Map 3-1E-34C

**DATE OF REPORT:**

August 13, 1993

**LOCATION:**

1233 SE 1st Avenue  
South side of Highway 99-E,  
immediately east of Mollala  
Logging Road

**DATE OF HEARING:**

August 23, 1993

**COMP. PLAN DESIGNATION:**

Commercial/Manufacturing

**ZONING DESIGNATION:**

C-M (Heavy Commercial/Manufacturing)

**I. APPLICANT'S REQUEST:**

The applicant is requesting approval to partition a 7.41 acre parcel into two parcels, 3.0 acres and 4.41 acres, respectively. The intention is to develop the proposed parcel 1 immediately with self-storage facility, and to leave parcel 2 for future development.

## **II. APPLICABLE CRITERIA:**

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

- A. Conformance with the text and the applicable maps of the comprehensive plan;
- B. Conformance with all other requirements of the Land Development and Planning Ordinance;
- C. The overall design and arrangement of parcels shall be functional and shall adequately provide building sites, utility easements, and access facilities deemed necessary for the development of the subject property without unduly hindering the use or development of the adjacent properties;
- D. No minor partitioning shall be allowed where the sole means of access is by private road, unless it is found that adequate assurance has been provided for year-round maintenance sufficient to allow for unhindered use by emergency vehicles, and unless it is found that the construction of a street to City standards is not necessary to insure safe and efficient access to the parcels;
- E. 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.

## **III. OTHER APPLICABLE CRITERIA**

- A. 16.30.030 Development Standards in C-M Zones
- B. 16.56 General Provisions (for land divisions)
- C. 16.60 Major or Minor Partitions
- D. 16.62 Subdivisions - Applications
- E. 16.64 Subdivisions - Design Standards

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

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

The subject property is identified on the Clackamas County Assessor's Map as Tax Lot 300 of Tax Map 3-1E-34C. It is located on the south side of Highway 99-E, at 1233 S.E. 1st Avenue. The property consists of approximately 7.41 acres. There is approximately 130 feet of frontage along Highway 99-E. The entire parcel is zoned C-M, Heavy Commercial/Manufacturing. The existing single family residence will remain on proposed parcel 2.

##### **B. Comprehensive Plan Consistency Analysis**

###### **i. Citizen Involvement**

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

###### **ANALYSIS**

The notification process and public hearing are a part of the compliance with adopted policies and process regarding citizen involvement.

###### **ii. Urban Growth**

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

###### **ANALYSIS**

The project is entirely within the City limits and within the Urban Growth Boundary. The project meets the intent of Canby goals and

policies regarding the Comprehensive Plan Urban Growth Chapter.

iii. **Land Use Element**

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

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

Policy #2 Canby shall encourage a general increase in the intensity and density of permitted development as a means of minimizing urban sprawl.

Policy #3 Canby shall discourage any development which will result in overburdening any of the community's public facilities or services.

Policy #5 Canby shall utilize the land use map as the basis of zoning and other planning or public facility decisions.

**ANALYSIS**

The property is zoned C-M, which is consistent with the land use map of the Comprehensive Plan. The property is currently used for a single family residence. The proposed parcel 1 of the partition (3.0 acres) is intended to be developed with a self-storage facility. The proposed use is consistent with uses permitted outright in the zone. The size of parcel 1 proposed in the partition is intended to be large enough to accommodate the self-storage facility (approximately 38,000 square feet of buildings) and to permit the proper setback distances for the existing single family residence, which will be located on proposed parcel 2.

There are industrial uses adjacent to the subject parcel on the west side. The highway is located to the north and the Mollala Logging Road (City-owned) and the Mollala Rail Spur (privately owned) are located immediately to the east. To the south is vacant land that is zoned and expected to be developed with industrial uses.

*iv. Environmental Concerns*

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

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

- Policy #2-R            Canby shall maintain and protect surface water and groundwater resources.
- Policy #3-R            Canby shall require that all existing and future development activities meet the prescribed standards for air, water and land pollution.
- Policy #4-R            Canby shall seek to mitigate, wherever possible, noise pollution generated from new proposals or existing activities.
- Policy #7-R            Canby shall seek to improve the overall scenic and aesthetic qualities of the City.
- Policy #8-R            Canby shall seek to preserve and maintain open space where appropriate, and where compatible with other land uses.

**ANALYSIS**

On-site disposal of storm water will be required of any development. The predominant soil is Latourell loam, which is suitable for building sites. State and Local Code requirements regarding air, water, and noise pollution will be required of the development and construction. State laws and local regulations will require development to meet standards to prevent air, water, land and noise pollution.

Development of the parcels will require Site and Design Review, which will cover architectural appearance, access, parking, and landscaping for the proposed development.

v. ***Transportation***

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

Policy #1: Canby shall provide the necessary improvement to City streets, and will encourage the County to make the same commitment to local County roads, in an effort to keep pace with growth.

Policy #2: Canby shall work cooperatively with developers to assure that new streets are constructed in a timely fashion to meet the city's growth needs.

Policy #4: Canby shall work to provide an adequate sidewalks and pedestrian pathway system to serve all residents.

Policy #6: Canby shall continue in its efforts to assure that all new developments provide adequate access for emergency response vehicles and for the safety and convenience of the general public.

**ANALYSIS**

Access for proposed parcel 1 will be from Highway 99-E. An access permit from the State Department of Transportation will be required. Access for proposed parcel 2 will be from S.E. 2nd Avenue and eventually from S.E. 3rd Avenue. The City controls access to S.E. 2nd Avenue from the subject parcel. S.E. 3rd Avenue will be an industrial access road, and will be constructed as a part of the Logging Road Industrial Park development project.

A sidewalk will be needed across the full frontage of the subject parcel. Because of the anticipated development of proposed parcel 1, the sidewalk can be constructed as a part of the development of parcel 1. By allowing this requirement to be fulfilled through an approved Site and Design Review plan, the actual construction of the sidewalk can occur after the major development construction, as is the normal process.

*vi. Public Facilities and Services*

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

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

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

**ANALYSIS**

All public facilities are available for the proposal with adequate capacity. Utility easements will need to be provided around the partitioned lots to allow for utility services to be provided to surrounding lots. The water main and fire hydrants will need to be extended to the subject parcel as a part of the development of proposed parcel 1. A water line will need to be extended south through both parcels 1 and 2.

*vii. Economic*

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

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

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

**ANALYSIS**

The partition of the land will facilitate the further commercial and industrial development in this area of Canby. Proposed parcel 1 will be the only parcel with visibility from Highway 99-E. Thus,



commercial development is more appropriate than industrial development. Mini-storage is a hybrid of commercial (consumer rental) and industrial (warehousing) uses and not the most intensive commercial use possible for the limited highway visibility. However, the City is not in the position of dictating specific uses for specific parcels of land other than whether or not they conform to the zoning regulations, and the application before the City is for a partition. The partition will allow more flexibility in how the land is utilized according to the zoning classification.

*viii. Housing*

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

ANALYSIS

The partition of the subject property will not directly affect housing negatively or positively. Additional commercial development will help support the services provided to residential development.

*ix. Energy Conservation*

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

- Policy #1: Canby shall encourage energy conservation and efficiency measures in construction practices.
- Policy #2: Canby shall encourage development projects which take advantage of wind and solar orientation and utilization.
- Policy #3: Canby shall strive to increase consumer protection in the area of solar design and construction.
- Policy #5: Canby shall continue to promote energy efficiency and the use of renewable resources.

## ANALYSIS

The Solar Access Ordinance does not apply to commercial buildings in commercial zones. The State has rules which encourage energy conservation through design and construction methods.

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

Based upon the above described analysis, the proposal is consistent with or can, with conditions, be made consistent with the policies of the Comprehensive Plan.

### ***C. Overall Design of Parcels***

The configuration of the partition will allow for proper setback distances for residential construction on parcel two, and will provide sufficient setback distances for the existing building on parcel one.

## **V. CONCLUSION**

1. Staff finds that the partition request, with appropriate conditions, is in conformance with the Comprehensive Plan and the Municipal Code.
2. Staff concludes that the overall design of the proposed partition will be compatible with the area and will provide adequate building area for the provision of public facilities and services for the lots.
3. Staff concludes that, with appropriate conditions, the overall design and arrangement of the proposed parcels are functional and will adequately provide building sites, utility easements, and access facilities which are necessary for the development of the subject property without unduly hindering the use or development of adjacent properties.
4. Staff concludes that all necessary public services will become available through the development of the property, to adequately meet the needs of the proposed land division.

## VI. **RECOMMENDATION**

Based upon the findings and conclusions in this report, and without benefit of public hearing, staff recommends approval of MLP 93-02, subject to the following conditions:

### For the Final Plat:

1. A final partition plat modified to illustrate the conditions of approval, shall be submitted to the City Planner for review and approval. The final partition plat shall reference this land use application -- City of Canby, Planning Department, File No. MLP 93-02.
2. The final partition plat shall be a surveyed plat map meeting all of the specifications required by the Clackamas County Surveyor. Said partition map shall be recorded with the Clackamas County Surveyor and Clackamas County Clerk, and a copy of the recorded map shall be provided to the Canby Planning Department.
3. All monumentation and recording fees shall be borne by the applicant.
4. Permanent utility construction and maintenance easements including, but not limited to, electric and water cables, pipeline conduits and poles shall be provided as follows:

6 feet in width along interior lot lines; and,

12 feet in width along exterior lot lines.

### Prior to the signing of the Final Plat:

5. The access for parcel one onto Highway 99-E shall be approved by the State Department of Transportation prior to the signing of the partition plat.

### Prior to the issuance of a building permit for parcel 1 or 2:

6. A new deed and legal description for the new parcels shall be prepared and recorded with the Clackamas County Clerk. A copy of the new deeds shall be provided to the Canby Planning Department.
7. All utilities, including water and fire hydrants, must meet the standards and criteria of the providing utility authority.

Prior to the issuance of a certificate of occupancy for parcel 1:

8. A sidewalk shall be constructed for the full frontage along Highway 99-E. The sidewalk shall be constructed prior to the occupancy of any development on parcel one.
9. A 10" water main shall be constructed from the existing 6" steel water main approximately 195 feet west of the western property line along Highway 99-E.
10. An 8" water main shall be constructed from the 10" water main in Highway 99-E south to the southern property line of parcel 2.
11. The approval of this minor land partition does not constitute an approval of the development of the land for a mini-storage facility. Any development of the subject parcel must be accompanied by a Site and Design Review approval.

Exhibits:

1. Application
2. Vicinity Map
3. Partition Plat
4. Request for Comments

MIN & LAND PARTITION APPLICATION

Fee: \$600.00

OWNER

APPLICANT

Name Wilhelm Guttormsen
Address 1233 SE 1st Ave
City Canby State OR Zip 97013
Signature: [Handwritten Signature]

Name Kevin Howard
Address 12033 NE Marx St.
City Portland State OR Zip 97220
Phone: 255-5621

DESCRIPTION OF PROPERTY:

Tax Map R31E34C Tax Lot(s) 0300 Lot Size 7.6 acres
(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 two (2) 8-1/2 x 11 sheets of labels, just as you would address an envelope.

USE

Existing Single family resid Proposed First Class Self Storage Facility

Existing Structures

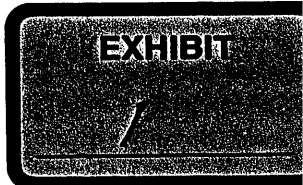
PROJECT DESCRIPTION

The applicant/and or assigns, intends to develop the property into a first class self storage facility, including office, restrooms & apartment the 3 acres will be developed with 38,000 sq ft of building comprising 300 units, some heated. Project will be paved, lighted, well landscaped and include electronic security. Self storage is one of the lowest traffic users of commercial land. Puts very little burden on City services such as water, sewer, schools. A modern self-storage facility is much needed in the area.

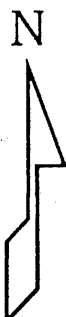
ZONING C-M COMPREHENSIVE PLAN DESIGNATION C-M

PREVIOUS ACTION (if any)

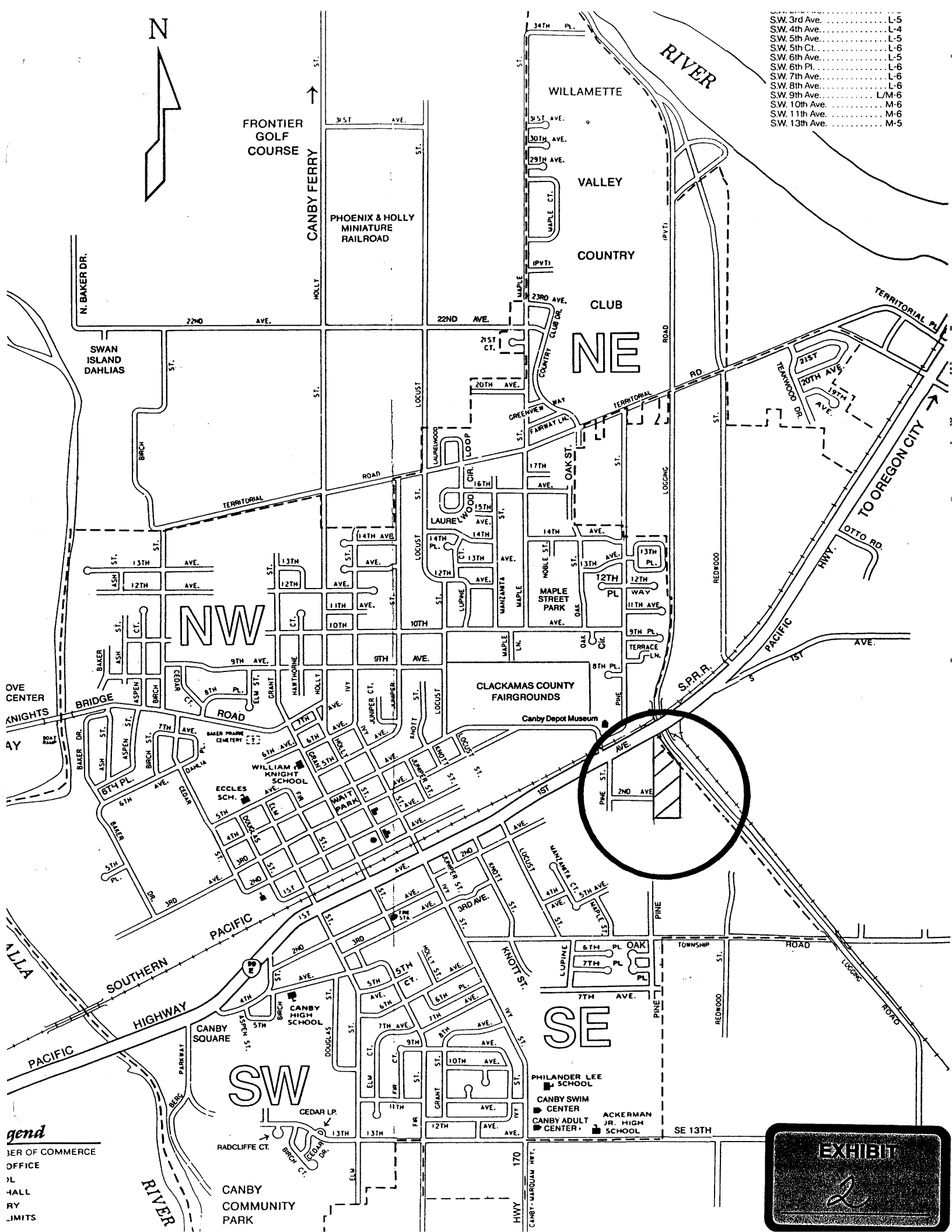
File No. MLP 93-02
Receipt No. 2388
Received by [Handwritten Signature]
Date Received 7/20/93
Completeness Date
Pre-App Meeting
Hearing Date 8/10/93



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



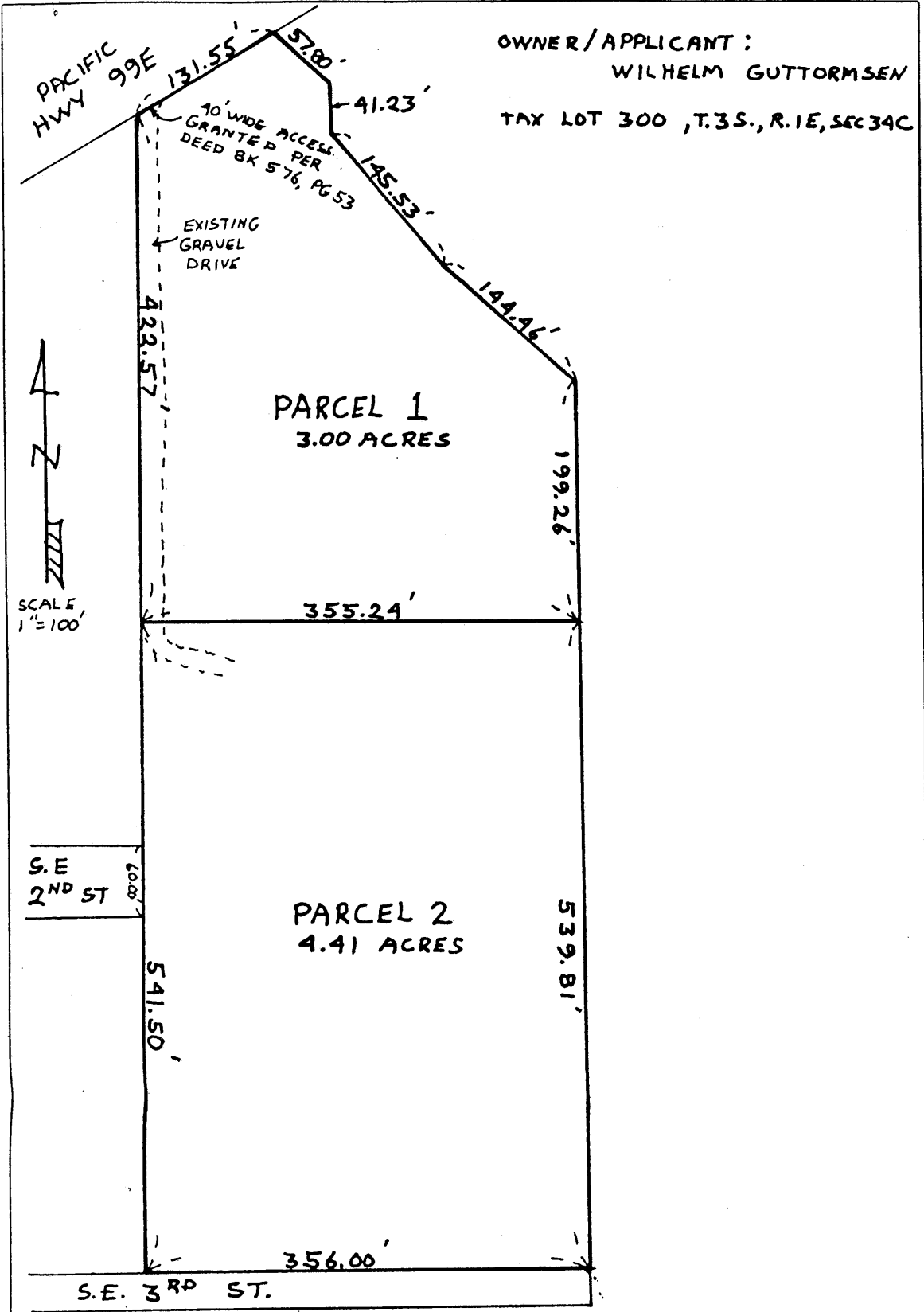
- SW 3rd Ave. .... L-5
- SW 4th Ave. .... L-4
- SW 5th Ave. .... L-5
- SW 5th Ct. .... L-6
- SW 6th Ave. .... L-5
- SW 6th Pl. .... L-6
- SW 7th Ave. .... L-6
- SW 8th Ave. .... L-6
- SW 9th Ave. .... L/M-6
- SW 10th Ave. .... M-6
- SW 11th Ave. .... M-6
- SW 13th Ave. .... M-5



gend  
 3ER OF COMMERCE  
 OFFICE  
 PL  
 HALL  
 RY  
 LIMITS



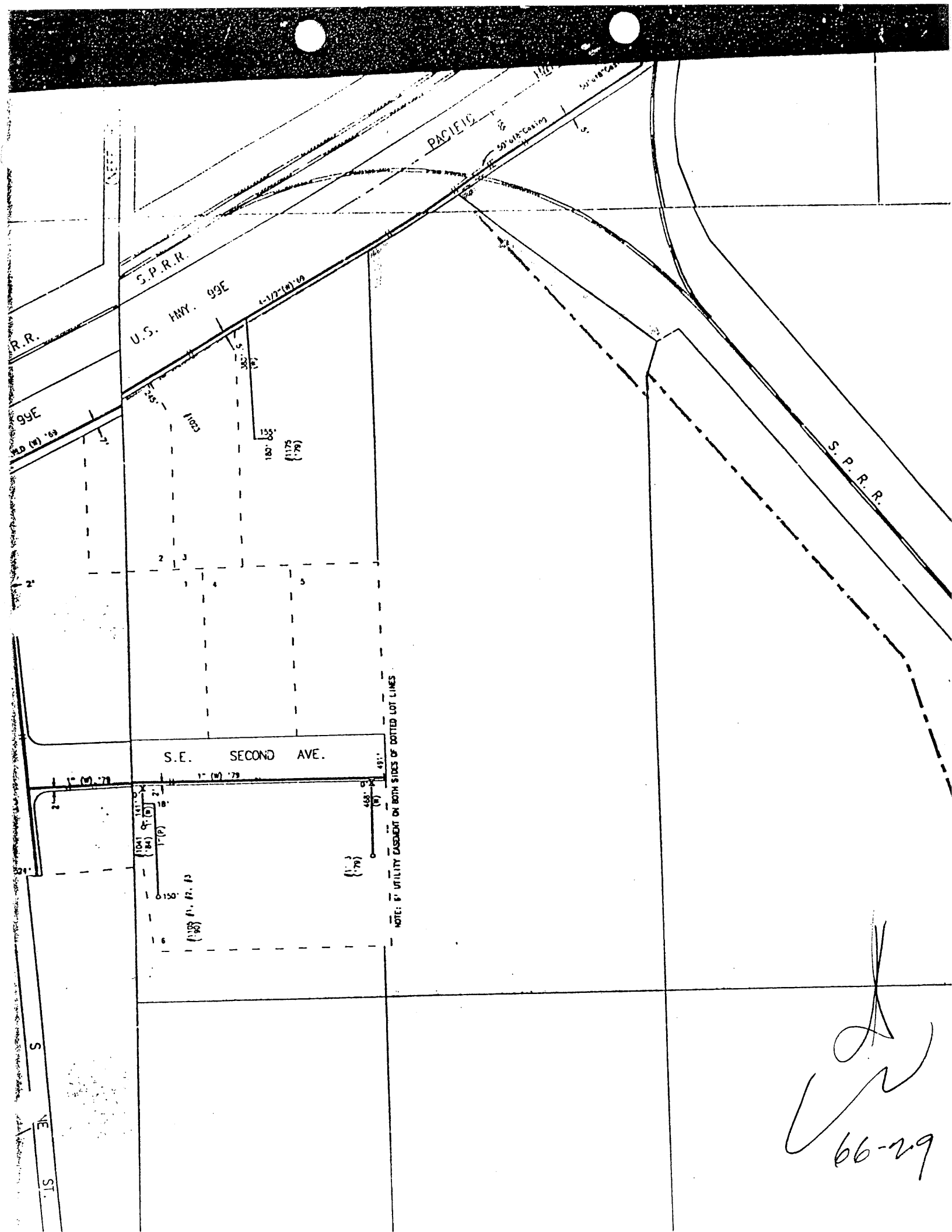
OWNER/APPLICANT :  
 WILHELM GUTTORMSEN  
 TAX LOT 300 , T.3S., R.1E, SEC 34C



LOCATION	<b>PACIFIC SURVEYS</b> 141 N. GRANT ST. CANBY, OREGON 97013 266-9979	CLIENT
1/4 SEC. . T. . R. . W.M.		JOB NO. BY
		DATE
		SCALE

⊙ DENOTES 5/8" x 30" IRON ROD SET





PACIFIC

S.P.R.R.

U.S. HWY. 99E

99E  
S.D. (W) '63

S.E. SECOND AVE.

S. ST.

S.P.R.R.

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

NOTE: 6' UTILITY EASEMENT ON BOTH SIDES OF DOTTED LOT LINES

*[Handwritten Signature]*  
66-29



# PLEASE RETURN ATTACHMENTS!!!

exw  
8/14/93

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: July 23, 1993

TO: CUB, PUBLIC WORKS, FIRE, POLICE, SEWER, TOM PIERSON (TELEPHONE CO.)  
TODD SCHMIT (NW TELECOM), GARY HYATT (NW NAT. GAS), OREGON DEPT. OF  
TRANSPORTATION, MIKE JORDAN, JOHN KELLY

The City has received MLP 93-02, an application by Kevin Howard (applicant) and Wilhelm Guttormsen (owner) for approval to partition a 7.41 acre site into two parcels containing 3 acres (Parcel 1) and 4.41 acres (Parcel 2), respectively. The applicant intends to develop Parcel 1 into a 300-unit self-storage facility, which will include an office, restrooms, and an apartment. The facility will be paved, lighted, well-landscaped, and include electronic security. The parcel is located on the south side of Highway 99-E, near the Logging Road Bridge (Tax Lot 300 of Tax Map 3-1E-34C).

We would appreciate your reviewing the enclosed application and returning your comments by August 6, 1993 PLEASE. The Planning Commission plans to consider this application on August 23, 1993. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

---

---

---

---

---

---

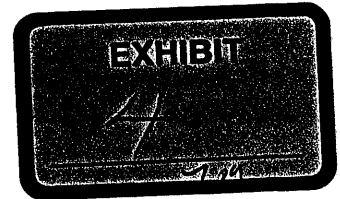
---

---

---

---

- 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: Gary Hyatt NW Natural Gas Date: 8/5/93

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: July 23, 1993

TO: CUB, PUBLIC WORKS, FIRE, POLICE, SEWER, TOM PIERSON (TELEPHONE CO.)  
TODD SCHMIT (NW TELECOM), GARY HYATT (NW NAT. GAS), OREGON DEPT. OF  
TRANSPORTATION, MIKE JORDAN, JOHN KELLY

The City has received MLP 93-02, an application by Kevin Howard (applicant) and Wilhelm Guttormsen (owner) for approval to partition a 7.41 acre site into two parcels containing 3 acres (Parcel 1) and 4.41 acres (Parcel 2), respectively. The applicant intends to develop Parcel 1 into a 300-unit self-storage facility, which will include an office, restrooms, and an apartment. The facility will be paved, lighted, well-landscaped, and include electronic security. The parcel is located on the south side of Highway 99-E, near the Logging Road Bridge (Tax Lot 300 of Tax Map 3-1E-34C).

We would appreciate your reviewing the enclosed application and returning your comments by August 6, 1993 PLEASE. The Planning Commission plans to consider this application on August 23, 1993. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

*None*

- 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: *Steph Dawson*

Date: *8/2/93*

# PLEASE RETURN ATTACHMENTS!!!

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

RECEIVED

JUL 28 1993 *qsw*

CITY OF CANBY

DATE: July 23, 1993

TO: CUB, PUBLIC WORKS, FIRE, POLICE, SEWER, TOM PIERSON (TELEPHONE CO.)  
TODD SCHMIT (NW TELECOM), GARY HYATT (NW NAT. GAS), OREGON DEPT. OF  
TRANSPORTATION, MIKE JORDAN, JOHN KELLY

The City has received MLP 93-02, an application by Kevin Howard (applicant) and Wilhelm Guttormsen (owner) for approval to partition a 7.41 acre site into two parcels containing 3 acres (Parcel 1) and 4.41 acres (Parcel 2), respectively. The applicant intends to develop Parcel 1 into a 300-unit self-storage facility, which will include an office, restrooms, and an apartment. The facility will be paved, lighted, well-landscaped, and include electronic security. The parcel is located on the south side of Highway 99-E, near the Logging Road Bridge (Tax Lot 300 of Tax Map 3-1E-34C).

We would appreciate your reviewing the enclosed application and returning your comments by August 6, 1993 PLEASE. The Planning Commission plans to consider this application on August 23, 1993. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

*Water main will need to be extended into subject parcel and fire hydrants will be needed for fire protection for proposed development.*  
*Size of main and location of hydrants shall be decided after drawings have been submitted to this office.*  
*Access to project for emergency vehicles will also be addressed once drawings are received.*

- 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* *Canby Fire Marshal* Date: *7-28-93*

# PLEASE RETURN ATTACHMENTS!!!

5110143  
JW

## CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

DATE: July 23, 1993

TO: CUB, PUBLIC WORKS, FIRE, POLICE, SEWER, TOM PIERSON (TELEPHONE CO.), TODD SCHMIT (NW TELECOM), GARY HYATT (NW NAT. GAS), OREGON DEPT. OF TRANSPORTATION, MIKE JORDAN, JOHN KELLY

The City has received MLP 93-02, an application by Kevin Howard (applicant) and Wilhelm Guttormsen (owner) for approval to partition a 7.41 acre site into two parcels containing 3 acres (Parcel 1) and 4.41 acres (Parcel 2), respectively. The applicant intends to develop Parcel 1 into a 300-unit self-storage facility, which will include an office, restrooms, and an apartment. The facility will be paved, lighted, well-landscaped, and include electronic security. The parcel is located on the south side of Highway 99-E, near the Logging Road Bridge (Tax Lot 300 of Tax Map 3-1E-34C).

We would appreciate your reviewing the enclosed application and returning your comments by August 6, 1993 PLEASE. The Planning Commission plans to consider this application on August 23, 1993. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

### Comments or Proposed Conditions:

1. 12' const. and maint. easements along all exterior lot lines and 6' const. and maint. easements along both sides of the interior lot line.
2. A 10" water main must be constructed by the developer, to CURB specs, from the end of the existing 6" steel water main approximately 195' west of the western property line of the subject property, through the subject property and a 8" water main from the proposed, new 10" main south along the western property line through the subject property to its southern boundary. (See back of page)

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

Signature: Robert E. Ray

Date: 8-9-93

(2 CONTINUED) CUB will reimburse the developer for any over-sizing of water mains as spelled out in CUB's "Water System Master Planning System Development Charge Methodology"

3. At present, CUB has no electric system facilities on or through the subject property. Electric system design will be provided by CUB and all trenching for said design and backfill for same, must be provided by the developer.

4. There are many costs for development of municipal water and electric systems in Canby that will be borne by the developer. A pre-design meeting should be held by the developer with all public service providers so that costs and requirements can be discussed.

"The Company



On the Grow"

# UNITED PIPE & SUPPLY CO., INC.

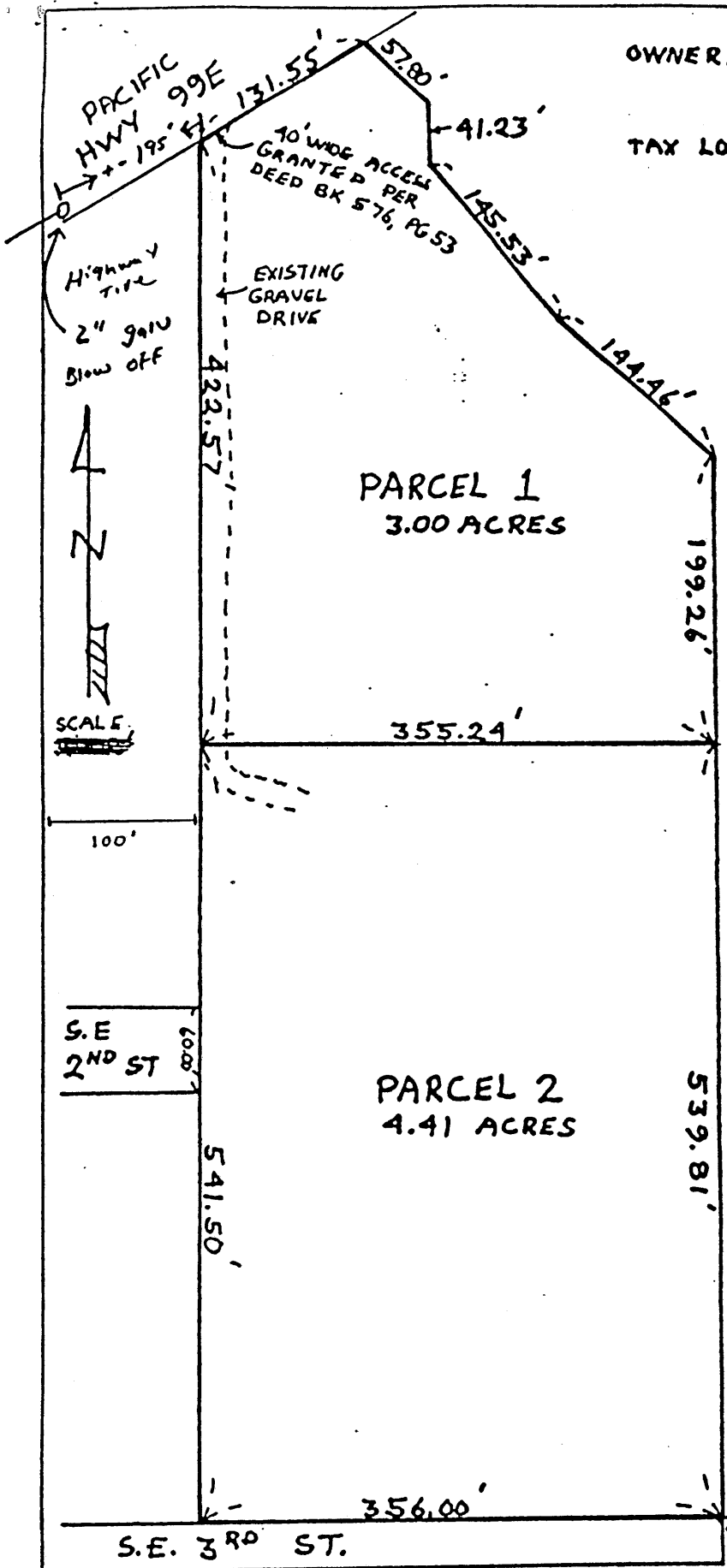
Bob,

THE EXISTING 6" STEEL  
WATER MAIN ENDS AT  
195' WEST OF THE WEST  
PROPERTY LINE OF THE  
PROPERTY IN QUESTION.  
ED DREW THIS ON THE  
ENCLOSED MAP.

Eugene (503) 688-6511 • Portland (503) 288-6271 • Medford (503) 779-6721 • Tigard (503) 639-7473 • Salem (503) 588-1250 • Bend (503) 382-9311  
FAX (503) 688-8994 FAX (503) 287-2533 FAX (503) 779-5305 FAX (503) 639-1271 FAX (503) 588-2918 FAX (503) 388-5450

Clackamas (503) 788-8813 • Tacoma (206) 272-8445 • Wenatchee (509) 662-7128 • Lynnwood (206) 745-5700 • Spokane (509) 483-4552  
FAX (503) 788-9747 FAX (206) 838-9592 FAX (509) 663-0172 FAX (206) 743-9244 FAX (509) 483-9128

OWNER/APPLICANT:  
 WILHELM GUTTORMSEN  
 TAX LOT 300, T.3S., R.1E, SEC 34C



LOCATION
1/4 SEC. .T. .R. .W.M.

**PACIFIC SURVEYS**  
 141 N. GRANT ST.  
 CANBY, OREGON 97013  
 266-8979

CLIENT
JOB NO. BY
DATE
SCALE

NOT TO SCALE

