



RECEIVED

By Canby Planning Brianna Addotta at 8:27 am, Apr 23, 2026

Project Introduction:

The proposed development project is located at 486 NE 3rd Ave, Canby, OR, on a 0.25-acre lot zoned as R-2. The project aims to develop the site with one fourplex and one triplex building, designed in a townhouse style like the development directly to the south of this property.

The buildings will adhere to all city design requirements as outlined in the design review matrix. The development will consist of three-story townhouse-style units, offering a combination of three-bedroom and two-bath units.

Building A will be a four-plex townhouse-style building. It will consist of:

- Two units with three bedrooms, two and a half baths, 1,372 square feet of living space, and 387 square feet of garage space for two car parking spaces.
- Two units with two bedrooms, one and a half baths, 1,175 square feet of living space, and 345 square feet of garage space for two car parking spaces.

Building B will be a triplex town house-style building. It will consist of:

- Three units with two bedrooms, one and a half baths, 1,151 square feet of living space, and 344 square feet of garage space for two car parking spaces.

Additionally, two extra parking spaces will be provided on-site.

The project is designed to meet the growing housing needs in the area while ensuring compliance with local regulations and maintaining aesthetic continuity with the surrounding developments.



Narrative:

16.20.010: Uses permitted outright.

Both Townhouse dwellings and multi-family dwellings are allowed outright.

16.20.030 Development standards.

A) Minimum residential density: New development shall achieve a minimum density of 14 units per acre.

Lot sq. ft. $10,567 / 43560 = 0.243$ acres $\times 14 = 3.4 = 4$ units minimum. Proposed 7 units meets the minimum.

B) Will not be developed as separate townhouse lots.

C) Minimum width and frontage: Twenty feet = 20 feet provide.

D) Minimum yard requirements:

1. Street yard: twenty feet on side with driveway; fifteen feet for all other street sides.

Proposed development provides 20 feet to building from street

2. Rear yard: ten feet single story or fifteen feet two-story; all other lots: fifteen feet single story or twenty feet two-story. Proposed development provides 20 feet.

3. Interior yard: seven feet. Proposed development provides 7 feet.

4. Interior and rear yards may be reduced to three feet. Not applicable

5. Multifamily development (3 or more units on the same property) that is adjacent to an R-1 (Low Density Residential). Not applicable adjacent properties are zones high density.

E. Maximum building height and length:

1. Principal building: thirty-five feet. Proposed building height = 1st floor 9 ft + 1 ft joist, 2nd floor 9 ft + 1 ft. joist, 3rd floor 8 ft + 5 ft. truss = 33 ft. height meets requirements.

2. Detached accessory structure: Not applicable

3. Maximum building height for multifamily developments abutting an R-1: : Not applicable

4. Maximum building length shall be 120 feet. Proposed is 81'-3" meets requirements.



F. The maximum amount of impervious surface allowed in the R-2 zone shall be 70 percent of the lot area. Total impervious area proposed 7300 sq. ft / 10,567 = 69%

G. Other regulations:

1. Vision clearance distance: 10 ft. provided meets requirement.
2. All setbacks to be measured from the foundation line of the building. Overhangs shall not exceed two feet; 2ft. Porch overhangs provided meets requirements.
- 3 thru 6 Not applicable

Chapter 16.21 RESIDENTIAL DESIGN STANDARDS

The standards in sections 16.21.030 through 16.21.050 apply to single family dwellings, Not applicable

16.21.070 Multi-family design standards.

A. For design review applications for multi-family dwellings. Proposed has 7 units, this section applies and will comply with the design elements.

B. A design review application for multi-family dwellings shall be considered to be compatible if

1. At least five of the Design Elements for Street Facing Facades: Design provides Gables, recessed entry, Covered Porch entry of 48 sq. ft. , Eaves are 18", 4" window Trim, shakes on gables.
2. A minimum of 60 percent of the total possible points: 40 Points provided, per attached table. No trees on site, minus 3 points total possible = 64 points = 40/64 = 62.5%
3. 10 percent of the points used to meet (2) above are from the LID category, 12 points provided is greater than 10%
4. The applicant has received a minimum of one point in each applicable category, Provided

16.21.070 Multi-family design standards.

- A. For design review applications for multi-family dwellings (three or more units) or for development that contain 3 or more units on a single lot located in any zone, the menu in Table 16.21.070 shall apply. This menu replaces the general menu contained in Chapter 16.49 for such applications.
- B. A design review application for multi-family dwellings shall be considered to be compatible if
 - 1. At least five of the Design Elements for Street Facing Facades are achieved.
 - 2. A minimum of 60 percent of the total possible points from the Design Menu are accumulated for the whole development;
 - 3. 10 percent of the points used to meet (2) above are from the LID category; and,
 - 4. The applicant has received a minimum of one point in each applicable category.
- C. Those elements that are not applicable to a project shall not be counted toward the total possible points. (Ord. 1338; 2010)

Table 16.21.070 Multi-Family Design Menu

As part of review of multi-family developments, the following menu shall be used as part of the review. In order to "pass" this table 60% of total possible points shall be earned, (10% of the total possible points must be from LID elements)

Design Criteria	Possible Points				
	0	1	2	3	4
Parking					
Screening of parking and/or loading facilities from public right-of-way	Not screened	Partially screened	Fully screened	-	-
Parking lot lighting provided	No	Yes	-	-	-
Parking location (behind building is best)	Front	Side	Behind	-	-
Number of parking spaces provided (% of minimum required)	>120%	101-120%	100%	-	-
Tree Retention	0	1	2	3	4
Percentage of trees retained	<10%	10-50%	51-75%	>75%	-

Handwritten annotations on the right side of the table:
 (2) next to 'Fully screened'
 (1) next to 'Yes'
 (2) next to 'Behind'
 (2) next to '100%'
 (-3) next to the '4' point column for 'Percentage of trees retained'
 (X) next to the '4' point column for 'Percentage of trees retained'

Design Criteria	Possible Points					
Replacement of trees removed	<50%	<u>≥50%</u>	-	-	-	①
Building Orientation to the Street	0	1	2	3	4	
Primary entrances face the street	Not street-facing	<u>Entrance breezeway faces street</u>	All entrances face the street	-	-	①
Building Orientation to the Street, cont.	0	1	2	3	4	
Site's frontage has buildings within 25 feet of front lot line. (Full points may be given when courtyards are adjacent to the frontage.)	0-25% of street frontage	26-50% of street frontage	<u>≥51% of street frontage</u>	-	-	②
Screening of Storage Areas and Utility Boxes	0	1	2	3	4	
Trash storage is screened from view by solid wood fence, masonry wall or landscaping.	No	<u>Yes</u> <i>M Garage</i>	-	-	-	①
Trash storage is located away from adjacent property lines.	0 - 10 feet from adjacent property	11 - 25 feet from adjacent property	<u>>25 feet from adjacent property</u> <i>See sheet 3 - site plan</i>	-	-	②
Utility equipment is screened from view.	Not screened	Partially screened	<u>Fully screened</u> <i>See Landscape plan sheet - 5</i>	-	-	②
Prevention of Monotonous and Incompatible Design	0	1	2	3	4	
Horizontal length of all buildings is a maximum of 120 feet.	101 - 120 feet	<u>81 - 100 feet</u>	≤80 feet	-	-	①
Roofs have a gable, hip or gambel form, minimum pitch of 3 to 12 with at least 6-inch overhang.	No	<u>Yes</u>	<i>Labeled 4/12</i>	-	-	①
A minimum of 15% of street façade areas contains windows or doors. All windows provide trim, recess, or other method of providing shadowing.	<u>No</u>	Yes	-	-	-	①
Garages are located to minimize their visual impact.	Front of building	<u>Side of building</u>	Back of building	-	-	①
Exterior design features include offsets, balconies, projections, window reveals, or similar elements to break up large building expanses.	Less than one design feature within every 30 feet of longest façade.	One design feature within every 30 feet of longest façade.	<u>Two or more design features within every 30 feet of longest façade.</u> <i>Floor offsets plus corbels & vertical siding</i>	-	-	②
Private Open Space and Landscaping	0	1	2	3	4	

Design Criteria	Possible Points					
Private open space provided in addition to what is required for the base zone.	No additional open space.	Patios or balconies (at least 48 square feet) provided for 50% of units.	Patios or balconies (at least 48 square feet) provided for 51-100% of units.	Sport court, tot lot, pool or community room is provided.	-	2
Number of non-required trees provided.	-	At least one tree per 500 square feet of landscaping.	-	-	-	1
Private Open Space and Landscaping, cont.	0	1	2	3	4	
Amount of grass (less grass is better) (% of total landscaped area)	>50%	25-50%	<25%	-	-	2
Street and Block Framework	0	1	2	3	4	
Multi-family developments 8 acres or larger are developed as a series of complete blocks bounded by a network of public or private streets with sidewalks and street trees.	No blocks or network.	10-50% of units are along a street with sidewalks, street trees, and on-street parking.	51-100% of units are along a street with sidewalks, street trees, and on-street parking.	-	-	X
Low Impact Development (LID)	0	1	2	3	4	
Use of pervious paving materials (% of total paved area)	<10%	-	10-50%	51-75%	>75%	Ø
Provision of park or open space area for public use	None	-	Open Space (Generally not for public use)	-	Park (public or privately owned for public use)	Ø
Use of drought tolerant species in landscaping (% of total plants)	<25% drought tolerant	-	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant	4
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	-	Ø
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	-	-	10-50%	>50%	Ø
Parking integrated within building footprint (below-grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	-	-	10-50%	>50%	4
Disconnecting downspouts from city stormwater facilities	None	Some downspouts disconnected	All downspouts disconnected	-	-	2
Shared parking with adjacent uses or public parking structure (% of total required parking spaces)	None	<50%	≥50%	-	-	Ø

Design Criteria	Possible Points				
Provision of rain gardens/bioretention areas for stormwater runoff (% of total landscaped area)	None	-	10-50%	51-75%	>75%
Total Possible Points= 67 60%=40 points (rounding down), 10%=7 points (rounding up)					

②

(Ord. 1338, 2010)

$67 - 5 = 62$.. 38 point ✓
 ↑
 N/A points removed

$62 \times 60\% = 37.2 = 37$ Required



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The buildings will adhere to all city design requirements as outlined in the design review matrix in CMC 16.49.040. The development will consist of three-story townhouse-style units, offering a combination of three-bedroom and two-bath units.

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Oregon One Call

Ticket number 25344787 **Type/header** 2 FULL BUSINESS DAYS CALL
Original call date 11/05/25 01:54 pm
Work to begin date 11/08/25 12:00 am
Expiration date 12/21/25 12:00 am

Excavator information

Company PAUL SNEGRIEV **Type of excavator** HOMEOWNER
Address/street 19602 BOOMS FERRY RD NE
HUBERT, OR 97032
Contact name PAUL SNEGRIEV **Phone** 503-970-6039
Alt. contact PAUL SNEGRIEV **Phone**
Email customplanting@yahoo.com

Excavation information

Type of work NEW CONSTRUCTION
Work being done for PAUL SNEGRIEV
Type(s) of excavation equipment Unknown / Other

Location information

State OR
County CLACKAMAS **City/place** CANBY
Address/street 486 NE 3RD AVE
Intersecting street NE 4TH AVE
Location of work MARK THE ENTIRE PROP AT THE ABV ADD
Remarks AREA NOT MARKED IN WHITE.
NW Lat 45.2665665 **Lon** -122.6894765 **SE Lat** 45.2659116 **Lon** -122.6885123

Members notified

District	Company name	Marking concerns	Customer service	Repair	Status
CANBY01	CITY OF CANBY	503-266-0798	503-266-4021	503-266-0798	Does not participate in electronic positive response
CCOR01	COMCAST CABLE	503-255-4634	800-934-6489	855-537-6296	Clear/No conflict
CTA01	CANBY TELEPHONE	503-266-8228	503-266-8111	503-266-8111	Marked (2025/11/10 14:40 Marked Marked around entire property 2025/11/10 14:41 Marked around entire property)
CUB01	CANBY UTILITY BOARD	503-266-1156	503-266-1156	503-266-1156	

NWN01	NW NATURAL	971-277-4474	503-220-2415	800-882-3377	Marked (marked 4-in poly main runs on the opposite side of the road indicated 2-in poly service those on the side of the other side of the road marked by measurement and abandoned service for this property 271 ft from locust there's also an abandoned Maine t)
WAVE01	ASTOUND BROADBAND	800-762-0592	866-928-3123	888-317-0488	Marked (PR submitted by: usic.orpr. 2025/11/10 14:40 Marked Marked around entire property 2025/11/10 14:41 Marked around entire property)

Map

A tract of land in the Philander Lee D. L. C. No. 56 in the south-east one-quarter of Section 33, Township 2 South, Range 1 East, of the W. M., described as follows:

Beginning at a point which bears North 63° East 563 feet from a stone marked "X" at the intersection of the east line of Knott Street and the centerline of Third Street of H. A. Lee's Addition to Canby, Oregon; said point being the southwest corner of that tract of land conveyed to Earl Oliver and Sabina Oliver, husband and wife, by deed recorded March 19, 1971, as Recorder's Fee No. 71 5514, Clackamas County Records; thence North 63° East, a distance of 25.00 feet to the most southerly southeast corner of said Oliver tract; thence North 27° West along the most westerly east line of said Oliver tract, a distance of 133.41 feet to a point on the most northerly south line of said Oliver tract; thence South 89° 56' West along the westerly extension of said most northerly south line, a distance of 28.04 feet to the west line of said Oliver tract; thence South 27° East along said west line, a distance of 145 feet to the point of beginning.

EXCEPT THEREFROM that portion lying within public roads.

PARCEL II:

A tract of land in the Philander Lee D. L. C. No. 56 in the south-east one-quarter of Section 33, Township 3 South, Range 1 East, of the W. M., described as follows:

Beginning at a 3/4 inch round black iron pipe which bears North 63° East, 588.0 feet from a stone marked "X" at the intersection of the east line of Knott Street and the centerline of Third Street of H. A. Lee's Addition to Canby, Oregon, said point being the most southerly southeast corner of that tract of land conveyed to Earl Oliver and Sabina Oliver, husband and wife, by deed recorded March 19, 1971, as Recorder's Fee No. 71 5514, Clackamas County Records; thence North 27° West along the most westerly east line of said Oliver tract, a distance of 133.41 feet to a point on the most northerly south line of said Oliver tract; thence North 89° 56' East along said most northerly south line and its easterly extension thereof, a distance of 73.25 feet to the southeast corner of that tract of land described in contract to Leland Roy Noiziger recorded November 3, 1969, as Recorder's Fee No. 69 23078, Clackamas County Records; thence South 27° East parallel to the most westerly east line of the aforementioned Oliver tract, a distance of 100.23 feet to a point on the centerline of Third Avenue; thence South 63° West along said centerline, a distance of 65.00 feet to the point of beginning.

EXCEPT THEREFROM that portion lying within public roads. -----

STATE OF OREGON)
County of Clackamas) ss.

I, Juanita N. Orr, County Clerk, for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said County at



Witness my hand and seal affixed,

Juanita N. Orr
JUANITA N. ORR
County Clerk

Recording Certificate

CCP-R4 (rev. 4/85)

86 26115

RE: NEIGHBORHOOD MEETING NOTICE

Land Use Application for Townhouse style, 3 story 4 plex and 3 plex at **486 NE 3rd. Ave. Canby, OR 97013**

Dear Property Owner/Neighbor: I am holding a neighborhood meeting regarding a ±0.25-acre site located at **486 NE 3rd. Ave.** Canby, OR 97013. The project involves a site and design review application for townhouse style 4 unit and 3 unit building and associated garages and landscaping. We would like to take the opportunity to discuss the project in more detail with you prior to applying to the City of Canby.

The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/neighbors to review the proposal and to identify issues so that they may be considered before a land use application is submitted to the City of Canby.

This meeting gives you the opportunity to share with us any special information you know about the property involved.

We will attempt to answer questions which may be relevant to meeting development standards consistent with the City of Canby Municipal Code.

You are invited to attend the meeting on:

November 25, 2025 at 6:00 PM

694 NE 4th Ave., Canby, OR 97013

Clackamas County Fair & Event Center

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submission of the application to the City of Canby.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to email me with your questions.

Sincerely,

Sergy Chernishoff
Traditional Design Services LLC
(503) 507-8992
TDSNWLLC@GMAIL.COM

During the Meeting

Attendance

Meeting attendees will need to sign an attendance sheet that will be submitted to the city required by the city.

Attendance is **not** mandatory. This is an opportunity for the neighborhood to meet and discuss an upcoming development and to give feedback on the project.

Questions & Answers

Your questions are important to us.

There will be time reserved during the meeting to take questions.

Our presentation team will make their best effort to answer all question(s) during the meeting.

Prior to the Meeting:

You can email your question(s) in advance to the Meeting Administrator:

TDSNWLLC@GMAIL.COM

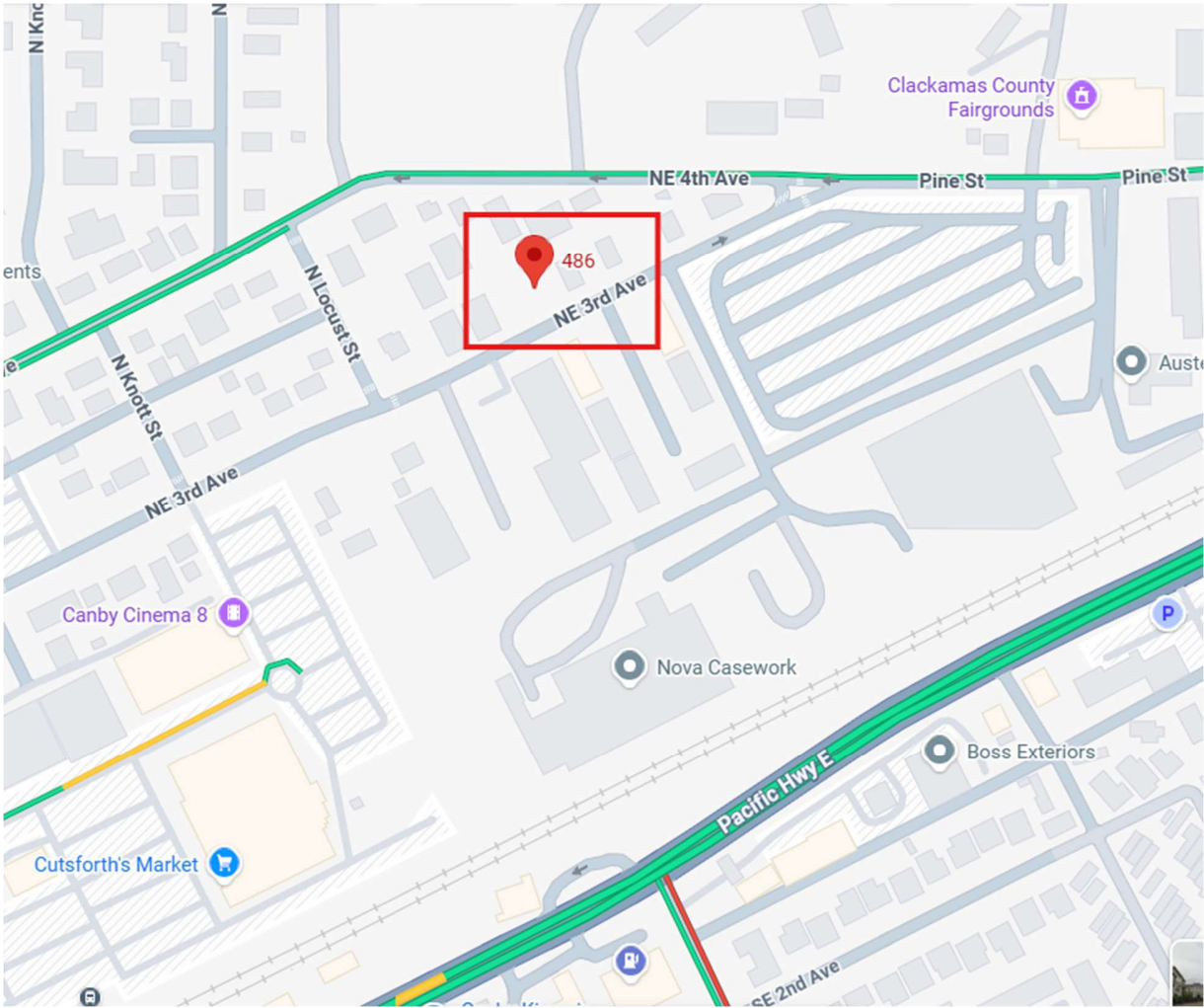
After the Meeting:

We will continue to take questions after the meeting has ended. Please submit your question(s) to the Meeting Administrator: TDSNWLLC@GMAIL.COM

All questions received after the meeting will be answered in an email to all registered meeting participants by end of business the following day.

**We want to start on time! Please join the meeting 5-10 minutes prior
to the 6:00 PM start time**

Vicinity Map of Project



Street View



RE: NEIGHBORHOOD MEETING QUESTIONS RECIEVED:

Land Use Application for Townhouse style, 3 story 4 plex and 3 plex at 486 NE 3rd. Ave.
Canby, OR 97013

1. Are you going to plant anything along the fence?
Answer: No
2. Are the aprtments sold separately units.
Answer: No
3. How many bedrooms for each unit?
Answer: mix of 3 bedroom and 2 bedroom units
4. How many parking spots will each unit have?
Answer: 2 parking spots in the garage for each unit, and 2 extra outside for guests.
5. What will the rain garden look like from my home?
Answer: Park like setting with various plans, shrubs and trees.
6. What is the ballpark rent for each unit?
Answer: \$2300 - \$2500
7. What are the next stages?
Answer: Design review then construction plans then build in 2026
8. How many months of noise?
Answer: 12 months of construction on the conservative side.

Picture from meeting:



