



February 12, 2026

ODOT # 13934

ODOT Pre-Application Response

Project Name: Wally's Chinese Kitchen	Applicant: Sugandha Pai
Jurisdiction: City of Canby	Jurisdiction Case #: PRA 26-01
Site Address: 679 SE 1 st Avenue	State Highway: SE 1 st Avenue (OR 99E)

The site of this proposed land use action is adjacent to SE 1st Avenue (OR 99E). ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation.

LAND USE PROPOSAL

ODOT was notified of pre-application conference held by City of Canby for the proposed reconstruction of a damaged canopy of an existing restaurant on tax lot 1100.

COMMENTS/FINDINGS

ODOT understands from the pre-application materials the applicant proposes to rebuild the previous canopy in the vicinity of an existing ODOT slope easement along SE 1st Ave (OR 99E) and that no changes to the existing use or restaurant are proposed. The permanent slope easement is five feet in width as shown on the applicant's site plan.

The applicant contacted ODOT in December 2025 to discuss the existing conditions. ODOT noted that structures should not overhang the existing easement. ODOT has reviewed the materials submitted for the pre-application conference and it appears there is no longer a conflict between the proposed canopy replacement and ODOT's existing slope easement. Therefore, no additional State review is required.

ODOT Technical Review Requirements

All alterations within the State highway right of way are subject to ODOT standards. Alterations along the State highway but outside of the ODOT right of way may also be subject to ODOT review pending its potential impact on the safe operation of the State highway.

The following ODOT manuals may apply:

- ODOT Traffic Manual
- ODOT Highway Design Manual
- ODOT Hydraulics Design Manual

The ODOT Traffic Manual (TM) identifies items that require ODOT Region Traffic Engineer (RTE) approval. Items requiring RTE approval must be prepared by an Oregon-registered Professional Engineer (P.E.) and will be reviewed by the ODOT Region 1 Technical Center. See the TM for information on authorities and required approvals. Some approvals require a unique request form (Traffic Approval).

Deviations from ODOT Standards

Proposed alterations that deviate from ODOT standards will require a Design Exception/Deviation prepared by an Oregon-registered Professional Engineer (P.E.) for review by the ODOT Region 1 Technical Center. ODOT can only determine if design elements will require a Design Exception/Deviation or RTE approval once detailed plans have been reviewed.

Note: A Design Exception/Deviation or RTE approval items may take **6 months or longer to process**. The preparation of a Design Exception or RTE approval does not guarantee its ultimate approval.

ADVISORY INFORMATION

Permits and Agreements to Work in State Highway Right of Way

- ☒ An ODOT Miscellaneous Permit must be obtained for all work in the State highway right of way. If applicable, the applicant should contact the District Contact indicated below to determine permit requirements and to obtain application information.

Note: All ODOT permits and approvals must reach 100% plans before the District Contact signs off on a local jurisdiction building permit or other necessary requirements before construction.

Contact the ODOT Development Review Planner identified below for further coordination or questions regarding ODOT comments and requirements during the land use process.

Please send a copy of the Land Use Notice to: ODOT_R1_DevRev@odot.oregon.gov

Development Review Planner: Melissa Gonzalez	Melissa.GONZALEZ-GABRIEL2@odot.oregon.gov
District Contact: District 2B	d2bup@odot.oregon.gov



City of Canby

Planning & Development Services

222 NE 2nd Ave / PO Box 930 / Canby, OR 97013

Phone: 503.266.7001

www.canbyoregon.gov

PRE-APPLICATION MEETING NOTICE

DATE: 1/26/2026

TO:

Planning Director, Don Hardy	503-266-0775	Public Works Director, VACANT	503-266-0759
Planning Manager, Ryan Potter	503-266-0712	Public Works Supervisor, Spencer Polack	503-266-0780
Associate Planner, Brianna Addotta	503-266-0686	Public Works Lead, Christopher Goetz	503-266-0782
Associate Planner, Maxwell Taylor	503-266-0723	Public Works Office Specialist, Maria Toledo	503-266-0798
Planning Technician, Laney Fouse Lawrence	503-266-0685	WWTP Supervisor, VACANT	503-266-0648
Planning Office Specialist, Emily Sasse,	503-266-0684	WWTP Env. Compliance Coordinator, Steve Gering	503-266-0646
Econ Development Director, Jamie Stickel	503-266-0701	Canby Erosion Control, Neil Olsen	503-266-0698
Econ Dev & Tour Coord, Tyler Nizer	503-266-0772	Canby Utility, Jason Berning	503-263-4322
ODOT – Development Review	971-701-0721	Canby Utility, Jason Peterson	503-263-4308
Clackamas County Engineering	503-742-4691	Canby Utility - Joseph Brennan (Water)	971-263-3448
Clackamas County Bldg., Shirley Cass-Crosby	503-742-4240	Canby Utility, Josh Muravez (Electricity)	503-263-4307
Clackamas Co. Bldg. Plans Examiner Supervisor, Richard Carlson	503-742-4769	Canby Utility, Sergio Avalos	503-263-4309
Clackamas Co. Bldg. Plans Examiner, Ray Van Lieu	503-742-4787	Waste Connections, Kris Wright	503-504-6457
Fire District #62, Mark Johnston	503-266-5851	Astound, Jerry Benson	503-307-0350
Fire District #62, Matt English	503-266-5851	DirectLink, Engineering	503-266-8203
Canby Disposal	503-266-3900	Canby Area Transit, Todd Wood	503-266-0751
US Postal Service, Tiffany Rowand	503-263-2943	Canby Area Transit, Heidi Muller	503-266-0717
US Postal Service, Canby	503-266-3353	Veolia - Brian Hutchins (Water)	503-266-6400
NW Natural, Gary Callahan	503-806-9324	Waste Connections - Kris Wright	503-504-6457
NW Natural, Andrew Schurter	503-610-7759	✓ Sisul Engineering, Pat Sisul	503-657-0188

FROM: Canby Planning Department

RE: Pre-Application Meeting for PRA 26-01 679 SE 1st Ave, Wallys Chinese Kitchen on February 10, 2026 @ 10:30 AM, in the Mt. Hood Room, upstairs in Canby City Hall and on zoom.

PLEASE CHECK ONE BOX:

- ☒ The plans meet with the approval of this agency. There are no additional concerns.
☐ The plans **do not** meet with this agency's approval. (Please explain below.)

COMMENTS OR CONCERNS:

None.

Pat Sisul
Signature

2/4/2026
Date

City Engineer
Title

Sisul Engineering
Company

If your agency has further comments, concerns or wants to talk to the applicant about scheduling or billing, please attend the pre-application conference.