

City of Canby
Planning Department
222 NE 2nd Avenue
PO Box 930
Canby, OR 97013
(503) 266-7001

LAND USE APPLICATION

MODIFICATION

APPLICANT INFORMATION: (Check *ONE* box below for designated contact person regarding this application)

☒ Applicant Name: VLMK Engineering + Design Phone: 971.254.8300
Address: 3933 S Kelly Avenue Email: jenniferk@vlmk.com
City/State: Portland, Oregon Zip: 97239

☐ Representative Name: _____ Phone: _____
Address: _____ Email: _____
City/State: _____ Zip: _____

☒ Property Owner Name: HM Anderson Properties, LLC Phone: 503.266.6800
Signature: 
Address: 125 S Hazel Dell Way Email: herb@andersonqualityspring.com
City/State: Canby, Oregon Zip: 97013

☐ Property Owner Name: _____ Phone: _____
Signature: _____
Address: _____ Email: _____
City/State: _____ Zip: _____

NOTE: Property owners or contract purchasers are required to authorize the filing of this application and must sign above

- ❶ All property owners represent they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- ❷ All property owners understand that they must meet all applicable Canby Municipal Code (CMC) regulations, including but not limited to CMC Chapter 16.49 Site and Design Review standards.
- ❸ All property owners hereby grant consent to the City of Canby and its officers, agents, employees, and/or independent contractors to enter the property identified herein to conduct any and all inspections that are considered appropriate by the City to process this application.

PROPERTY & PROJECT INFORMATION:

125 S. Hazel Dell Way, Canby OR 97013 2.94 AC 31E34 04100
Street Address or Location of Subject Property Total Size of Property Assessor Tax Lot Numbers

Existing Manufacturing Facility, Site is fully improved M-1/I-O LI-Light Industrial
Existing Use, Structures, Other Improvements on Site Zoning Comp Plan Designation

Addition to existing facility, expanded area of existing uses
Describe the Proposed Development or Use of Subject Property

STAFF USE ONLY				
FILE #	DATE RECEIVED	RECEIVED BY	RECEIPT #	DATE APP COMPLETE

MODIFICATION APPLICATION – INSTRUCTIONS

All required application submittals detailed below must also be submitted in electronic format on a CD, flash drive or via email: PlanningApps@canbyoregon.gov

Required application submittals include the following:

Applicant City
Check Check

- ☒ ☐ One (1) copy of this application packet. The City may request further information at any time before deeming the application complete.
- ☒ ☐ Payment of appropriate fees – cash, check or credit card. Refer to the city's Master Fee Schedule for current fees. Checks should be made out to the *City of Canby*.
- ☒ ☐ **Please submit one (1) electronic copy of mailing addresses in either an EXCEL SPREADSHEET or WORD DOCUMENT** for all property owners and all residents within 100 feet of the subject property. **If the address of a property owner is different from the address of a site, an address for each unit on the site must also be included and addressed to "Occupant."** A list of property owners may be obtained from a title insurance company or from the County Assessor's office.
- ☒ ☐ One (1) copy of a written, narrative statement describing the proposed development and detailing how it conforms with the Municipal Code and to the approval criteria. Depending on your proposal, you may need to submit revised site plans, elevations, or a simple narrative. **Ask staff for applicable Municipal Code chapters and approval criteria.**
Applicable Code Criteria for this application includes:
•16.08 Design Review Procedures •16.10 Off-Street Parking •16.12 Classification of Zones
•16.32 M-1 Light Industrial Zone •16.35 I-O Overlay Zone
•16.49 Site and Design Review •16.89 Application Review Procedures
- ☒ ☐ **Two (2) 11" x 17"** paper copies of the proposed plans, printed to scale no smaller than 1"=50'. The plans shall include the proposed modifications.

MODIFICATION APPLICATION – INFORMATION

The Modification process provides a way to make changes to a previous land use approval, including site plans, elevations, or conditions of approval. Our goal is to allow small changes to be made swiftly and easily while allowing public review of more substantial changes.

Applicants should consult with Planning Department staff in advance to determine whether Modifications are Minor, Intermediate or Major:

- **Minor Modifications** have a negligible impact on an approved site plan, land use decision, or condition of approval. Examples include changing the spacing or species of approved landscaping plants, altering lot sizes by a few square feet, or amending utility plans. Minor Modifications can be reviewed and approved by planning staff. These changes can usually be decided within a few days.
- **Intermediate Modifications** have a more substantial impact but do not completely change the application. Examples include changes in building design, residential lot configurations, or commercial driveway locations. The Planning Director will review intermediate modifications under a Type II process that gives notice to surrounding owners and residents before a decision is made.
- **Major Modifications** have substantial impacts to an approved site plan or land use decision. Examples include: changing the type of housing or business proposed for a site; greatly increasing the amount of traffic generated by an existing use; or reconfiguring an entire subdivision. Major Modifications require a new land use application and are considered in a new land use process.

Factors to be considered in the City's determination include impact on neighboring properties and public service provision.

Frequently asked questions:

What's my first step?

Once you know what you would like to change, make an appointment to talk to a city Planner. We'll help you determine what type of Modification you have and what the process will be.

What are the fees?

The fee depends on what type of Modification you have and whether a public hearing is requested. Fees for each type are listed on the City's Master fee Schedule.

How long will it take?

As noted above, it depends on what type of Modification you have and whether a public hearing is requested. Minor Modifications can sometimes be done over the counter; Major Modifications with a hearing may require several months.

MTC LLC
15235 S SPANGLER RD
OREGON CITY, OR 97045

STATE OF OREGON OR LIQUO...
CANNABIS COMM
PO BOX 22297
MILWAUKIE, OR 97269

STATE OF OREGON OR LIQUO...
CANNABIS COMM
PO BOX 22297
MILWAUKIE, OR 97269

HM ANDERSON PROPERTIES
LLC
14230 S ST FRANCIS WAY
MULINO, OR 97042

AWS HOLDINGS LLC
12050 SW CANYON RD
BEAVERTON, OR 97005

BOWEN DEVELOPMENT CO
LLC
17333 CALINA VISTA AVE
MILWAUKIE, OR 97267

OCI INVESTMENTS LLC
3939 OLD SALEM RD STE 200
ALBANY, OR 97321

Occupant
125 S HAZEL DELL WAY
CANBY, OR 97013

Occupant
105 S HAZEL DELL WAY STE 10...
CANBY, OR 97013

ANDERSON QUALITY SPRING FACILITY EXPANSION

*125 S Hazel Dell Way
Canby, OR 97013*

INTERMEDIATE MODIFICATION

VLMK Project Number: 20250635

*Prepared By: Ben Hagerman
6.29.2025*

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I. PROJECT SUMMARY

DESCRIPTION OF REQUEST

The applicant is proposing an addition to their existing building to provide additional manufacturing (F-1) and storage areas (S-1). The addition will be similar in construction to the existing building and be comprised of concrete tilt-up walls along the exterior, an open-web steel joist/girder roof structure with wood sub-purlins and a wood sheathed roof deck. The addition will be fully-sprinklered. Two separate 'lean-to' style steel structures will be provided outside along the south exterior wall to provide weather protection for a dust collector and compressor.

EXCEPTIONS TO DESIGN CRITERIA

The project meets or exceeds all the design criteria of the Canby Municipal Code as found in the Criteria Response section of this document. There are no exceptions requested to the Design Criteria and there are no Conditional Use Applications included.

ATTACHMENTS

1. Land Use Application – Modification
2. Mailing List for Neighboring Properties
3. Project Narrative and Criteria Response
4. Traffic Impact Letter
5. Pre-Application Meeting Notes
6. Combined Schematic Drawing Set
 - a. Vicinity Map
 - b. Site Plan
 - c. Landscape Plan (None, No Landscape added)
 - d. Building Elevations (Included Colors and Materials)
 - e. Site Grading Plan
 - f. Site Utility Plan
 - g. Erosion Control Plans
7. Preliminary Stormwater Report

JURISDICTIONS

There are several jurisdictions having some level of authority over the proposed project including:

1. City of Canby
2. Clackamas County
3. Department of Environmental Quality (DEQ)
4. Canby Fire District

II. INTRODUCTION / NARRATIVE

OVERVIEW

The applicant is proposing an approx. 11,250 square-foot addition to their existing building to provide additional manufacturing (F-1) and storage areas (S-1). The addition will be similar in construction to the existing building and be comprised of concrete tilt-up walls along the exterior, an open-web steel joist/girder roof structure with wood sub-purlins and a wood sheathed roof deck. A 'lean-to' style steel canopy will also be provided outside along the south exterior wall to provide weather protection for a dust collector and compressor. Inside the building the applicant is proposing an approx. 396 square-foot breakroom addition. There will also be a women's restroom added to the warehouse and remodeling of the existing men's restroom.

EXISTING CONDITIONS

The subject site is currently fully developed with an existing approximately 29,928 square-foot building and associated site improvements. Landscaping throughout the site is well-established and maintained in good condition under a regular maintenance program. Vehicular access to the site is provided via two shared driveway connections — one located along the northern boundary of the parcel and one along the southern boundary.

BUILDING AREA SUMMARY

<u>USE TYPE</u>	<u>EXISTING AREA (SF)</u>	<u>INTERIOR MODIFICATION (SF)</u>	<u>PROPOSED ADDITION (SF)</u>	<u>COMBINED TOTAL (EXISTING + ADDITION) (SF)</u>
FIRST STORY OFFICE	3,581	+396	0	3,977
MANUFACTURING	13,174	-396	5,625	18,403
STORAGE / WAREHOUSING	13,173	0	5,625	18,798
TOTAL FIRST STORY BUILDING AREA	29,928	29,928	11,250	41,178
SECOND STORY OFFICE	2,136	0	0	2,136
SECOND STORY STORAGE MEZZANINE	1,277	0	0	1,277
TOTAL SECOND STORY FLOOR AREA	3,413	3,413	0	3,413
TOTAL BUILDING AREA	33,341	33,341	11,250	44,591

ZONING AND LAND USE

The site is located within the Pioneer Industrial Park. Currently zoned M-1 Light Industrial Zone, within the I-O Industrial Overlay zone. The proposed uses of this development are approved as outlined in the Criteria Response section of this document.

DESIGN AND FUNCTION

The existing building is a concrete tilt-up industrial/office facility exhibiting a contemporary and well-articulated façade composition. The primary exterior wall system consists of painted concrete tilt-up panels, which provide a durable, low-maintenance finish characteristic of modern industrial construction.

Façade articulation is achieved through a series of horizontal and vertical panel reveals scored into the concrete surface, creating a rhythmic, rectilinear pattern across the building's exterior. The reveal pattern provides visual depth and shadow lines that break up the mass of the wall planes, adding architectural interest appropriate to the building's scale and use. The building's color scheme employs a two-tone paint treatment, with a lighter primary field color applied to the majority of the panel surfaces and a contrasting accent color used at select banding elements and base conditions. This horizontal banding — running continuously across the façade — reinforces the building's horizontal proportions and provides a ground-level datum that visually anchors the structure to the site.

The primary building entry features a canopy entry element that projects beyond the primary wall plane, providing weather protection and serving as a focal point of the public-facing elevation. Glazing at the entry and along the office portion of the façade is framed within the panel system and provides natural light to interior office areas while contributing transparency and visual interest to the street-facing elevation.

The proposed building addition will be constructed using the same concrete tilt-up panel system as the existing building, maintaining consistency in construction type, material, and finish. Panel reveals will replicate the existing horizontal and vertical scoring pattern in alignment with the established module, ensuring visual continuity across old and new construction. The exterior paint scheme — including the primary field color and contrasting accent banding — will be carried through to all new panel surfaces to match the existing building. The result will be a cohesive and unified building appearance that is indistinguishable in character from the original structure.

UTILITIES

Stormwater- The site's existing stormwater system is designed to retain all surface runoff on-site, utilizing infiltration to return stormwater to the underlying aquifer without disrupting the natural drainage pattern. The proposed addition will require minor modifications to two existing catch basins and associated stormwater piping within the development area. No other modifications to the overall function or capacity of the stormwater system are proposed or required.

Sanitary Sewer- Sanitary sewer service is provided to the site via a lateral connection to the public main located within Hazel Dell Way, with the service routed to the office area near the north end of the building. No modifications to the existing sanitary sewer service are proposed as part of this project.

Water- The existing water line and meters are fed from the main located within Hazel Dell Way. No changes are proposed or required of the water service. The existing riser, located in the SW corner of the warehouse, will remain.

Natural Gas- Natural gas service is currently provided to the site and is anticipated to have sufficient capacity to serve the demands of the proposed addition. No modifications to the existing service or meter are proposed as part of this project.

Electrical Service- Electrical power is provided to the site via an existing utility easement located at the southern end of the parcel. The existing service capacity is adequate to meet the demands of the expanded occupancy, and no upgrade to service size is proposed as part of this project. The existing utility meter, currently located on the south end of the building, will be relocated to the west building wall to accommodate the proposed addition.

Lighting- The existing site is illuminated by a combination of pole-mounted and wall-mounted light fixtures, providing adequate lighting across the parking, circulation, and building entry areas. All existing fixtures are oriented and shielded to contain light within the site boundaries and minimize spillover to adjacent properties.

The proposed addition will continue the established lighting layout. All existing wall mounted fixtures are to be replaced with new high efficient LED lighting. New wall-mounted fixtures will be consistent in style and placement. All new fixtures will be fully shielded and directed downward to limit light pollution and prevent glare or spillover onto neighboring properties. The proposed lighting design will provide safe and adequate illumination of the expanded parking and circulation areas while remaining consistent with the character of the existing development.

Solid Waste & Recycling- Trash and recycling receptacles for both domestic and industrial waste streams are currently stored within the building and staged at a coordinated location for collection on scheduled pickup days. No modifications to the existing trash and recycling service or collection arrangement are proposed as part of this project.

TRANSPORTATION

The site is accessible from S. Hazel Dell Way, with connections to S. Sequoia Pkwy to the south and SE 1st Avenue to the north. Truck traffic to and from the site will be directed via S. Sequoia Pkwy to Highway 99E. Truck traffic on Haines Street is prohibited. A Transportation Analysis Letter (TAL) prepared by DKS Associates has been included with this application, demonstrating compliance with the City's transportation plan.

PUBLIC IMPROVEMENTS

The existing street frontage is fully improved and no additional public improvements are required as part of this project. At the time of original development, required street trees were relocated on-site immediately behind the sidewalk in coordination with the City of Canby Public Works Department. No modifications to the existing frontage improvements or street tree arrangement are proposed or required in conjunction with the proposed facility expansion.

PARKING

The existing site currently provides fifty-eight (58) off-street parking spaces. To accommodate the footprint of the proposed building addition, seven (7) spaces will be removed, resulting in a total proposed supply of fifty-one (51) spaces. Based on the minimum parking requirements for the entire facility following the addition, fifty-one (51) spaces are required, and the

proposed supply is therefore in full compliance with applicable parking standards. Refer to the parking calculations provided in the table below.

OFF-STREET PARKING CALCULATIONS

USE	AREA	REQUIREMENT	
AUTO			
OFFICE	6,113 sf	2 / 1,000 sf	12.23 spaces
INDUSTRIAL	38,478 sf	1 / 1,000 sf	38.48 spaces
TOTAL	44,591 sf	TOTAL REQUIRED	51 spaces
		TOTAL SUPPLIED	51 spaces
ACCESSIBLE AUTO			
ACCESSIBLE - TOTAL	51-75	OF TOTAL SUPPLIED	3 spaces
ACCESSIBLE - VAN		1/6 OF ACCESSIBLE - TOTAL	1 spaces
ACCESSIBLE - AMBULATORY			
LOADING BERTHS			
INDUSTRIAL	44,591 sf	25,000 - 60,000 sf	
		TOTAL REQUIRED	2 berths
SUPPLIED AT GRADE			5 berths
SUPPLIED AT DOCK			2 berths
		TOTAL SUPPLIED	7 berths
BICYCLE			
OFFICE	6,113 sf	1 / 1,000 sf	6 spaces
INDUSTRIAL	38,478 sf	0.1 / 1,000 sf	4 spaces
	44,591 sf		
		TOTAL REQUIRED	10 spaces
		SUPPLIED EXTERIOR SHORT-TERM	2 spaces
		SUPPLIED INTERIOR LONG-TERM	8 spaces
		TOTAL SUPPLIED	10 spaces

II. APPLICABLE CODE SECTION RESPONSES

CHAPTER 16.08 – GENERAL PROVISIONS

16.08.010 – COMPLIANCE WITH TITLE

Code Reference: No building, structure, or land shall hereafter be used or occupied ... contrary to the provisions of this title. No lot area, yard, or required off-street parking or loading area ... shall be reduced below the minimums required by this title ...

Response: The proposed manufacturing facility addition has been designed in full compliance with all applicable provisions of the Canby Municipal Code (CMC) Chapter 16. The existing site and building conform to the requirements of the CMC, and the proposed addition does not alter that conforming status. No existing lot area, yard setbacks, required off-street parking spaces, or required loading areas will be reduced, eliminated, or reassigned as a result of the proposed development. All required dimensional and use standards applicable to the

manufacturing zone will continue to be met. The proposed addition does not introduce any new non-conformity and does not intensify any existing non-conformity on the subject site.

Finding: *This criterion is satisfied.*

16.08.090 – SIDEWALKS REQUIRED

Code Reference: *In all commercially zoned areas, construction of sidewalks and curbs shall be required as a condition of the issuance of a building permit for new construction or substantial remodeling where work is estimated to exceed a valuation of \$20,000.*

Response: The applicant acknowledges this provision and confirms that the existing street frontage improvements serving the site, including sidewalks and/or curbing along the public street frontage, are existing and conforming to the PW design standards.

Finding: *This criterion is satisfied.*

16.08.100 – HEIGHT ALLOWANCES

Code Reference: *The following types of structures or structural posts are not subject to building height limitations: chimneys, cupolas, tanks, church spires, belfries, derricks, fire and hose towers, flagpoles, water tanks, elevators, windmills, utility poles, and other similar projections.*

Response: The proposed building addition matches the height of the existing building (30ft) and complies with the maximum building height permitted (45ft) within the applicable zone. Any rooftop appurtenances associated with the proposed addition — including mechanical equipment exhaust stacks, HVAC equipment curbs, skylights, or similar projections — are either exempt from height limitations under CMC 16.08.100 or are designed to remain within the permitted building height envelope for the zone. No wireless telecommunications facilities are proposed as part of this application.

Finding: *This criterion is satisfied.*

16.08.110 – FENCES

Code Reference: *Fences of up to eight feet in height are permitted for any development in C-2, C-M, M-1, or M-2 zones. Barbed wire is permitted attached to the top of a fence at least six feet in height in commercial and industrial zones. No fence/wall shall wall a project off from the community without Planning Commission review and approval.*

Response: The subject property is located within an industrial manufacturing zone (M-1). New fencing is limited to replacing existing and relocating gates. All fencing will match the existing fencing, which fully complies with the requirements of this section. Existing perimeter fencing on the site conforms to the standards of CMC 16.08.110(E), which permits fences up to eight (8) feet in height in M-1 zones.

Finding: *This criterion is satisfied.*

16.08.130 – STANDARD TRANSPORTATION IMPROVEMENTS

Code Reference: *Projects identified in the Canby Transportation System Plan are permitted outright and subject to TSP standards. Normal operation, maintenance, repair, and preservation of*

existing transportation facilities are permitted outright. Cross-access easements may be required on arterials and collectors to address access spacing standards.

Response: The proposed manufacturing facility addition does not include any construction, reconstruction, or widening of transportation facilities beyond what is standard for the site. The existing site is served by two (2) shared access driveways, which were established and approved as part of the original 2006 site and design review approval. These driveways remain in their current configuration, and no modifications to the existing access points are proposed. The shared driveway arrangements accommodate safe and functional vehicular ingress and egress for the expanded facility.

The proposed addition does not necessitate any new transportation improvements beyond those already provided. Existing transportation facilities serving the site — including the two shared driveways and associated maneuvering areas — continue to function consistent with the standards established in the Canby Transportation System Plan (TSP). The applicant is not proposing any conditional use transportation improvements under CMC 16.08.130(2). Any cross-access easements associated with the shared driveways are understood to be established by deed consistent with CMC 16.08.160(J)(3) and the original 2006 approval.

Finding: *This criterion is satisfied.*

16.08.160 – TRAFFIC IMPACT STUDY (TIS)

Code Reference: *A Traffic Impact Study may be required when a proposal creates changes in land use, intensity of use, or projected increases in trip generation. The city evaluates potential impacts to the transportation system during pre-application review and determines whether a TIS is required.*

Response: The proposed addition is an expansion of an existing, approved manufacturing use at the same location. The use classification does not change as a result of the proposed addition. While the proposed expansion may incrementally increase the number of employees and associated vehicle trips, the increase is anticipated to be modest given that the facility is an addition to an existing operation rather than a new use or a change in use classification.

The applicant received a scoping narrative from DKS, the city's transportation engineer, identifying that a TIS was not required for this project. A traffic analysis letter (TAL) is included with this application. The two existing shared driveways serving the site provide adequate access capacity for the proposed addition. No new access points are proposed. The applicant will comply with any TAL requirements determined by the City consistent with CMC 16.08.160.

Finding: *No TIS is required based on the coping narrative. TAL has been submitted consistent with the City's scoping checklist. This criterion is satisfied.*

16.08.170 – SAFETY AND FUNCTIONALITY STANDARDS

Code Reference: *The City will not issue development permits unless the proposed development demonstrates adequate street drainage; safe access and clear vision at intersections; adequate public utilities; access onto a public street with minimum paved widths; adequate frontage improvements; and compliance with mobility standards identified in the TSP.*

Response: The existing site was developed and approved in conformance with all applicable safety and functionality standards. The proposed addition does not alter the site's access, drainage infrastructure, or utility connections in a manner that would create new deficiencies. Each standard is addressed as follows:

CMC 16.08.170(A) – Street Drainage: The site is served by an existing stormwater management system that was designed and constructed as part of the 2006 development approval. The proposed addition's impervious area 1,800sf will be accommodated by the existing or expanded stormwater system, as confirmed by the applicant's engineer. Adequate street drainage exists along the site's frontage. [Note: Include a civil engineer's confirmation of drainage adequacy with the application.]

CMC 16.08.170(B) – Safe Access and Clear Vision at Intersections: The two existing shared driveways serving the site were located and designed to comply with required vision clearance standards at the time of the 2006 approval. No changes to the existing driveway locations, widths, or sight triangles are proposed. Clear vision triangles at each driveway approach remain unobstructed. No new access points are introduced, and no changes to adjacent street geometry are proposed.

CMC 16.08.170(C) – Adequate Public Utilities: The site is currently served by adequate public utilities, including water, sanitary sewer, storm drainage, and dry utilities. The proposed addition will be connected to existing on-site utility infrastructure, and no deficiencies in utility service are anticipated.

CMC 16.08.170(D) & (E) – Access onto Public Street / Frontage Improvements: The site accesses a public street via two (2) shared driveways. The public street serving the site provides the minimum paved widths required under CMC 16.08.170(E). Existing frontage improvements — including pavement, curb and gutter, and pedestrian facilities as applicable — are in place and meet the minimum standards for the street classification.

CMC 16.08.170(F) – Mobility Standards: The existing transportation network serving the site operates at or above the mobility standards identified in the Canby Transportation System Plan. The proposed addition is not expected to create new mobility deficiencies. If a mobility deficiency already exists on the adjacent street system, the proposed development will not create further deficiencies, as the incremental increase in trip generation attributable to the addition is minimal and consistent with the existing approved use.

Finding: *All safety and functionality standards under CMC 16.08.170 are satisfied.*

CHAPTER 16.10 – OFF-STREET PARING AND LOADING

16.10.010 – OFF-STREET PARING REQUIRED

Code Reference: *At the time of enlargement of an existing structure or use, the provisions of this section shall apply to the enlarged structure or use only. [CMC 16.10.010(C)]*

The proposed addition constitutes an enlargement of an existing approved manufacturing use. Under CMC 16.10.010(C), the off-street parking requirements at the time of enlargement apply only to the enlarged structure or use, not to the facility as a whole. Accordingly, parking compliance is evaluated against the addition's incremental square footage, which is accommodated within the existing parking supply remaining after demolition.

The existing site currently provides fifty-eight (58) off-street parking spaces. Seven (7) spaces will be removed to accommodate the building addition footprint, resulting in a proposed total supply of fifty-one (51) spaces. The total code-required minimum for the entire facility based on a gross floor area of 44,591 sf (office: 6,113 sf at 2.0/1,000 sf = 12.23 spaces; Industrial: 38,478 sf at 1.0/1,000 sf = 38.48 spaces) is 50.71 spaces, which rounds to a minimum of 51 spaces. The proposed supply of 51 spaces precisely satisfies this requirement.

Finding: *The proposed supply of 51 off-street parking spaces meets the code-required minimum of 50.71 spaces (51 rounded) for the full facility. This criterion is satisfied.*

16.10.030 – GENERAL REQUIREMENTS

Code Reference: *Parking/loading requirements for unlisted uses determined by City Planner. Required parking not used for storage. On-street parking not substituted for off-street parking in commercial/industrial districts. Shared parking with adjacent parcels permitted subject to standards. [CMC 16.10.030(A)(B)(E)(F)(G)]*

The proposed use is manufacturing, which is specifically listed in CMC Table 16.10.050; no determination by the City Planner is required. The use classification does not change as a result of the addition. All fifty-one (51) proposed off-street parking spaces will be reserved exclusively for operable passenger vehicles of employees, customers, and patrons and will not be used for the storage of materials, equipment, or commercial trucks, consistent with CMC 16.10.030(E). The applicant does not propose and will not rely upon on-street parking to satisfy any off-street parking requirement, consistent with CMC 16.10.030(F). No shared parking arrangement with adjacent parcels is proposed or necessary.

Finding: *This criterion is satisfied.*

16.10.040 – PROHIBITED NEAR INTERSECTIONS

Code Reference: *No off-street parking will be allowed within a vision clearance area of an intersection. [CMC 16.10.040]*

The submitted site plan has been reviewed to confirm that no off-street parking spaces — existing, reconfigured, or remaining after the demolition of the seven (7) spaces — are located within a required vision clearance area at any street intersection or driveway approach. The two existing shared driveways and their associated vision clearance triangles are depicted on the site plan. All fifty-one (51) proposed parking spaces maintain the required clearance from vision clearance areas as defined in CMC 16.04.670.

Finding: *This criterion is satisfied.*

16.10.050 / TABLE 16.10.050 – PARKING STANDARDS DESIGNATED

Code Reference: *Manufacturing: 2.0 spaces per 1,000 gsf of office space plus 1.0 space per 1,000 gsf of non-office manufacturing space. Minimum of 5 parking spaces overall. [CMC Table 16.10.050]*

The applicable parking standard for manufacturing under CMC Table 16.10.050 has been applied to the total facility gross floor area. The calculation, as reflected in the attached Off-Street Parking Calculations worksheet and summarized in Table 1 above, is as follows:

Use Component	Gross Floor Area	Rate (CMC Table 16.10.050)	Spaces Required
Office	6,113 sf	2.0 spaces / 1,000 sf	12.23
Industrial	38,478 sf	1.0 space / 1,000 sf	38.48
TOTAL	44,591 sf	—	50.71 → 51 minimum

The proposed parking supply of 51 spaces satisfies the 51-space minimum. The supply also exceeds the absolute minimum of 5 spaces for manufacturing uses established in CMC Table 16.10.050. Under CMC 16.10.010(C), parking requirements at the time of enlargement apply only to the enlarged portion; the existing supply — reduced by 7 spaces to 51 — continues to serve the full facility and meets the minimum for the entire building.

Finding: *The proposed supply of 51 parking spaces satisfies the CMC Table 16.10.050 minimum of 50.71 spaces (51 rounded) for the full manufacturing facility. This criterion is satisfied.*

16.10.060 – OFF-STREET LOADING FACILITIES

Code Reference: *Industrial uses: 25,000–60,000 sf = 2 berths required; 60,000+ sf = 3 berths required. Industrial berths: 12' x 60' min., 14' unobstructed clearance. Loading on same lot as structure. Loading area not counted toward parking. [CMC 16.10.060(A)(B)(F)]*

The total gross floor area of the manufacturing facility is 44,591 sf, which falls within the 25,000–60,000 sf bracket of CMC Table 16.10.060(A), requiring a minimum of two (2) off-street loading berths. Note: The attached Off-Street Parking Calculations worksheet references the 60,000+ threshold in its formula display; however, per CMC Table 16.10.060, the 44,591 sf total correctly falls within the 25,000–60,000 sf bracket, establishing a 2-berth minimum. In either case, the existing supply of seven (6) berths substantially exceeds the requirement.

The existing site provides seven (6) total loading berths: five (4) at-grade berths and two (2) dock-height berths. No loading berths are removed as part of the proposed addition. All loading berths conform to the minimum industrial dimension of 12 feet wide by 60 feet long with a minimum 14-foot unobstructed overhead clearance per CMC 16.10.060(B)(2). Required loading areas are screened from public view and adjacent properties through a combination of site fencing, landscaping, and building massing as depicted on the submitted site and landscape plans. All loading facilities are located on the same lot as the structure they serve, and no loading area is counted toward the off-street parking requirement, consistent with CMC 16.10.060(F).

Finding: *The off-street loading berth requirement of 2 berths is satisfied. The site provides 6 berths (4 at-grade + 2 dock-height), exceeding the minimum. This criterion is satisfied.*

16.10.070 – PARKING LOTS AND ACCESS

Code Reference: *Parking lot dimensional standards (Table 16.10.070); compact stalls ≤30%; paved surfaces; no backing onto ROW; wheel stops; ADA compliance; shared/joint access encouraged; minimum 24-foot access width for industrial uses. [CMC 16.10.070(A)(B)]*

Parking Lot Design — CMC 16.10.070(A)

The reconfigured off-street parking area of 51 spaces is designed in conformance with the dimensional standards of CMC Table 16.10.070. Parking stalls meet or exceed the minimum 8'-6" width and 18'-0" depth for 90-degree stalls with a minimum 24'-0" clear two-way drive aisle. No compact stalls are present or required. All parking areas and driveways are paved with asphalt, concrete, or solid paver surfaces maintained for all-weather use and drained to prevent flow across sidewalks or into public streets per CMC 16.10.070(A)(3). The full driveway width is paved a minimum of 20 feet from the right-of-way line into the site per CMC 16.10.070(A)(4), and to within 150 feet of the exterior wall of the building for fire and emergency access.

The 51-space parking area is served by driveways designed to eliminate backing movements onto the public street right-of-way, consistent with CMC 16.10.070(A)(6). Wheel stops or parking bumpers are provided at all stalls where vehicles would otherwise encroach on landscaping, pedestrian walkways, or the street right-of-way per CMC 16.10.070(A)(8). Accessible parking spaces are provided, striped, signed, and maintained per ORS 447.233 and the Oregon Structural Specialty Code, consistent with CMC 16.10.070(A)(9). Based on a proposed supply of 51 spaces (within the 51–75-space ORS bracket), three (3) accessible spaces are required, of which one (1) must be van-accessible. The site provides three (3) accessible spaces, including one (1) van-accessible space, satisfying this requirement.

Access — CMC 16.10.070(B)

The site is served by two (2) existing shared access driveways established and approved as part of the original 2006 site and design review. The shared driveway arrangement is consistent with CMC 16.10.070(B)(2), which encourages joint and shared access to reduce access points on higher-classified roadways. Legal documentation establishing the shared driveway easements is on file with the City consistent with the 2006 approval.

Per CMC 16.10.070(B)(10) for industrial uses requiring 1–250 parking spaces, the site is required to provide a minimum of one (1) access point with a minimum 24-foot paved width and curbs and sidewalk on one side. The site provides two (2) shared driveways, both meeting or exceeding the 24-foot minimum paved width for industrial uses. All ingress and egress connects directly to a public street per CMC 16.10.070(B)(3). Driveway widths comply with the permitted range for industrial uses on the applicable street classification (12-foot minimum, 36-foot maximum) per CMC 16.10.070(B)(9)(f). No new driveway curb cuts are proposed.

Finding: *Parking lot dimensional standards, driveway design, access requirements, and ADA accessibility standards are all satisfied per CMC 16.10.070. This criterion is satisfied.*

16.10.080 – STREET TREE PLAN

Code Reference: A Street Tree Plan may substitute for the requirement to plant a tree every 30 lineal feet of street frontage to compensate for driveways, utilities, or other obstructions. Street trees required under CMC Chapter 12.32. [CMC 16.10.080]

The applicant acknowledges the street tree requirement under CMC Chapter 12.32 and CMC 16.10.080. The existing street trees were installed outside of the right-of-way in coordination with public works with the original approval. As discussed in the pre-application meeting,

since there are no public improvements triggered by this application, no modification to the street trees are required.

Finding: *This criterion is satisfied, no modification to the existing public improvements are required with this application.*

16.10.100 – BICYCLE PARKING

Code Reference: *Manufacturing: 2, or 0.15 space per 1,000 sf, whichever is greater. Dimensions: 6'L x 2'W; 5-ft aisle; securely anchored. Location: well-lit, secure, within 50 feet of main entrance, no farther than closest auto space. [CMC 16.10.100 / Table 16.10.100]*

Bicycle parking requirements have been calculated per CMC Table 16.10.100 for both the office and manufacturing components of the facility. The calculation applies the commercial office rate of 1.0 space per 1,000 sf to the office component and the industrial manufacturing rate of 0.1 space per 1,000 sf to the non-office manufacturing area, consistent with the attached Off-Street Parking Calculations worksheet:

Use Component	Gross Floor Area	Rate (CMC Table 16.10.100)	Spaces Required
Office	6,113 sf	1.0 / 1,000 sf	6.11
Manufacturing (non-office)	38,478 sf	0.1 / 1,000 sf	3.85
Total Required	44,591 sf		9.96 → 10 minimum
		Total Supplied	10 spaces ✓

The existing supply of ten (10) exterior short-term bicycle parking spaces meets the calculated minimum requirement of 9.96 spaces (rounded to 10). No additional bicycle parking spaces are required. All existing bicycle parking facilities conform to the dimensional requirements of CMC 16.10.100(A): minimum 6 feet long by 2 feet wide, with a minimum 5-foot maneuvering aisle and securely anchored racks. Bicycle parking is located in a well-lit, secure area within 50 feet of the main building entrance and no farther from the entrance than the closest automobile parking space, consistent with CMC 16.10.100(B).

Finding: *The bicycle parking requirement of 9.96 spaces (10 rounded) is satisfied by the existing supply of 10 exterior short-term spaces. This criterion is satisfied.*

CHAPTER 16.12 – CLASSIFICATION OF ZONES

16.12.010 – ZONES DESIGNATED

Code Reference: *In order to carry out the purposes and provisions of this title, the city is divided into zones designated as follows: Base Zones — R-1, R-1.5, R-2, C-1, C-R, C-2, C-M, M-1, M-2; Overlay Zones — PUD, A (Historical Protection), H (Hazard), I-O (Canby Industrial Area), WO (Wetland), RO (Riparian). (Ord. 890 § 14, 2003; Ord. 740 § 10.3.15, 1984; Ord. 1008 § 1, 1998; Ord. 1237, 2007; Ord. 1514, 2019) [CMC 16.12.010]*

The subject property is located within the City of Canby and carries two confirmed zone designations under CMC 16.12.010: the M-1 (Light Industrial) base zone and the I-O (Canby Industrial Area) overlay zone, both verified on the official City of Canby Zoning Map. The

proposed addition does not alter either designation and does not require a zone change, zone boundary adjustment, or annexation.

Base Zone — M-1 (Light Industrial): The subject property is designated M-1 (Light Industrial), an established base zone under CMC 16.12.010. The M-1 zone accommodates light industrial uses, including manufacturing and processing operations, consistent with the existing and proposed use of the facility. The proposed addition does not alter the property's M-1 base zone designation.

Overlay Zone — I-O (Canby Industrial Area): The subject property is also located within the I-O (Canby Industrial Area) overlay zone, as confirmed on the official City of Canby Zoning Map. The I-O overlay applies supplemental standards and review requirements to properties within the Canby Industrial Area in addition to the base M-1 zone standards. The applicable I-O overlay standards are addressed in the accompanying CMC Chapter 16.48 narrative response submitted with this application. The proposed addition is designed to comply with all applicable I-O overlay standards.

Finding: *The subject property is designated M-1 (Light Industrial) base zone and I-O (Canby Industrial Area) overlay zone per CMC 16.12.010, as confirmed on the official City of Canby Zoning Map. The proposed addition does not alter either designation and does not require a zone change. All other overlay zones are confirmed not applicable. This criterion is satisfied.*

16.12.020 – USES PERMITTED

Code Reference: *In each zone, the uses permitted outright or permitted subject to the issuance of a conditional use permit are outlined in the following chapters. (Ord. 740 § 10.3.15, 1984)*
[CMC 16.12.020]

CMC 16.12.020 directs that permitted and conditional uses within each zone are established in the zone-specific chapters that follow Chapter 16.12. For the M-1 (Light Industrial) zone, permitted outright uses are set forth in CMC Chapter 16.32. The existing facility is engaged in the manufacturing and processing of metal springs, which constitutes manufacturing and processing of products made from previously prepared materials, specifically metal.

CMC 16.32.010.A: "Manufacturing, fabricating, processing, compounding, assembling or packaging of products made from previously prepared materials such as cloth, plastic, paper, metal."

The manufacturing and processing of metal springs is a specific application of the manufacturing, fabricating, and processing of products made from previously prepared materials — metal, as expressly identified in CMC 16.32.010.A. This use is listed as a permitted outright use in the M-1 zone under CMC Chapter 16.32 and does not require a conditional use permit.

The subject facility has operated as a window manufacturing facility until Anderson Quality springs purchased the building. Manufacturing is outright approved per the original 2006 site and design review approval, confirming the use was established as permitted and remains permitted under the current CMC. The proposed addition does not introduce a new use, change the use classification, or expand the operation into a category requiring a conditional

use permit. The addition is a physical expansion of the same approved manufacturing operation within the M-1 zone and I-O overlay.

No conditional use permit is required. The proposal is appropriately reviewed as an Intermediate Modification following a Type II Site and Design Review process, consistent with the permitted-use status of metal spring manufacturing in the M-1 zone. Applicable development standards for the M-1 zone are addressed in the accompanying CMC Chapter 16.32 narrative response. Applicable I-O overlay standards are addressed in the accompanying CMC Chapter 16.48 narrative response.

Finding: *The manufacturing and processing of metal springs is a use permitted outright in the M-1 (Light Industrial) zone per CMC 16.12.020 and CMC 16.32.010.A, which expressly lists manufacturing, fabricating, and processing of products made from previously prepared materials including metal. No conditional use permit is required. Applicable standards for both the M-1 base zone and the I-O overlay zone are addressed in the accompanying zone-specific narrative responses. This criterion is satisfied.*

CHAPTER 16.32 – M-1 LIGHT INDUSTRIAL ZONE

16.32.010 – USES PERMITTED OUTRIGHT

Code Reference: *Uses permitted outright in the M-1 zone shall be as follows: (A) Manufacturing, fabricating, processing, compounding, assembling or packaging of products made from previously prepared materials such as cloth, plastic, paper, metal, wood (but not including sawmills or lumber mills), the operation of which will not result in: (1) dissemination of dusts, gas, smoke, fumes, odors, atmospheric pollutants or noise which exceed Oregon DEQ standards; (2) danger by reason of fire, explosion or other physical hazard; (3) unusual traffic hazards. [CMC 16.32.010.A]*

The subject facility is engaged in the manufacturing and processing of metal springs. This use constitutes the manufacturing and processing of products made from previously prepared materials — specifically metal — as expressly described in CMC 16.32.010.A. Metal spring manufacturing involves the forming, coiling, heat treating, and finishing of metal wire and strip stock into finished spring components. The operation has been established on the subject property for several years under the original site and design review approval. The proposed addition expands the physical footprint of the existing manufacturing facility and does not change the use classification.

The three operational conditions of CMC 16.32.010.A are each addressed as follows:

CMC 16.32.010.A.1 — No Dissemination of Pollutants Exceeding DEQ Standards:

Metal spring manufacturing is a cold- and warm-forming metalworking process. Operations at the Anderson Quality Spring facility do not involve the burning of fuels, smelting, welding at industrial scale, or other processes that would generate dust, smoke, fumes, or atmospheric pollutants in quantities exceeding Oregon Department of Environmental Quality (DEQ) standards. Noise levels associated with spring coiling and forming equipment are consistent with standard industrial operations and do not exceed DEQ ambient noise standards. The proposed addition replicates the operational character of the existing facility. This condition is satisfied.

CMC 16.32.010.A.2 — No Danger by Fire, Explosion, or Physical Hazard:

The manufacturing and processing of metal springs does not involve the storage or use of flammable liquids, gases, or explosive materials in quantities that would create a fire or explosion hazard beyond standard industrial threshold levels. The facility does not trigger an H (High-Hazard) occupancy classification under the Oregon Structural Specialty Code. The proposed addition is designed and will be constructed in compliance with all applicable fire and life safety codes, including required fire suppression systems. This condition is satisfied.

CMC 16.32.010.A.3 – No Unusual Traffic Hazards:

The proposed addition expands the existing manufacturing facility and does not introduce a new use or materially alter the operational character of the site. The facility currently employs 47 onsite staff across two primary shifts, with a maximum of approximately 51 vehicles on site during the PM peak overlap window (4:00–5:30 PM). Truck traffic consists of routine material delivery and finished goods pickup by standard semi-trailer and flat-bed vehicles. No unusual traffic movements or hazardous material transport routes are associated with the operation. Access to the site is provided via S. Hazel Dell Way. The traffic analysis prepared for this application confirms that the proposed addition does not generate unusual traffic hazards. This condition is satisfied.

Finding: *The manufacturing and processing of metal springs is a use permitted outright in the M-1 zone per CMC 16.32.010.A. All three operational conditions — no pollutants exceeding DEQ standards, no fire or explosion hazard, and no unusual traffic hazards — are satisfied. No other subsections of CMC 16.32.010 are applicable to this use. This criterion is satisfied.*

16.32.020 – CONDITIONAL USES

Code Reference: *Conditional uses in the M-1 zone shall be as follows: (A) Commercial recreation; (B) Motels, hotels and similar accommodations; (C) Other heavy commercial or light industrial uses as determined by the Planning Commission; (D) Waste and/or recycling transfer operations; (E–F) Detached telecommunications facilities; (G) Major public facility. [CMC 16.32.020]*

CMC 16.32.020 lists uses in the M-1 zone that require conditional use permit approval. The proposed use — manufacturing and processing of metal springs — is a use permitted outright under CMC 16.32.010.A and does not fall within any of the conditional use categories of CMC 16.32.020. Specifically:

CMC 16.32.020.A – Commercial Recreation:

No commercial recreation use is proposed. Not applicable.

CMC 16.32.020.B – Motels, Hotels, and Similar Accommodations:

No lodging use is proposed. Not applicable.

CMC 16.32.020.C – Other Heavy Commercial or Light Industrial Uses:

Metal spring manufacturing is explicitly listed as a permitted outright use in CMC 16.32.010.A and does not require Planning Commission determination as an "other" use. Not applicable.

CMC 16.32.020.D – Waste and/or Recycling Transfer Operations:

No waste or recycling transfer operation is proposed. Not applicable.

CMC 16.32.020.E-F — Detached Telecommunications Facilities:

No telecommunications facility or tower is proposed. Not applicable.

CMC 16.32.020.G — Major Public Facility:

No major public facility is proposed. Not applicable.

Finding: None of the conditional uses listed in CMC 16.32.020 apply to the proposed metal spring manufacturing addition. No conditional use permit is required. This criterion is satisfied.

16.32.030 – DEVELOPMENT STANDARDS

Code Reference: The following subsections indicate the required development standards of the M-1 zone. [CMC 16.32.030]

Table 1: CMC 16.32.030 Development Standards — Compliance Summary

Section	Standard	Requirement	Proposed / Status
16.32.030.A	Minimum Lot Area	5,000 SF	✓ Exceeds minimum — existing developed parcel
16.32.030.B	Minimum Width & Frontage	50 ft	✓ Exceeds minimum — existing lot width confirmed
16.32.030.C.1	Street Yard Setback	10 ft (not on Hwy 99E or S. Ivy St.)	✓ Exceeds minimum — existing setback confirmed
16.32.030.C.2	Interior Yard Setback	None (10 ft if abutting residential)	✓ No abutting residential zone
16.32.030.C.3	Rear Yard Setback	None (10 ft if abutting residential)	✓ No abutting residential zone
16.32.030.D.1	Max Height — Freestanding Signs	30 ft	✓ No new freestanding signs proposed
16.32.030.D.2	Max Height — All Other Structures	45 ft	✓ Building to match existing height of 33 ft
16.32.030.E	Maximum Lot Coverage	No limit	✓ No maximum applies
16.32.030.F.1	Vision Clearance	15 ft (driveway/alley); 30 ft (street/railroad)	✓ Maintained at all access points
16.32.030.F.2	Setback Measurement; Overhangs	From foundation line; overhangs ≤ 2 ft	✓ No Overhangs are present
16.32.030.F.3	Wireless/Cellular Certification	FCC/FAA/ODOT cert. required before permit	✓ Not applicable — no telecom facility proposed
16.32.030.F.4	Outside Storage — Residential Screening	Screening required if abutting residential	✓ Not applicable — no abutting residential zone

Detailed narrative responses for each subsection of CMC 16.32.030 are provided below.

16.32.030.A — Minimum Lot Area (5,000 SF):

The subject property is an existing developed industrial parcel substantially exceeding the 5,000 square foot minimum lot area. The proposed addition does not alter lot boundaries or lot area. This standard is satisfied.

16.32.030.B – Minimum Width and Frontage (50 ft):

The subject property maintains a minimum lot width and street frontage exceeding 50 feet. The proposed addition does not alter lot dimensions. This standard is satisfied.

16.32.030.C – Minimum Yard Requirements:

Minimum yard requirements are established for street, interior, and rear yards as follows:

C.1 – Street Yard:

The subject property at 125 S. Hazel Dell Way does not front on Highway 99E or S. Ivy Street. Accordingly, a 10-foot minimum street yard setback applies per CMC 16.32.030.C.1. The proposed addition maintains a minimum street yard setback of 170.99 feet as shown on the site plan, meeting or exceeding the 10-foot minimum requirement. All setbacks are measured from the foundation line of the building per CMC 16.32.030.F.2.

C.2 – Interior Yard:

CMC 16.32.030.C.2 requires no interior yard setback unless the property abuts a residential zone, in which case a 10-foot interior yard is required. The subject property does not abut a residential zone on any interior lot line. No minimum interior yard setback applies. This standard is satisfied.

C.3 – Rear Yard:

No minimum rear yard setback applies. This standard is satisfied.

16.32.030.D – Maximum Building Height:

D.1 – Freestanding Signs (30 ft):

No new freestanding signs are proposed as part of this application. This standard is not triggered.

D.2 – All Other Structures (45 ft):

The proposed addition has a maximum height of 30 feet, as shown on the architectural elevations. This does not exceed the 45-foot maximum building height permitted in the M-1 zone. The addition height is consistent with the existing building and with the I-O overlay maximum of 45 feet per CMC 16.35.050.D.

16.32.030.E – Maximum Lot Coverage (No Limit):

no maximum lot coverage in the M-1 zone. This standard is satisfied.

16.32.030.F – Other Regulations:

F.1 – Vision Clearance (15 ft/driveway or alley; 30 ft/street or railroad):

Vision clearance areas are maintained at all driveway and street access points on the subject property. A minimum 15-foot vision clearance triangle is maintained from all driveway and alley intersections, and a minimum 30-foot

vision clearance triangle is maintained from all street and railroad intersections, consistent with CMC 16.32.030.F.1. The proposed addition does not alter existing driveway locations or modify established vision clearance areas. This standard is satisfied.

F.2 — Setback Measurement and Overhangs:

All setbacks are measured from the foundation line of the building per CMC 16.32.030.F.2. Roof overhangs associated with the proposed addition do not exceed two feet in projection beyond the foundation line.

F.3 — Wireless/Cellular Facility Certification:

No wireless or cellular communications facility or tower is proposed as part of this application. FCC, FAA, and ODOT certification requirements are not triggered. This regulation is not applicable.

F.4 — Outside Storage Abutting a Residential Zone:

The subject property does not abut a residential zone on any property line. This regulation is not applicable. Any outside storage areas on the site are addressed separately in the accompanying CMC Chapter 16.35 narrative response.

Finding: *The proposed addition complies with all applicable development standards of CMC 16.32.030. Minimum lot area, width, and frontage are satisfied by the existing parcel. The 10-foot street yard setback applies (not on Hwy 99E or S. Ivy St.); no interior or rear yard setbacks apply due to the absence of abutting residential zones. Building height is within the 45-foot maximum. No maximum lot coverage applies. Vision clearance, setback measurement, and overhang requirements are met. Wireless/cellular and residential screening provisions are not applicable. All criteria are satisfied.*

CHAPTER 16.35 – CANBY INDUSTRIAL AREA OVERLAY (I-O) ZONE

16.35.010 – PURPOSE

Code Reference: *The purpose of the I-O zone is to implement the design guidelines and standards of the Canby Industrial Area Master Plan: (A) provide efficient circulation and access; (B) allow flexibility in siting development; (C) provide visual continuity for streetscapes and developments; (D) encourage durable, high quality building materials. [CMC 16.35.010]*

The proposed addition to the Anderson Quality Spring facility is consistent with all four stated purposes of the I-O zone. On-site vehicular and pedestrian circulation patterns are maintained and enhanced with two pedestrian pathway connections to the public right-of-way, consistent with purpose (A). The addition is sited on the existing developed parcel in a manner that accommodates the facility's manufacturing operations, consistent with the flexibility envisioned by purpose (B). The addition is designed to match the existing concrete tilt-up building with a matching paint scheme, maintaining visual continuity with the existing facility and the surrounding industrial streetscape, consistent with purpose (C). Durable, high-quality concrete tilt-up construction is proposed, with architectural metal storefront entries and a canopy at the main entrance, consistent with purpose (D). The proposed addition expands an established, high-employment manufacturing operation that directly supports the Master Plan's goal of high-quality industrial development with a mix of employment types.

Finding: The proposed addition is consistent with all four purposes of the I-O zone per CMC 16.35.010. This criterion is satisfied.

16.35.020 – APPLICABILITY

Code Reference: It is the policy of the City of Canby to apply the I-O zone to all lands within the Canby Pioneer Industrial Park Master Plan area... [CMC 16.35.020]

The subject property at 125 S. Hazel Dell Way is located within the Canby Pioneer Industrial Park Master Plan area as described in CMC 16.35.020 and confirmed on the official City of Canby Zoning Map. The I-O overlay zone applies to the subject property and governs this application in addition to the M-1 base zone standards per CMC 16.35.020.A–F.

Finding: The subject property is within the I-O overlay zone per CMC 16.35.020. This criterion is satisfied.

16.35.025 – PRE-APPLICATION REVIEW

Code Reference: A pre-application meeting with utility and service providers is required prior to any land use application in the I-O zone, unless waived by the City Planner. The City shall determine the need for a Hazardous Materials Management Plan. [CMC 16.35.025.A–B]

A pre-application meeting was conducted with the City of Canby Planning Department and applicable utility and service providers prior to submittal of this application. The Intermediate Modification was confirmed as the appropriate review track at the pre-application conference, following the issuance of the traffic scoping memo. The manufacturing and processing of metal springs does not involve the storage, use, or generation of hazardous materials beyond standard industrial quantities, and a Hazardous Materials Management Plan was not required.

Finding: The pre-application meeting requirement of CMC 16.35.025 has been satisfied. No Hazardous Materials Management Plan is required. This criterion is satisfied.

16.35.030 – USES PERMITTED OUTRIGHT

Code Reference: Unless limited by sections 16.35.040 or 16.35.045, uses permitted outright in the C-M, M-1, and M-2 zones are permitted outright in the I-O zone. [CMC 16.35.030]

Metal spring manufacturing and processing is a use permitted outright in the M-1 zone under CMC 16.32.010.A, which expressly lists manufacturing, fabricating, and processing of products made from previously prepared materials including metal. Per CMC 16.35.030, uses permitted outright in the M-1 zone are permitted outright in the I-O overlay zone, subject to confirmation under CMC 16.35.040 and 16.35.045, addressed below.

Finding: Metal spring manufacturing and processing is permitted outright in the I-O zone per CMC 16.35.030 and CMC 16.32.010.A. This criterion is satisfied.

16.35.040 – CONDITIONAL USES

Code Reference: Any proposed site development that results in any of the following requires conditional use approval: (1) <3 employees per developed acre; (2) >60 acres occupied by single use; (3) utility overuse; (4) H occupancy; (5) retail >50,000 SF in C-M; (6) retail not related to industrial in M-1/M-2; (7) retail >15% of footprint in M-1/M-2. [CMC 16.35.040.A]

16.35.040.A.1 — Employee Density (< 3 FTE/developed acre):

Anderson Quality Spring currently employs 47 total onsite staff, comprising 46 full-time employees and 1 part-time employee, yielding a total of 46.5 full-time equivalents (FTE) per the employee data on file. The "developed" area — including buildings, landscaping, vehicle maneuvering, parking, outdoor storage, and all areas occupied by the use — is confirmed at 2.94 acres, yielding an employee density of 15.8 FTE per developed acre. This exceeds the 3 FTE/acre minimum threshold and a conditional use permit is not required.

16.35.040.A.2 — Single Use Exceeding 60 Acres:

The Anderson Quality Spring site totals approximately 2.94 acres, well below the 60-acre threshold. This provision is not triggered.

16.35.040.A.3 — Utility Overuse:

The proposed addition is an expansion of the existing manufacturing facility. No extraordinary utility demand is anticipated beyond what is currently served. A conditional use permit is not required under this provision.

16.35.040.A.4 — H Occupancy:

Metal spring manufacturing does not involve quantities or types of hazardous materials that would trigger an H occupancy classification under the Oregon Structural Specialty Code. A conditional use permit is not required under this provision.

16.35.040.A.5 — Retail >50,000 SF in C-M:

The site is in the M-1 zone, not C-M. Not applicable.

16.35.040.A.6 — Retail Not Related to Industrial in M-1/M-2:

No retail use is proposed. This provision is not triggered.

16.35.040.A.7 — Retail >15% of Building Footprint in M-1/M-2:

No retail use is proposed. This provision is not triggered.

Finding: Based on the analysis above, none of the seven conditional use triggers under CMC 16.35.040.A apply to the proposed addition. With 46.5 FTE onsite employees, the facility comfortably satisfies the 3 FTE/acre density threshold subject to confirmation of developed acreage. No conditional use permit is required. This criterion is satisfied.

16.35.045 – PROHIBITED USES

Code Reference: The following uses are prohibited in the I-O zone: [slaughterhouse; rendering; race track; wrecking/salvage; scrap metal storage; steel barrel reclamation; dump/landfill; livestock pen; fireworks/explosives; nuclear plant; hide curing; incinerator/smelter; petroleum manufacturing; fertilizer/creosote/insecticide/tire production; saw/shingle/lumber mill; retail >50,000 SF in M-1/M-2]. [CMC 16.35.045]

The manufacturing and processing of metal springs at the Anderson Quality Spring facility does not constitute any of the prohibited uses listed under CMC 16.35.045. Metal spring manufacturing involves the fabrication and processing of metal wire and strip stock into finished spring components — it does not involve rendering, petroleum products, chemical

production, scrap metal storage, or any other prohibited activity. No retail use exceeding 50,000 square feet is proposed.

Finding: *The proposed use is not a prohibited use under CMC 16.35.045. This criterion is satisfied.*

16.35.050 – DEVELOPMENT STANDARDS

Code Reference: *The following subsections indicate the required development standards of the I-O zone, replacing the standards of the M-1 zone. [CMC 16.35.050]*

16.35.050.A – Minimum Lot Area: None.

No minimum lot area is required in the I-O zone. Satisfied.

16.35.050.B – Minimum Lot Width and Frontage: None.

No minimum lot width or frontage is required. Satisfied.

16.35.050.C – Minimum Yard Requirements.

The proposed addition maintains all required minimum yard setbacks. For buildings up to 25 feet in height, a minimum 20-foot street yard is required; for buildings between 25 and 45 feet, a 35-foot street yard applies. No parking or internal drives are located within the required street yard. Minimum 10-foot interior and rear yard setbacks are maintained; no abutting residential zones are present to trigger the expanded 20-foot setback.

16.35.050.D – Maximum Building Height: 45 Feet.

The proposed addition has a maximum height of 30 feet, which does not exceed the 45-foot maximum building height permitted in the I-O zone.

6.35.050.E – Maximum Lot Coverage: None in M-1.

No maximum lot coverage applies in the M-1 zone. Satisfied.

16.35.050.F – Street Access (Curb Cut) Spacing: 200 Feet Minimum.

No new curb cuts are proposed with this addition. Existing site access drive spacing meets the 200-foot minimum on designated parkway and collector streets. Satisfied.

6.35.050.G – Street Right-of-Way Improvements.

Street right-of-way improvements are addressed in the accompanying CMC Chapter 16.08 narrative response, consistent with the Canby Transportation System Plan (TSP).

16.35.050.H – Building Orientation Standards.

The addition is in the M-1 zone. Per CMC 16.35.050.H.1, at least one public entrance must face the street with a direct pedestrian connection to the public sidewalk. The existing facility provides a primary public entrance with architectural metal storefront entries and a canopy at the main entrance, oriented toward the public right-of-way. A direct pedestrian connection is maintained between the primary entrance and the public sidewalk. The proposed addition does not alter the primary building entrance or pedestrian connection. This standard is satisfied.

16.35.050.I – Right-of-Way Plantings.

Street trees and ground cover plantings are installed along the project frontage in accordance with City standards. No shrubs are proposed within the public right-of-way. The street trees were planted outside of the Right-of-Way in coordination with Canby Public works at the time of the previous approvals. The proposed addition does not modify the existing street frontage plantings.

16.35.050.J – Metal Building Exteriors Prohibited.

Metal building exteriors are prohibited in the I-O zone except for architectural metal elements that accent and enhance building entrances and office areas. The proposed addition utilizes concrete tilt-up construction as the primary exterior material – consistent with the existing building – with a matching paint scheme. Architectural metal storefront entries and a canopy are provided at the main building entrance as accent elements that enhance the aesthetics of the building entry area. No metal exterior panels or metal siding are proposed as primary exterior cladding. This standard is satisfied.

16.35.050.K – Lighting.

Lighting is required for all streets, sidewalks, and pedestrian ways. There is no proposed modifications to the existing lighting. All streets, sidewalks, and pedestrian pathways on the subject site are illuminated in conformance with applicable standards.

6.35.050.L – Shared Access.

No land division is proposed. Shared access provisions are not triggered at this time.

16.35.050.M – Irrigation of Landscaped Areas.

All landscaped areas on the site are irrigated. The proposed addition does not modify existing landscaped areas. Satisfied.

16.35.050.N – Other Regulations.

Applicable M-1 zone regulations related to vision clearance, Highway 99E sidewalk width, setback measurement, outside storage, and wireless/cellular tower certification are addressed in the accompanying CMC Chapter 16.32 narrative response.

16.35.050.O – Open Storage / Laydown Yards.

Any open storage or laydown yard areas on the subject site are screened by a minimum six-foot sight-obscuring fence consistent with this standard. The proposed addition does not introduce new open storage areas. All yards are properly screened, no modifications to the screening are proposed.

Finding: *The proposed addition complies with all applicable development standards of CMC 16.35.050. Concrete tilt-up construction with architectural metal entry accents satisfies the metal building prohibition. Setbacks, height, access, pedestrian orientation, lighting, and landscaping requirements are all met. All criteria are satisfied.*

16.35.060 – DESIGN GUIDELINES

Code Reference: *The Industrial Area Master Plan provides design guidelines encouraging: flexibility in street alignment; tree retention and large-caliper planting; buildings at/near setback;*

parking to side/rear; smaller commercial buildings at street; visible entries; quality materials; architectural articulation; and open space/trail connections. [CMC 16.35.060]

A. Street Flexibility:

On-site private streets and drive aisles are aligned based on the existing parcel configuration and operational requirements of the facility. No new public or private street alignments are proposed.

B. Tree Retention and Large-Caliper Plantings:

Existing trees are to be retained and currently meet the 3-inch minimum caliper requirement, consistent with CMC 16.35.060.B. The proposed addition does not modify existing tree counts.

C. Buildings at or Near the Setback Line:

The proposed addition is aligned with the existing building, no modifications to the setback are proposed.

D. Parking to the Side or Rear:

On-site parking areas are existing and will not be modified with the exception of (7) spaces to be demolished.

E. Commercial Building Placement:

The southern wall line of the existing building is to be extended to the south. No other changes to the placement of the building are proposed.

F. Building Entries Visible from Street:

The primary building entrance features architectural metal storefront entries and a canopy at the main entrance, clearly visible from the public right-of-way. Two direct pedestrian connections are provided between the entrance and the public sidewalk. This guideline is satisfied.

G. Quality Building Materials:

The addition utilizes concrete tilt-up construction as the primary exterior material, matching the existing building. A coordinated paint scheme is applied to provide visual continuity. Architectural metal storefront entries and a canopy at the main entrance serve as quality accent elements. This guideline is satisfied.

H. Architectural Articulation:

The building addition extends the scheme from the existing building to match the look which breaks up large wall surfaces and accentuates the building entrance through a coordinated paint scheme and wall panel reveals. These elements provide visual interest and definition consistent with the guidelines of the Master Plan. This guideline is satisfied.

I. Open Space and Trail Connections:

No designated open space corridors or Master Plan trail connections are affected by the proposed addition. This guideline is not applicable.

Finding: The proposed addition is consistent with the applicable I-O design guidelines of CMC 16.35.060. Compliance is further demonstrated through the I-O Design Review Matrix in Table 1 below. This criterion is satisfied.

16.35.070 – I-O DESIGN REVIEW MATRIX

Code Reference: Design review applications must achieve scores equal to or greater than the minimum acceptable scores in the matrix. Exception: The City may reduce the minimum acceptable score(s) upon finding that certain provisions do not apply. [CMC 16.35.070]

Table 1 below documents the proposed scores for all four I-O Design Review Matrix categories. Narrative justification for each criterion follows the table.

Table 1: I-O Design Review Matrix — CMC 16.35.070 (Table 16.35.040)

Category	Criterion	Possible	Score
Parking	Parking areas to side/rear of building as viewed from ROW: <50%=0; 50%–75%=1; 75%–100%=2 (>75% of spaces to side/rear — confirmed)	0–2	2
	Interior parking lot landscape above base 15%: 15%–18%=0; 18%–22%=1; >22%=2 (Existing landscape complies with base standard; proposed addition does not modify landscape areas)	0–2	0
	Trees above CMC 16.49.120 base requirement: 100%–105%=0; 105%–110%=1; >110%=2 (Tree caliper requirement met; count at base requirement)	0–2	0
	Parking spaces as % of required minimum: >110%=0; 110%–105%=1; 105%–100%=2 (51 proposed / 51 required = 100%)	0–2	2
MIN = 4	PARKING SUBTOTAL	Total	4 ✓
Transportation / Circulation	Design private pedestrian pathways: 6' painted ways=0; 6' brick/paver=1; 6' brick/paver & raised concrete=2 (Existing brick/paver pathways — score: 1)	0–2	1
	Number of pedestrian connections to street sidewalk: One connection=0; Two or	0–1	1

	more=1 (Two pedestrian pathway connections provided — confirmed)		
MIN = 2	TRANSPORTATION SUBTOTAL (Exception requested per CMC 16.35.070.A)	Total	2 ✓
Landscaping	Trees installed at 3-inch caliper: <25%=0; 25%–50%=1; 50%–100%=2 (All trees are mature and measure more than 3-inches)	0–2	2
	Usable outdoor amenity (seating, plaza, water feature, etc.): No=0; Yes=1; Yes, public use=2 (Employee outdoor amenity area provided)	0–2	1
	Amount of grass (less is better — % of total landscaped area): >50%=0; 25%–50%=1; <25%=2 (Existing grass coverage exceeds 50% of landscaped area — score: 0)	0–2	0
MIN = 3	LANDSCAPING SUBTOTAL	Total	3 ✓
Building Appearance & Orientation	Building orientation at/near street: Parking separates=0; ≥20% within 5' of setback=1; ≥20% at setback=2	0–2	0
	Building entrances visible from street: No=0; Yes=1 (Storefront entries + canopy at main entrance — visible from ROW)	0–1	1
	Quality materials: Concrete/wood=0; CMU/stucco/similar=1; Brick/stone=2 (Concrete tilt-up construction — matches existing)	0–2	1
	Articulation/detailing to break up surfaces and accentuate entry: No=0; Yes=2 (Paint scheme + structural building reveals — confirmed)	0–2	2
MIN = 4	BUILDING SUBTOTAL (Orientation item TBD; minimum 4 achievable)	Total	4 ✓
TOTAL MIN = 13	PROPOSED TOTAL	Total	15 ✓

Parking — Location (Score: 2):

Greater than 75% of on-site parking spaces are located to the side and rear of the existing building as viewed from the public right-of-way. The proposed addition does not relocate parking to the building frontage. A score of 2 is confirmed.

Parking — Interior Landscape (Score: 0):

The existing parking lot interior landscaping is consistent with the base 15% requirement of CMC 16.49. The proposed addition does not modify existing landscape areas. No increase above the base 15% is proposed. A score of 0 applies per the matrix. This is reflected in the parking subtotal of 4, which meets the minimum.

Parking — Tree Count (Score: 0):

The existing tree count in parking lot landscape islands meets the base requirement of CMC 16.49.120. The addition does not modify parking lot tree count or landscape islands. A score of 0 (100%–105% of base requirement) applies.

Parking — Space Count (Score: 2):

51 parking spaces are proposed (58 existing minus 7 demolished). The required minimum is 51 spaces (50.4, rounded up). $51/51 = 100\%$ of the required minimum, yielding a score of 2 per the matrix (105%–100% = score 2).

Transportation — Pathway Type (Score:):

The existing on-site pedestrian pathways are brick/pavers. A score of 1 applies for pathway material.

Transportation — Connections (Score: 1):

Two pedestrian connections between the public street sidewalk and the internal on-site circulation system are provided, yielding a score of 1 (two or more connections = 1).

Landscaping — Tree Caliper (Score: 2):

All existing trees are fully mature and are at a minimum 3-inch caliper, consistent with the Master Plan guidelines and CMC 16.35.060.B. With 50%–100% of trees at 3-inch caliper, a score of 2 is confirmed.

Landscaping — Outdoor Amenity (Score: 1):

A usable outdoor amenity area — consisting of an employee seating/break area — is provided on the subject site for use by Anderson Quality Spring employees. A score of 1 is proposed (employee use).

Landscaping — Grass Coverage (Score: 0):

The existing landscaped areas on the subject site contain grass coverage exceeding 50% of the total landscaped area. Per the matrix, grass coverage greater than 50% yields a score of 0. The proposed addition does not modify existing landscaped areas. A score of 0 applies. The overall landscaping subtotal of 3 still meets the required minimum of 3 due to confirmed scores in tree caliper and outdoor amenity.

Building — Orientation (Score: 0):

The entire building is set back from the street more than 5ft from the min setback

Building — Entry Visibility (Score: 1):

The primary building entrance features architectural metal storefront entries and a canopy at the main entrance, clearly visible from the public right-of-way. A score of 1 is confirmed.

Building — Materials (Score: 1):

The proposed addition utilizes concrete tilt-up construction as the primary exterior material, matching the existing facility. Per the matrix, concrete tilt-up is categorized as concrete masonry, stucco, or similar material, yielding a score of 1. The addition paint scheme matches the existing building.

Building — Articulation (Score: 2):

The building addition incorporates architectural articulation and detailing through a coordinated paint scheme and structural building reveals. These elements break up large tilt-up wall surfaces and accentuate the building entrance. A score of 2 is confirmed.

Finding: *The proposed addition achieves scores meeting or exceeding the minimum acceptable thresholds in three of the four I-O Design Review Matrix categories: Parking (4 of 4 minimum), Landscaping (3 of 3 minimum), and Building Appearance and Orientation (4 of 4 minimum). The Transportation/Circulation category scores (3 of a 2-point minimum). The overall proposed total of 15-points exceeds the 13-point overall minimum. This criterion is satisfied.*

16.35.040.A.1 - EMPLOYMENT SUMMARY

As noted in the CMC 16.35.040.A.1 analysis above, the employee density threshold requires a minimum of 3 full-time equivalent (FTE) employees per developed acre. Anderson Quality Spring's current and ongoing employment at 125 S. Hazel Dell Way is summarized in Table 2 below, based on the Employee and Site Data Summary on file with this application.

Table 2: Anderson Quality Spring — Onsite Employment Summary

Category	Count	Notes
Total Onsite Staff	47	Excludes remote workers
Full-Time Employees	46	Standard 40-hr/week
Part-Time Employees	1	Counts as 0.5 FTE
Total FTE (CMC 16.35.040.A.1)	46.5	46 FT + (1 × 0.5) PT
Max Concurrent Onsite (PM Peak)	~51	Day Shift (46) + Swing Shift (5); 4:00–5:30 PM overlap
FTE/Developed Acre (3.0 min. required)	15.8 FTE/AC	46.5/2.94 AC (Total Site)

CHAPTER 16.49 – SITE AND DESIGN REVIEW**16.49.010 – FINDINGS AND OBJECTIVES**

Code Reference: *The purpose of site and design review is to encourage originality, discourage monotonous development, promote natural beauty and visual character, protect aesthetic quality, stabilize property values, and sustain community health and welfare. [CMC 16.49.010.B.1–10]*

The proposed addition is consistent with the findings and objectives of CMC 16.49.010. Specifically, the addition addresses each applicable objective as follows:

Objective 1 — Encourage originality, flexibility and innovation:

The addition is designed as a concrete tilt-up structure that matches the existing building architecture, with architectural metal storefront entries, a canopy at the main entrance, and a coordinated paint scheme with structural reveals that provide visual interest. The design reflects a flexible, functional approach appropriate to an industrial manufacturing facility.

Objective 2 — Discourage monotonous, unsightly development:

The addition matches the existing building in material, form, and color while incorporating articulation through building reveals and a paint scheme that breaks up large wall surfaces. The result is a cohesive, visually unified industrial facility consistent with the Canby Industrial Area character.

Objective 3 — Promote natural beauty and visual character:

The addition maintains the existing landscaping, street trees, and pedestrian connections. Building materials and colors are selected to be compatible with the existing facility and surrounding industrial development.

Objective 4 — Protect and enhance city appeal:

The addition enables the expansion of an established local industrial employer (Anderson Quality Spring), supporting business investment, employment, and the continued economic vitality of the Canby Industrial Area.

Objective 5 — Stabilize and improve property values:

The addition represents a quality investment in an existing industrial facility, improving the property's functionality and long-term value within the M-1 zone.

Objective 6 — Achieve beneficial influence of pleasant environments:

The proposed addition retains existing pedestrian connections, landscaping maintenance, and employee amenity areas, contributing to a functional and pleasant working environment for Anderson Quality Spring's 47 onsite employees.

Objective 10 — Encourage LID techniques:

LID best management practices are incorporated where feasible, including drought-tolerant plant species and stormwater management consistent with the Canby Public Works Design Standards. Downspout disconnection is provided where feasible.

Finding: *The proposed addition is consistent with the findings and objectives of CMC 16.49.010. This criterion is satisfied.*

16.49.020 / 16.49.025 – BOARD AND COMMITTEE ESTABLISHMENT

CMC 16.49.020 and 16.49.025 establish the organization, membership, and procedures for the Site and Design Review Board and advisory Design Review Committee. These sections are administrative in nature and do not impose substantive criteria on applicants. The applicant acknowledges the role of the Planning Commission (acting as the Site and Design Review Board) in reviewing this Type II Intermediate Modification application and defers to the City's established review procedures.

16.49.030 – SITE AND DESIGN REVIEW PLAN APPROVAL REQUIRED

Code Reference: Site and design review approval is required for: all new buildings; major remodeling above 60% of value; additions >5,000 SF gross floor area in one year; construction causing decrease in pervious area >2,500 SF in one year. [CMC 16.49.030.A]

The proposed addition triggers a modification to the original site and design review under CMC 16.49.030.A. The addition constitutes the addition of more than 5,000 square feet of gross floor area within a one-year period (CMC 16.49.030.A.4) and/or construction activity that causes a decrease in pervious area in excess of 2,500 square feet within a one-year period (CMC 16.49.030.A.5). The proposed addition is not exempt under CMC 16.49.030.B: it is not a sign, interior alteration, temporary structure, accessory structure under 500 SF, or single/two-family dwelling. A Modification to the original Site and design review approval is therefore required and is the subject of this application.

Finding: The proposed addition triggers a modification to the original site and design review under CMC 16.49.030.A. No exemption applies. Intermediate modification approval is required. This criterion is satisfied.

16.49.035 – APPLICATION FOR SITE AND DESIGN REVIEW

Code Reference: DCO projects may use Type II or Type III review per 16.49.035.A. All other projects are subject to Type III procedural requirements per Chapter 16.89. [CMC 16.49.035.B]

The subject property is not located within the Downtown Canby Overlay (DCO) zone. CMC 16.49.035.A does not apply. Under CMC 16.49.035.B, non-DCO projects subject to site and design review are generally subject to Type III procedural requirements per Chapter 16.89. However, the subject application is an Intermediate Modification to an existing site and design review approval (2006) and is processed as a Type II review per CMC Chapter 16.08 – Design Review Procedures, which establishes the Type II Intermediate Modification track for changes to existing approved site and design review plans. This review track is consistent with the I-O overlay zone design review process per CMC 16.35.020.D, which utilizes the City's existing design review processes for I-O zone applications.

Finding: The application is processed as a Type II Intermediate Modification per CMC Chapter 16.08, consistent with the established review track for modifications to existing approved site and design review plans. This criterion is satisfied.

16.49.040 – CRITERIA AND STANDARDS

Code Reference: The Board shall determine compliance with: (B.1) conformance with applicable standards; (B.2) compatibility with vicinity; (B.3) design, color, materials compatible; (B.4) LID practices; (B.5) design review matrix; (B.6) street lights; (D) intent; (E) public facilities; (G) tree cutting. [CMC 16.49.040]

16.49.040.B.1 – Conformance with Applicable Standards:

The proposed site development — including the site plan, architecture, landscaping, and building design — is in conformance with the applicable standards of CMC Title 16 and all other applicable city ordinances. Compliance with CMC Chapters 16.08, 16.10, 16.12, 16.32, 16.35, 16.46, and 16.49 is addressed through the accompanying narrative

responses. The addition height, setbacks, parking, access, and landscaping all comply with applicable M-1 and I-O zone standards. This criterion is satisfied.

16.49.040.B.2 — Compatibility with Vicinity:

The proposed addition is compatible with the design of other developments in the Canby Industrial Area vicinity. S. Hazel Dell Way is surrounded by established industrial and manufacturing uses in the M-1 and I-O zones. The addition utilizes concrete tilt-up construction — the predominant building material in the surrounding industrial area — with a coordinated paint scheme that matches the existing building. Building mass, scale, setbacks, and orientation are consistent with the industrial character of the Pioneer Industrial Park Master Plan area. This criterion is satisfied.

16.49.040.B.3 — Design, Color, and Materials:

The location, design, size, color, and materials of the building exterior are compatible with the proposed development and appropriate to the design character of other structures in the Canby Industrial Area. The addition exterior utilizes concrete tilt-up as the primary material, matching the existing facility. The paint scheme matches and complements the existing building. Architectural metal storefront entries and a canopy at the main entrance serve as accent elements consistent with CMC 16.35.050.J. Building reveals provide articulation. No new freestanding signs are proposed. This criterion is satisfied.

16.49.040.B.4 — LID Best Management Practices:

The proposed addition incorporates LID best management practices where feasible based on site and soil conditions. LID measures implemented or proposed include: (1) drought-tolerant plant species are used in landscaped areas; (2) downspouts are disconnected from City stormwater facilities where feasible; (3) existing landscaping and pervious areas are preserved to the maximum extent practicable; and (4) stormwater management complies with Canby Public Works Design Standards. Impervious surface additions are minimized to the building footprint. This criterion is satisfied.

16.49.040.B.5 — Design Review Matrix (Table 16.49.040 / I-O Supersession):

CMC 16.35.020.D provides that the I-O overlay zone utilizes the City's existing design review processes, substituting the I-O Design Review Matrix (CMC 16.35.070) for the standard Table 16.49.040 matrix. Because the subject property is within the I-O overlay zone, the I-O Design Review Matrix is the controlling standard. Compliance with the I-O Design Review Matrix is addressed in the accompanying CMC Chapter 16.35 narrative response, where the project meets or exceeds the minimum acceptable scores in all four categories (Parking, Transportation/ Circulation, Landscaping, and Building Appearance and Orientation). A supplemental scoring of Table 16.49.040 is provided in this narrative for reference.

16.49.040.B.6 — Street Light Installation:

Street lights are provided along the project's public street frontage on S. Hazel Dell Way, consistent with applicable City standards. The proposed addition does not modify the existing street lighting configuration. This criterion is satisfied.

16.49.040.D — Compliance with Intent (Type III Standard):

The proposed addition complies with the intent of the site and design review standards. The addition is designed to be functional, visually compatible with the existing facility and surrounding industrial area, and consistent with the goals of the Canby Industrial Area Master Plan and the CMC 16.49.010 objectives. The use of concrete tilt-up construction, coordinated paint, building reveals, and quality entry accents demonstrates that the project meets the spirit and intent of design review requirements even where specific metrics are met through the I-O overlay matrix.

16.49.040.E — Public Facilities and Services:

All required public facilities and services are available to the subject property and are adequate to serve the proposed addition. Water, sanitary sewer, storm drainage, electric, gas, and solid waste services are currently extended to the site with no modifications required. The proposed addition does not require the extension of new utility infrastructure. This criterion is satisfied.

16.49.040.F — Effect on Housing:

The proposed addition is to an existing industrial manufacturing facility. No residential use or housing units are proposed or affected. CMC 16.49.040.F is not applicable to this industrial application.

16.49.040.G — Tree Cutting:

Any trees proposed for removal in association with the addition will be removed in accordance with CMC Chapter 12.32 (Tree Ordinance). Tree removal is limited to trees directly within the proposed drive aisle and associated construction envelope. Retained trees are identified on the landscape plan and are protected during construction per CMC 16.49.080.F. Replacement trees meeting the specifications of CMC 16.49.090 are provided at a minimum 1:1 replacement ratio. This criterion is satisfied.

Finding: *The proposed addition satisfies all applicable criteria of CMC 16.49.040.B, D, and E. The I-O Design Review Matrix (CMC 16.35.070) supersedes Table 16.49.040 per CMC 16.35.020.D, and I-O matrix compliance is demonstrated in the accompanying Chapter 16.35 response. All criteria are satisfied.*

16.49.050 – CONDITIONS ON APPROVAL

The applicant acknowledges that planning staff and the Planning Commission retain authority under CMC 16.49.050 to impose reasonable conditions on site and design review approvals to protect the public, fulfill service needs, and further the implementation of the CMC. The applicant is prepared to comply with any conditions of approval imposed by staff and/or the Commission, including conditions related to development schedule, landscape security, plan modifications, off-site improvements, access limitations, and additional screening as may be required.

16.49.060 – TIME LIMIT ON APPROVAL

The applicant acknowledges that site and design review approvals are void after twelve (12) months unless a building permit has been issued and substantial construction has commenced, or the Planning Department finds no changes in applicable standards per CMC 16.49.060.

The applicant intends to submit a building permit application promptly upon approval and to commence construction within the approval period.

16.49.065 – BICYCLE AND PEDESTRIAN FACILITIES

Code Reference: *Developments under design review shall: (A) extend internal walkways to property boundaries abutting commercial/public/multi-family uses; (B) provide on-site pedestrian and bicycle access; (C) office parks and commercial — one sidewalk connection per abutting property, walkways every 300 ft of frontage, direct routes, links to building circulation, min 5 ft wide with raised crossings; (D) permeable surfacing encouraged; (E) provide connection to Molalla Forest Road path if abutting. [CMC 16.49.065]*

16.49.065.A — Walkway Extension to Property Boundaries:

The subject property is surrounded by M-1 and I-O industrial uses. No adjacent commercial, public, or multi-family properties are present that would require internal walkway extension to the property boundary under CMC 16.49.065.A. This standard is not triggered.

16.49.065.B — On-Site Pedestrian and Bicycle Access:

On-site facilities are provided to accommodate safe and convenient pedestrian access within the facility. Two pedestrian pathway connections to the public sidewalk on S. Hazel Dell Way are provided, linking employee parking areas to the building entrance. A covered bicycle parking area is provided inside the building, consistent with CMC 16.10 requirements. This standard is satisfied.

16.49.065.C — Office Parks and Commercial Standards:

CMC 16.49.065.C applies specifically to new office parks and commercial development. The subject facility is an industrial manufacturing use in the M-1 zone — not an office park or commercial development. The specific sub-criteria of CMC 16.49.065.C are not directly applicable. However, in the spirit of these guidelines, the following is noted: at least one sidewalk connection is provided between the building entrance and the public sidewalk on S. Hazel Dell Way; walkways are direct with minimal driveway crossings; walkways are linked to the internal building circulation; and walkways are at least five feet wide. Walkway crossings of drive aisles use differentiated paving where feasible.

16.49.065.D — Permeable Surfacing:

Permeable surfacing is not feasible at this site. The near-surface soils are impermeable, and infiltration-capable soils occur only at depth, as documented in the geotechnical soils report.

16.49.065.E — Molalla Forest Road Multi-Use Path:

The subject property at 125 S. Hazel Dell Way does not directly abut the Molalla Forest Road multi-use path. CMC 16.49.065.E is not triggered. If an existing or planned path connection is within 300 feet of the site, the City may confirm an exemption applies.

Finding: *On-site pedestrian and bicycle facilities are provided consistent with CMC 16.49.065. Two pedestrian connections to the public sidewalk are provided, walkways are direct and linked to the building entrance, and bicycle parking is provided. This criterion is satisfied.*

16.49.080 – GENERAL PROVISIONS FOR LANDSCAPING

Code Reference: *Minimum landscaping: 15% of total land area for industrial zones. LID stormwater facilities on private property may count toward minimum. Trees to be retained identified on landscape plan; protected during construction. Landscaped areas shall be covered by living material within 3 years; max 5% bark/mulch; max 5% rock/stone/walkways. All plant materials shall be healthy and disease-free. [CMC 16.49.080]*

The subject property is in the M-1 (Light Industrial) zone, which requires a minimum of 15 percent of the total developed land area to be landscaped per CMC 16.49.080.C.1. The existing site complies with the 15% minimum landscaping requirement. The proposed addition does not modify existing landscaped areas and maintains the existing landscaping coverage.

Trees and plant materials identified for preservation are shown on the landscape plan and will be protected during construction per CMC 16.49.080.F through the use of construction fencing placed at the drip line of retained trees. No topsoil or construction material storage will be placed within the drip line of preserved trees. Any required grading within a drip line will be supervised by a qualified arborist or landscape architect per CMC 16.49.080.F.3–5.

All proposed landscaped areas are designed to be covered by living ground material within three years of planting. Bark mulch and decorative rock coverage do not exceed five percent each of the total landscaped area per CMC 16.49.080.I. All plant materials are healthy, disease-free, and well-branched, consistent with CMC 16.49.080.J. Pacific Northwest native species are incorporated where appropriate. Landscaping methods follow the Sunset Western Garden Book guidelines per CMC 16.49.080.K. All plant growth will be controlled to prevent interference with pedestrian access and traffic visibility per CMC 16.49.080.M. All graded areas will be restored with topsoil per CMC 16.49.080.N–P.

Finding: *The proposed addition maintains the existing 15% minimum landscaping requirement. All general landscaping provisions of CMC 16.49.080 are satisfied.*

16.49.090 – SPECIFICATIONS FOR TREE AND PLANT MATERIALS

Code Reference: *Deciduous trees: min 2" caliper, B&B. Coniferous trees: min 5 ft height, B&B. Shrubs: 1–5 gallon. Ground covers: fully rooted, well-branched. Lawns: 100% coverage, weed free. [CMC 16.49.090]*

All proposed tree and plant materials meet the specifications of CMC 16.49.090. Deciduous shade and ornamental trees are specified at a minimum 2-inch caliper, measured 6 inches above ground, balled and burlapped, consistent with CMC 16.49.090.A. All new trees provided in parking lot landscape islands and front yard areas are specified at a minimum 3-inch caliper to meet the I-O Design Review Matrix tree caliper criterion per CMC 16.35.070. Coniferous trees, if proposed, will meet the minimum 5-foot height requirement. All shrubs are proposed at a minimum 1-gallon container size. Ground covers are fully rooted and well-branched. Lawn areas are specified as 100 percent coverage, weed-free seed or sod mix per CMC 16.49.090.E.

Finding: *All proposed tree and plant materials meet or exceed the specifications of CMC 16.49.090. This criterion is satisfied.*

16.49.100 – LANDSCAPING INSTALLATION AND MAINTENANCE

Code Reference: All landscaping shall be completed prior to certificate of occupancy. Temporary CO may be issued with 110% security for up to 6 months. All landscaping shall be continually maintained. [CMC 16.49.100]

All landscaping and exterior improvements required as part of the site and design review approval will be completed prior to the issuance of any certificate of occupancy per CMC 16.49.100.A. If construction phasing or seasonal constraints prevent completion prior to occupancy, the applicant will provide security equal to 110 percent of the cost of landscaping and exterior improvements, as determined by the Board or City Planner, to secure installation within the six-month period allowed under CMC 16.49.100.B. All landscaping will be continually maintained — including necessary watering, weeding, pruning, and replacement — in a manner substantially similar to the approved plan per CMC 16.49.100.C. The existing landscape areas have been maintained in good condition since the 2006 approval.

Finding: Landscaping will be completed prior to occupancy or secured with 110% financial assurance per CMC 16.49.100. Ongoing maintenance will be provided. This criterion is satisfied.

16.49.110 – LANDSCAPE AREA CREDIT FOR PRESERVED TREES

Code Reference: 100% of area under preserved mature trees may count toward landscaping requirement. Individual tree credit: max 40% of total landscape requirement. Grove credit: max 60% of total landscape requirement. [CMC 16.49.110]

Existing healthy, mature trees on the subject site are identified on the landscape plan and are proposed for retention to the extent feasible consistent with the proposed addition. The drip-line area of preserved trees is credited toward the minimum landscaping requirement per CMC 16.49.110.C, subject to the 40% individual tree credit limit (not more than 9% of the 15% total landscape requirement for M-1 zone properties). Tree credits are applied in the landscape plan calculations and do not reduce required parking lot landscaping or buffering standards per CMC 16.49.110.C.2.a.

Finding: Preserved tree landscape area credits are applied consistent with the limits of CMC 16.49.110. Parking lot and buffer landscaping requirements are not reduced by tree credits. This criterion is satisfied.

16.49.120 – PARKING LOT LANDSCAPING STANDARDS

Code Reference: Applies to parking areas of 10+ spaces or paved vehicular areas $\geq 3,500$ SF. Minimum 15% interior landscape in industrial zones. Parking areas >16 spaces require landscape islands: min 48 SF, min 6 ft wide, at least one qualifying tree each. Perimeter screening to shield headlights within 3 years; one tree per 40 ft along setback. Irrigation required. [CMC 16.49.120]

The subject site provides 51 off-street parking spaces, which exceeds the 10-space threshold and triggers parking lot landscaping standards under CMC 16.49.120.B. Parking lot landscaping is addressed as follows:

16.49.120.C/D – Landscaping Area (15% Interior):

The parking area interior is landscaped at a rate meeting the 15% minimum required for industrial zones per CMC 16.49.120.D.1. The proposed addition does not modify existing parking lot landscaped areas. Existing interior landscape areas, including perimeter planting areas within 10 feet of the exterior face of curb, are maintained in conformance with CMC 16.49.120.C. Each interior landscaped area has a minimum width of 6 feet per CMC 16.49.120.C.2.

16.49.120.E – Landscape Islands (>16 Spaces):

No modifications to the existing parking areas are proposed, with the exception of demolition of (7) spaces to allow access to the southern portion of the addition.

16.49.120.F – Tree Criteria:

Trees provided in parking lot landscape islands meet all criteria of CMC 16.49.120.F: deciduous shade trees reaching a mature height of approximately 40 feet; minimum 2-inch caliper at planting (3-inch per I-O matrix); moderate to dense summer shade; long-lived (60+ years); pollution and heat tolerant; mechanically strong, insect and disease resistant; drought resistant; and barren of fruit production.

16.49.120.G – Perimeter Screening:

Parking and loading area perimeters are screened with landscaping that, within three years of planting, will achieve sufficient height and density to shield vehicle headlights from head-on visibility per CMC 16.49.120.G.1. One deciduous or shade tree is planted at a minimum every 40 feet along the required vehicular use area setback per CMC 16.49.120.G.2.

16.49.120.H – Irrigation:

All parking lot landscaped areas are served by an automatic irrigation system with at least one outlet located within approximately 150 feet of all plant materials, consistent with CMC 16.49.120.H and CMC 16.35.050.M.

Finding: *The parking lot landscaping meets all applicable standards of CMC 16.49.120, including interior landscape area (15% minimum), landscape islands for the 51-space parking lot, qualifying tree species and caliper, perimeter screening, and irrigation. All criteria are satisfied.*

16.49.130 – REVEGETATION IN UNLANDSCAPED AREAS

Code Reference: *Areas graded and not occupied by structures or improvements shall be replanted with Board-approved materials and watered for a minimum of two growing seasons. [CMC 16.49.130]*

Any areas disturbed by grading in connection with the proposed addition that are not occupied by structures, pavement, or other improvements will be replanted with appropriate plant materials approved by the Site and Design Review Board per CMC 16.49.130.A. Replanted areas will be watered at sufficient intervals to assure survival and growth for a minimum of two growing seasons per CMC 16.49.130.B. Erosion protection measures will be implemented during and after construction in accordance with the City's stormwater and erosion control requirements.

Finding: *Un-landscaped disturbed areas will be revegetated with approved plant materials and maintained for a minimum of two growing seasons per CMC 16.49.130. This criterion is satisfied.*

16.49.140 – MINOR REVISIONS TO APPROVED LANDSCAPE PLANS

CMC 16.49.140 provides that minor revisions (less than 10 percent of the landscaped area) to an approved landscape plan may be reviewed and approved by the City Planner, with a report to the Board at the next available meeting. The applicant acknowledges this provision and will request City Planner review for any minor landscape revisions that arise during construction. Any revisions exceeding 10 percent of the landscaped area will be submitted for Board review.

16.49.150 – PARKING LOTS OR PAVING PROJECTS

Code Reference: *New paving >2,500 SF of impervious surface must meet City storm drainage requirements, parking lot landscaping standards, and ODOT drainage/access standards. [CMC 16.49.150]*

If the proposed addition includes new paving or impervious surface area below 2,500 square feet, The proposed impervious are to be added is 1,800 square feet.

Finding: *This criterion does not apply as the impervious area added is below the 2,500 square foot threshold.*

CHAPTER 16.89 – Application and Review Procedures

Table 1: CMC Chapter 16.89 – Section Applicability Summary

Section	Title	Applicability
16.89.010	Purpose	Applicable — establishes procedural intent
16.89.020 / Table 16.89.020	Description and Summary of Processes	Applicable — confirms Type II SDR process
16.89.030	Type I Procedure	Not applicable — project is Type II, not Type I
16.89.040	Type II Procedure	Applicable — governing procedure for this application
16.89.050	Type III Procedure	Partially applicable — governs appeal of Type II decision
16.89.060	Type IV Procedure	Not applicable — no legislative or annexation action
16.89.070	Neighborhood Meetings	Applicable — no neighborhood meeting required (Type II SDR)
16.89.080	Application Requirements and Completeness	Applicable — confirms complete application submittal
16.89.090	Modifications	Applicable — Intermediate Modification classification
16.89.100	Administrative Reviews	Not applicable — not a use interpretation request

16.89.010 – PURPOSE

Code Reference: *The purpose of this chapter is to establish standard decision-making procedures that will enable the City, the applicant, and the public to review applications and participate in the decision-making process in a timely and effective way. [CMC 16.89.010]*

Anderson Quality Spring submits this application in accordance with the decision-making procedures established by CMC Chapter 16.89. The application materials have been prepared to enable the City, the applicant, and the public to review the proposal and participate in the decision-making process in a timely and effective manner. All required forms, fees, narrative responses, and supporting exhibits are included with this submittal. The applicant is prepared to respond to questions from the Planning Director, Planning Commission, and the public through the applicable Type II process.

Finding: *The application is submitted consistent with the purpose of CMC 16.89.010. This criterion is satisfied.*

16.89.020 / TABLE 16.89.020 – PROCESS TYPE IDENTIFICATION

Code Reference: *All land use and development applications shall be decided using the procedures in this Chapter. Table 16.89.020 lists the City's land use and development applications and their required procedures. [CMC 16.89.020]*

The proposed project is an Intermediate Modification to an existing Site and Design Review approval, processed as a Site and Design Review – Type II application per Table 16.89.020 and CMC 16.89.090.B. The applicable process type governs the entire decision-making framework for this application, as confirmed in Table 2 below.

Table 2: Table 16.89.020 — Process Type Confirmation

Application Type	Process Type	Notice Radius	Nbhd. Meeting
Site and Design Review – Type II (Intermediate Modification per 16.89.090.B)	Type II (Administrative)	100 feet	No

Finding: *The application is classified as a Site and Design Review – Type II (Intermediate Modification) per Table 16.89.020 and CMC 16.89.090.B. The Type II Administrative process governs this application. The applicable notice radius is 100 feet and no neighborhood meeting is required. This criterion is satisfied.*

16.89.040 – TYPE II PROCEDURE

Code Reference: *Type II decisions are made by the Planning Director with public notice and an opportunity for a public hearing. Includes: (A) pre-application conference; (B) application requirements; (C) public notice — 100-ft radius, 10-day comment period; (D) Planning Director written decision; (E) notice of decision within 5 days; (F) effective date upon mailing; (G) appeal to Planning Commission within 10 days. [CMC 16.89.040]*

The Type II Administrative procedure governs this application. Each sub-section is addressed below.

CMC 16.89.040.A — Pre-Application Conference:

A pre-application conference was conducted with the City of Canby Planning Department prior to submittal of this application, as required for I-O overlay zone applications per CMC 16.35.025 and as authorized under CMC 16.89.040.A. The pre-application conference confirmed the Type II Intermediate Modification review track, the applicable submittal requirements, and the applicable design review criteria.

CMC 16.89.040.B — Application Requirements:

This application is submitted on City of Canby Planning Department forms as required by CMC 16.89.040.B. The application is accompanied by all required information, narrative responses, supporting exhibits, and fees as identified in the application submittal checklist. The application is signed by the applicant. Written authorization of the property owner of record is provided if the applicant is not the owner of record.

CMC 16.89.040.C — Public Notice:

Prior to making a Type II decision, the Planning Director shall mail notice consistent with state law to all owners of real property within 100 feet of the subject property, any person who has submitted a written request for notice, and any governmental agency entitled to notice under an intergovernmental agreement. The notice provides a 10-day period for submitting written comments before a decision is made. The subject property does not have direct access to OR 99E and is not expected to significantly impact the state highway system; accordingly, ODOT notice under CMC 16.89.040.C.1.iv is not anticipated to be required. The proposed addition does not include a new transportation facility or improvement to a collector or arterial street; CMC 16.89.040.C.2 special interest group notice is not required.

CMC 16.89.040.D — Planning Director Decision:

The Planning Director shall make a written Type II decision addressing all relevant approval criteria and standards. Based upon the criteria, standards, and facts in the record — including the narrative responses provided in this application — the Planning Director shall approve, approve with conditions, or deny the application. The applicant submits that all applicable criteria are satisfied and that approval is warranted. Applicable criteria are addressed in the accompanying narrative responses to CMC Chapters 16.08, 16.10, 16.12, 16.32, 16.35, 16.46, and 16.49.

CMC 16.89.040.E — Notice of Decision:

Within five days of making a final decision, the Planning Director shall send a Notice of Decision to all owners of real property within 100 feet of the subject property, any person who submitted a written request for notice, and any applicable governmental agencies. The Notice of Decision shall include information on the application, the City's decision, and a statement explaining how an appeal may be filed.

CMC 16.89.040.F — Effective Date:

The Type II decision becomes final for purposes of appeal when it is mailed by the City. The applicant acknowledges this effective date provision and understands that the decision is not final until the Notice of Decision is mailed.

CMC 16.89.040.G — Appeal:

A Type II decision may be appealed to the Planning Commission by: (i) the applicant; (ii) any person who was mailed notice of the decision; or (iii) any person who participated in the proceeding by submitting written comments. A Notice of Appeal must be filed in writing within 10 days of the date the Notice of Decision was mailed, accompanied by all required information and fees. An appeal of this Type II decision will follow the Type III public notice procedures of CMC 16.89.050.D. The scope of any appeal is limited to specific issues raised during the written comment period, except in extraordinary circumstances where the hearings body allows additional evidence necessary to resolve the case. The Planning Commission's decision on a Type II appeal is the final decision of the City unless further appealed to the City Council.

Finding: *The application satisfies all applicable requirements of the Type II procedure under CMC 16.89.040. The application is submitted on City forms with all required information and fees. Public notice will be provided to property owners within 100 feet with a 10-day comment period. The Planning Director's written decision will address all approval criteria. Notice of Decision will be mailed within 5 days of the decision. Appeal rights are available to the applicant and notified parties within 10 days of the Notice of Decision mailing. All procedural requirements are acknowledged and satisfied.*

16.89.050 – TYPE III PROCEDURE (APPEAL CONTEXT)

Code Reference: *Type III decisions are made by the Planning Commission after a public hearing. Appeals of Type II decisions follow Type III public notice procedures per CMC 16.89.040.G.2.c. [CMC 16.89.050]*

CMC 16.89.050 governs Type III quasi-judicial decisions made by the Planning Commission. This application is a Type II administrative review and is not subject to the Type III procedure as a primary review track. However, CMC 16.89.050 is relevant to this application in the event of an appeal: per CMC 16.89.040.G.2.c, an appeal of a Type II decision shall follow the Type III public notice procedures, including at least 20 days prior notice to property owners within 500 feet, publication in a newspaper of general circulation, and posting at City Hall and on the subject property. The applicant acknowledges these appeal procedures and will cooperate with the City in facilitating any properly filed appeal.

Finding: *CMC 16.89.050 is not the primary review procedure for this application. It governs the appeal process if the Type II decision is appealed to the Planning Commission. The applicant acknowledges this provision.*

16.89.070 – NEIGHBORHOOD MEETINGS

Code Reference: *Neighborhood meetings may be required by the Planning Commission or Planning Director. Table 16.89.020 sets minimum requirements for neighborhood review. [CMC 16.89.070.B]*

Per Table 16.89.020, a neighborhood meeting is not required for a Site and Design Review – Type II application. Accordingly, no neighborhood meeting is required for this Intermediate Modification application. The applicant acknowledges the Planning Director's authority to require a neighborhood meeting for other application types and is prepared to participate in a neighborhood meeting if requested by the Planning Director or Planning Commission, notwithstanding the absence of a mandatory requirement under Table 16.89.020.

While not required, the applicant is committed to open communication with adjacent property owners and the Canby community regarding the proposed addition. Anderson Quality Spring is an established member of the Canby Industrial Area business community and has operated at this location since at least 2006.

Finding: *No neighborhood meeting is required for this Intermediate Modification – Type II application per Table 16.89.020. This criterion is satisfied.*

16.89.080 – APPLICATION REQUIREMENTS AND COMPLETENESS

Code Reference: (A) Applications filed on City forms. (B) Fees set by Council resolution. (D) Completeness: Planning Director determines completeness within 30 days; applicant has 180 days to provide missing information. (E) 120-day rule applies; City must take final action within 120 days of complete application. (F) Standards applicable at time of first acceptance. [CMC 16.89.080]

CMC 16.89.080.A – Application Submittal:

This application is submitted on forms provided by the Planning Director per CMC 16.89.080.A. All required information is included with this submittal, including the completed application form, narrative responses to all applicable CMC criteria, supporting site plan, architectural drawings, landscape plan, and other required exhibits. The application is signed by the applicant. If the applicant is not the property owner of record, written authorization from the owner is included.

CMC 16.89.080.B – Fees:

Application fees have been paid in the amount prescribed by the current City of Canby fee schedule, adopted by City Council resolution per CMC 16.89.080.B. No refund of fees is requested.

CMC 16.89.080.D – Completeness:

The applicant submits that this application is complete. All essential items are present: the required form, the required fee, and the applicant's signature with property owner authorization per CMC 16.89.080.D.1. All information required for a Type II Site and Design Review – Intermediate Modification application has been included with the submittal. The applicant is prepared to supply any additional information identified by the Planning Director within the 30-day completeness review period, and to respond within the 180-day period allowed under CMC 16.89.080.D.2.a if any missing information is identified.

CMC 16.89.080.E – 120-Day Rule:

The applicant acknowledges that the City is required to take final action on this application, including resolution of all appeals, within 120 days from the date the application is deemed complete, consistent with CMC 16.89.080.E and ORS 227.178. The applicant does not request any extension of the 120-day period and will cooperate with the City to facilitate timely processing. Any continuances or extensions of the record will be requested or agreed to by the applicant in accordance with ORS 227.178.

CMC 16.89.080.F – Applicable Standards and Criteria:

Per CMC 16.89.080.F, approval or denial of this application shall be based upon the standards and criteria that were applicable at the time the application was first accepted. The

applicant has prepared this application based on the standards and criteria of the current City of Canby Municipal Code (as amended through October 2019 and as currently in effect). The applicant will immediately notify the City if there is any question regarding the applicable code version at the time of application acceptance.

Finding: *This application is submitted on City forms with all required information, fees, and signatures per CMC 16.89.080.A–B. The application is complete. The applicant acknowledges the 120-day rule and the applicable standards and criteria per CMC 16.89.080.D–F. All procedural requirements are satisfied.*

16.89.090 – MODIFICATIONS

Code Reference: *Proposed modifications to previously approved land use applications shall be reviewed by the Planning Director to determine if they are minor, intermediate, or major, based on: (1) date of original application; (2) impact on neighboring properties; (3) impact on public service provision. (A) Minor: negligible impact – Type I. (B) Intermediate: not minor or major – Type II. (C) Major: substantial impact – process type of original application. (D) Modification criteria: evaluated against criteria of original application. [CMC 16.89.090]*

The proposed addition constitutes a modification to the site and design review approval originally granted for the Mountain Glass facility in 2006. The Planning Director must determine whether the proposed modification is minor, intermediate, or major per CMC 16.89.090. The applicant submits that the proposed modification is an Intermediate Modification, as analyzed below.

CMC 16.89.090.A – Minor Modification (Not Applicable):

A minor modification is one with a negligible impact on an approved site plan, land use decision, or condition of approval. The proposed addition involves a significant increase in the building footprint, new exterior construction, modifications to the approved site plan (parking configuration, landscaping, and circulation), and additional impervious surface. These changes are not negligible in impact and do not qualify as a minor modification reviewable under the Type I process. CMC 16.89.090.A does not apply.

CMC 16.89.090.B – Intermediate Modification (Applicable):

An intermediate modification is one that does not fit the definition of a minor modification (CMC 16.89.090.A) or a major modification (CMC 16.89.090.C). The proposed addition meets the definition of an Intermediate Modification based on evaluation of the three factors identified in CMC 16.89.090:

Factor 1 – Date of Original Application (2006):

The original site and design review was approved in 2006. Nearly 20 years have elapsed since the original approval. The proposed addition is the first modification to the approved site plan and reflects the facility's need to expand in response to ongoing business operations. The date factor supports Intermediate Modification classification: the proposal is a substantive change to an aging approval but does not constitute a complete redesign or change in use.

Factor 2 – Impact on Neighboring Properties:

The proposed addition is located within the Canby Pioneer Industrial Park, surrounded by established M-1 and I-O industrial uses. The addition maintains all required yard setbacks,

provides matching exterior materials and a paint scheme consistent with the existing building, and does not alter the facility's access, site circulation, or primary orientation. Impacts on neighboring properties are limited and consistent with the industrial character of the area. The modification is not anticipated to create significant new impacts on adjacent property owners beyond those associated with standard construction activity.

Factor 3 — Impact on Public Service Provision:

The proposed addition expands an existing facility without introducing a new use, changing the shift schedule, or adding employees beyond the current 47 onsite staff. The addition does not require the extension of new utility infrastructure, does not create new demands on public safety, stormwater, or transportation systems beyond the existing approved development, and does not trigger new conditional use permit requirements. Impacts on public service provision are incremental and consistent with the established operation.

Based on these three factors, the proposed addition is appropriately classified as an Intermediate Modification. The impact on the approved site plan is substantive (more than negligible) but not substantial (the use, access, and approved site configuration are maintained). The Planning Director shall review the Intermediate Modification under the Type II process. If approved, notice of the decision will be provided in accordance with the Type II process, and the individuals noticed may obtain a public hearing by filing a written request within 10 days of the notice mailing date. Any additional costs of such a hearing shall be paid by the modification applicant per CMC 16.89.090.B.

CMC 16.89.090.C — Major Modification (Not Applicable):

A major modification results in a substantial impact to an approved site plan, land use decision, or condition of approval and would be processed using the procedure type of the original application. The proposed addition does not constitute a substantial impact: the approved use (metal spring manufacturing in the M-1/I-O zone) is unchanged; the access configuration is unchanged; no new conditional use permit triggers are introduced; no change in use classification is proposed; and all applicable development standards continue to be met. The modification does not substantially depart from the 2006 approval in terms of land use, intensity, or site design character. CMC 16.89.090.C does not apply.

CMC 16.89.090.D — Modification Criteria:

Per CMC 16.89.090.D, modification applications are evaluated based on the criteria pertaining to the original application being modified. The original 2006 approval was a Site and Design Review approval for the Mountain Glass (Now Anderson Quality Spring) facility in the M-1/I-O zone. The criteria applicable to the original approval — including CMC Chapters 16.08, 16.10, 16.12, 16.32, 16.35, 16.46, and 16.49 — are the criteria against which this Intermediate Modification is evaluated. Narrative responses addressing compliance with each of these criteria are provided in the accompanying chapter-specific narrative responses submitted with this application.

Finding: *The proposed addition is an Intermediate Modification to the 2006 Site and Design Review approval per CMC 16.89.090.B. The modification is not negligible (minor) and does not create a substantial impact (major). All three modification factors — date of original approval, impact on neighboring properties, and impact on public service provision — support Intermediate Modification classification. The application is properly*

reviewed under the Type II process. Modification criteria are evaluated against the criteria of the original 2006 approval per CMC 16.89.090.D. All criteria are satisfied.

PROCEDURAL TIMELINE SUMMARY

Table 3 below summarizes the key procedural milestones applicable to this Type II Intermediate Modification application.

Table 3: Type II Intermediate Modification — Key Procedural Milestones

Milestone	CMC Reference	Requirement
Pre-application conference	16.89.040.A / 16.35.025	Completed prior to submittal
Application submittal	16.89.080.A–B	On City forms with fees and signatures
Completeness determination	16.89.080.D	Within 30 days of acceptance
Public notice — 100-ft radius	16.89.040.C	10-day written comment period
Planning Director written decision	16.89.040.D	Addresses all approval criteria
Notice of Decision mailed	16.89.040.E	Within 5 days of final decision
Appeal period	16.89.040.G	10 days from Notice of Decision mailing
Appeal hearing (if filed)	16.89.040.G.2.c / 16.89.050.D	Type III public notice procedures
120-day rule	16.89.080.E / ORS 227.178	Final action within 120 days of complete application



TECHNICAL MEMORANDUM

DATE: July 3, 2026

TO: Don Hardy, Ryan Potter and Max Taylor | City of Canby

FROM: Kevin Chewuk | DKS Associates

SUBJECT: Canby Anderson Quality Spring
Transportation Analysis Letter (TAL)

This memorandum summarizes the transportation impacts associated with the proposed addition to the existing building currently occupied by Anderson Quality Spring at 125 S. Hazel Dell Way in Canby, Oregon. This analysis addresses the transportation analysis requirements of the City and is based on the current plan showing an existing building with a mix of office, manufacturing and warehousing uses that is proposed to be expanded by 11,250 square feet, from 33,341 to 44,591 square feet.

PROPOSED PROJECT DESCRIPTION

The existing building currently occupied by Anderson Quality Spring is located on S. Hazel Dell Way, just south of the SE 1st Avenue intersection (see Figure 1) within the Canby Pioneer Industrial Park. The existing building has 33,341 square feet with a mix of office, manufacturing and warehousing uses¹. The applicant requests to expand the building by 11,250 square feet for a mix of manufacturing and warehousing uses, bringing the total building size to 44,591 square feet after the proposed addition.

This transportation analysis will reflect a reasonable worst-case scenario that includes 11,250 square feet of new manufacturing uses (ITE 140) within the expanded building footprint.

¹ Site Plan for Anderson Quality Spring – Facility Addition, VLMK Engineering + Design

FIGURE 1: SITE PLAN FOR THE PROPOSED ADDITION TO THE ANDERSON QUALITY SPRING BUILDING



PROPOSED NEW SITE GENERATED TRIPS

The number of new vehicle trips generated by the new manufacturing uses (ITE 140) within the proposed expanded building footprint were estimated using the trip generation estimates based on the Institute of Transportation Engineers (ITE) Code 140 (Manufacturing)² using the ITE Trip Generation Manual (12th Edition). The resulting trip generation estimates are summarized in Table 1, with the proposed expanded building footprint expected to generate 6 new a.m. peak trips, 7 new p.m. peak trips and 48 new daily trips.

A comparison of the expected new trips generated by the proposed expanded building footprint was made to the current uses in the existing 33,341 square foot building using programming information provided by the applicant. The current building generates an estimated 46 a.m. peak trips, 51 p.m. peak trips and 128 daily trips³, which are vehicular trips that exist on the transportation system today. When combined with the proposed expanded building footprint, it is expected to generate 52 a.m. peak trips, 58 p.m. peak trips and 176 daily trips, resulting in a net change in 6 new a.m. peak trips, 7 new p.m. peak trips and 48 new daily trips on the transportation system (see the final row in Table 1).

Since the proposed building addition generates fewer than 25 new a.m. and/or p.m. peak trips, the level of trips generated is not significant enough to degrade peak hour intersection operations, and an off-site traffic impact analysis is not warranted based on the current City requirements⁴. Peak hour intersection operations will not be degraded by proposed developments that generate fewer than 25 a.m. and/or p.m. peak trips since these trips are distributed system wide and do not all impact a single location, including intersections and roadway segments. The proposed use is therefore deemed consistent with the transportation approval criteria 16.08.170.F (i.e., adopted intersection mobility standards) and must complete a Transportation Analysis Letter (TAL) addressing the other City of Canby transportation approval criteria.

² Based on programming information provided by the applicant; the a.m. peak trips include 46 production and office staff arrivals for the day shift in private vehicles. The p.m. peak trips include 5 production staff arrivals for the night shift and 46 production and office staff departures for the day shift in private vehicles. Daily trips include up to 26 truck trips, 46 production and office staff arrivals and departures for the day shift and 5 production staff arrivals and departures for the night shift.

³ ITE 710 (General Office- 5,717 square feet), ITE 140 (Manufacturing- 13,174 square feet) and ITE 150 (Warehouse- 14,450 square feet), using the average trip rate for a "general urban/suburban" location

⁴ The City of Canby currently uses a threshold of 25 or more net new peak trips or 250 or more net new daily trips generated by the proposed use to determine if a full Transportation Impact Study with an off-site traffic analysis is required of a proposed development.

TABLE 1: NET NEW TRIPS GENERATED BY THE PROPOSED ADDITION TO THE ANDERSON QUALITY SPRING BUILDING

	AM PEAK			PM PEAK			Weekday Total
	IN	OUT	TOTAL	IN	OUT	TOTAL	
Current Building Uses *	46	0	46	5	46	51	128
Proposed Building Addition **	4	2	6	2	5	7	48
Total Uses (Current + Proposed Addition)	50	2	52	7	51	58	176
Net New Trips with Proposed Building Addition	4	2	6	2	5	7	48

Source: * Based on programming information provided by the applicant; the a.m. peak trips include 46 production and office staff arrivals for the day shift in private vehicles. The p.m. peak trips include 5 production staff arrivals for the night shift and 46 production and office staff departures for the day shift in private vehicles. Daily trips include up to 26 truck trips, 46 production and office staff arrivals and departures for the day shift and 5 production staff arrivals and departures for the night shift.

** ITE 140 (Manufacturing- 11,250 square feet), using the average trip rate for a "general urban/suburban" location.

PROPOSED NEW SITE GENERATED TRIP DISTRIBUTION AND ASSIGNMENT

The previous section explained that the proposed use results in 6 new a.m. peak trips, 7 new p.m. peak trips and 48 new daily trips on the transportation system (i.e., the vehicular trips from the existing 33,341 square foot building are all existing on the transportation system today). These estimated new site generated trips for the proposed use were distributed and assigned to the nearby arterial and collector roadway network based on the City of Canby travel demand model⁵. The Canby travel demand model estimates that 60 percent of the new trips will start or end at the OR 99E/ Sequoia Parkway intersection, 25 percent at the SE 4th Avenue/ Sequoia Parkway intersection and 15 percent at the S. Hazel Dell Way/ SE 1st Avenue intersection.

Using these distributions, Table 2 summarizes the expected new site generated trips added to the nearby intersections. As shown, all nearby intersections and road segments will see 6 or fewer new peak hour trips and 41 or fewer daily trips with the expanded building footprint. This number of new net trips suggests that off-site traffic impact analysis is not warranted⁶. The proposed building addition is therefore consistent with the transportation approval criteria 16.08.160.F (i.e., adopted intersection mobility standards).

⁵ City of Canby Travel Forecast Tool, select zone model run.

⁶ Peak hour intersection operations will not be degraded by proposed uses that generate fewer than 25 a.m. and/or p.m. peak trips since these trips are distributed system wide and do not all impact a single location, including intersections and roadway segments. Proposed developments that generate fewer than 25 net new peak hour trips are deemed consistent with 16.08.170.F (i.e., adopted intersection mobility standards) and must complete a Transportation Analysis Letter (TAL).

TABLE 1: PROPOSED NEW SITE GENERATED TRIPS ADDED TO NEARBY INTERSECTIONS

INTERSECTION	A.M. PEAK TRIPS ADDED	P.M. PEAK TRIPS ADDED	DAILY TRIPS ADDED
S. HAZEL DELL WAY/ EXISTING SITE ACCESS (NORTH)	2	3	17
S. HAZEL DELL WAY/ EXISTING SITE ACCESS (SOUTH)	4	4	31
S. HAZEL DELL WAY/ SE 1 ST AVENUE	1	1	7
S. HAZEL DELL WAY/ SEQUOIA PARKWAY	5	6	41
OR 99E/ SEQUOIA PARKWAY	3	4	29
SE 4TH AVENUE/ SEQUOIA PARKWAY	2	2	12

NEIGHBORHOOD TRIPS

A neighborhood trip impact is triggered when a proposed use adds 30 peak trips or 300 daily trips to a residential local street or neighborhood route⁷. The proposed site accesses directly to a Collector Street, S. Hazel Dell Way, and does not impact a residential local street or neighborhood route, and is therefore consistent with 16.08.160.H (i.e., Neighborhood Through-Trips).

PROPOSED NEW PEDESTRIAN AND BICYCLE TRIPS

The number of people who choose to walk, bike or ride transit along with the distances they travel is important for assessing how well existing transportation facilities serve the needs of users. The proposed use is estimated to generate 2 new bike, walk, or transit trips during an average weekday⁸.

SITE ACCESS AND CIRCULATION

Access to the site is proposed to remain via two existing driveways on S. Hazel Dell Way, one at the north end of the site and one at the south end of the site (see Figure 2). Both existing driveways are 35-foot wide and shared with the neighboring properties with access easements, and will continue to be full access, allowing for ingress/egress to the on-site parking areas for vehicles and bicycles.

The northern driveway includes an existing sidewalk on its south side that connects the sidewalk on S. Hazel Dell Way to the building entrance. The site also includes a sidewalk about 140 feet south

⁷ Canby Municipal Code 16.08.160.H. Updated July 2022.

⁸ Bike, walk, and transit trip share assumed to be 6 percent of vehicle trips, and is estimated based on US Census Data and the Canby travel demand model.

of the northern driveway, which also provides pedestrian access between S. Hazel Dell Way and the building entrance.

The existing access to the site exceeds the current City of Canby requirements for industrial uses which suggests a minimum of one 24-foot-wide access is needed⁹ for this site and can adequately accommodate all users. Therefore, no modifications to the existing access configuration are required and the site is deemed consistent with the transportation approval criteria 16.08.170.D (i.e., Site Access).

FIGURE 2: EXISTING SITE ACCESS



⁹ Canby Municipal Code 16.10.070(B)(10). Updated October 2019.

SITE ACCESS SPACING EVALUATION

The two existing site driveways connect to S. Hazel Dell Way, which is classified by the City as a Collector and is located within the Canby Industrial Area Overlay (I-O) zone. Current City standards require that driveways must be a minimum of 200 feet from other adjacent driveways on the same side of the street and at least 100 feet from an intersection with a public street¹⁰.

Figure 2 shows that the existing driveways on S. Hazel Dell Way are spaced about 365 feet apart, and 265 feet from the nearest public street to the north (i.e., SE 1st Avenue) and 370 from the nearest driveway to the south, complying with the current City spacing standards.

SIGHT DISTANCE EVALUATION

The sight triangle at intersections should be clear of objects (large signs, landscaping, parked cars, etc.) that could potentially limit vehicle sight distance. In addition, all proposed access should meet AASHTO sight distance requirements as measured from 15 feet back from the edge of pavement¹¹.

The two existing site driveways connect to S. Hazel Dell Way, which has a 25-mile per hour posted speed, and has a recommended minimum unobstructed line of sight of 280 feet from the driveways. Figure 3 shows that a preliminary sight distance evaluation from the existing driveway at the north end of the site indicates that there is sight distance to SE 1st Avenue (about 260 feet) looking to the north and about 600 feet looking to the south, while the evaluation from the existing driveway at the south end of the site indicates that there is sight distance to SE 1st Avenue (about 625 feet) looking to the north and to the curve on S. Hazel Dell Way (about 350 feet) looking to the south.

The two existing site driveways meet the recommended minimum sight distance standards, except for the line of sight from the northern driveway looking to the north. This line of sight is limited to 260 feet because of the distance of the driveway to the SE 1st Avenue intersection. Since the uncontrolled movements from SE 1st Avenue must make a right or left-turn onto S. Hazel Dell Way, the approach speed of a vehicle that has turned at the adjacent intersection can be assumed to be 20-mile per hour¹². In this case, the recommended minimum unobstructed line of sight is 225 feet, and the northern driveway provides about 260 feet looking to the north, suggesting adequate sight distance for this site.

¹⁰ Canby Transportation System Plan, Transportation Facility and Access Spacing Standards, Adopted May 20th, 2026 and 16.35.050.F.

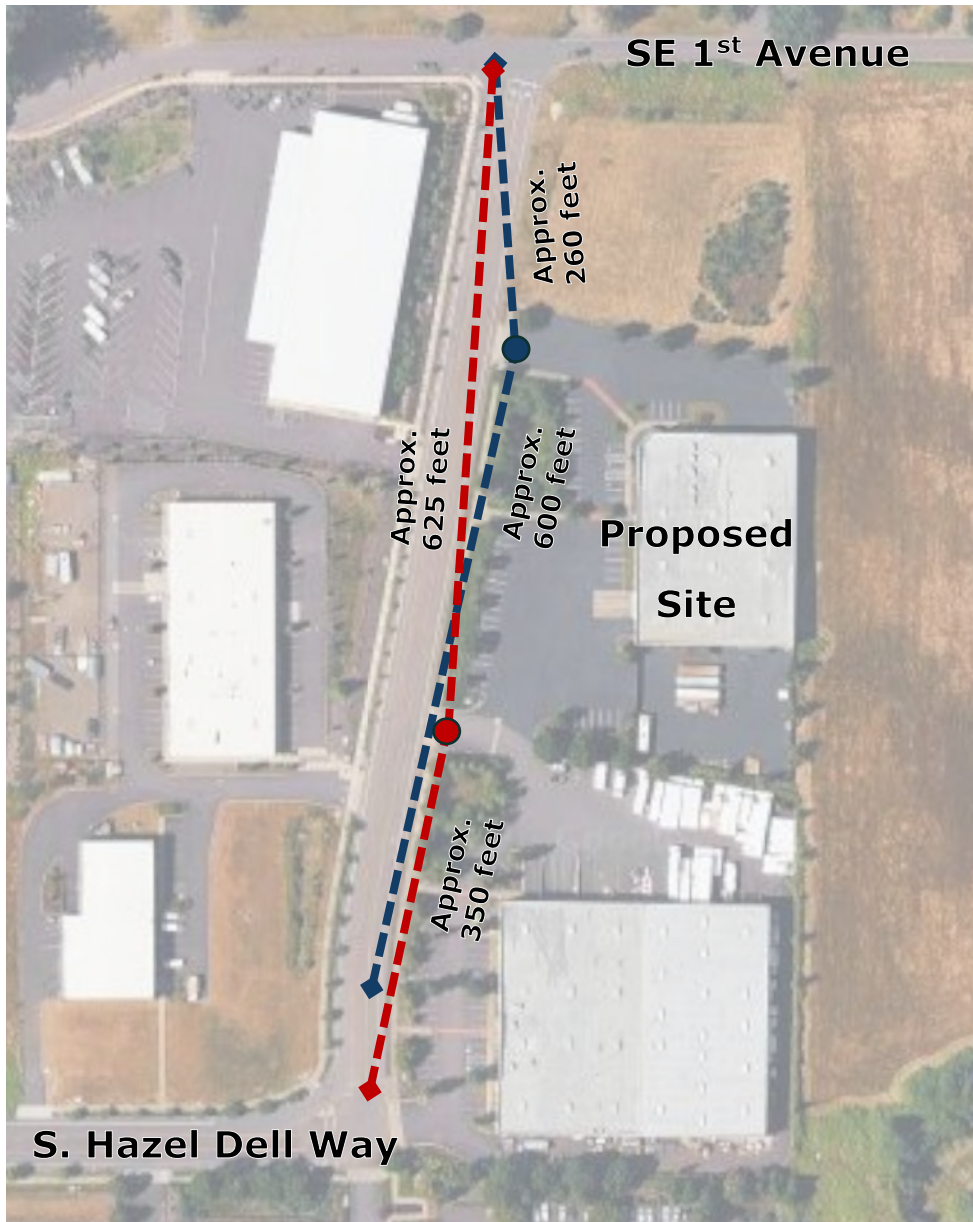
¹¹ AASHTO – *Geometric Design of Highways and Streets*, 7th edition, 2018.

¹² Based on research by the Transportation Research Board, AASHTO and ITE.

SITE ACCESS SPACING AND SIGHT DISTANCE EVALUATION FINDINGS

The two existing site driveways comply with the current City spacing standards and meet the recommended minimum sight distance standards. Therefore, no modifications to the existing access configuration are required and the site is deemed consistent with the transportation approval criteria 16.08.170.B (i.e., Safe Access and Clear Vision at Intersections).

FIGURE 3: PRELIMINARY SIGHT DISTANCE EVALUATION



SITE FRONTAGE

The existing site has frontage along S. Hazel Dell Way, which is classified by the City as a Collector. S. Hazel Dell Way is improved to meet the City's cross-section standard and has an existing paved width of approximately 50 feet, with one travel lane in each direction, a center turn lane and bike lanes, and has a sidewalk behind a landscape strip along the site frontage.

The existing roadway can adequately accommodate the additional vehicle, pedestrian, and bicycle traffic expected and therefore no modifications are required and the site is deemed consistent with the transportation approval criteria 16.08.170.E (i.e., Frontage Improvements).

APPROVAL CRITERIA AND LIVABILITY MEASURES

The following sections summarize how the proposed site adequately addresses the transportation approval criteria and the livability criteria for neighborhood traffic and pedestrian and bicycle circulation.

TRANSPORTATION APPROVAL CRITERIA

The Canby Municipal Code 16.08.170 includes transportation approval criteria that each proposed site must satisfy. This includes criteria B, D, E and F, as summarized below. While Criteria A and C are not transportation related criteria, they are still applicable for approval. See the respective documents or plans for more details on how this proposed site meets Criteria A and C, if applicable for this land use application.

A. ADEQUATE STREET DRAINAGE, AS DETERMINED BY THE CITY.

Non-transportation related criteria. See respective project documents/plans for information.

B. SAFE ACCESS AND CLEAR VISION AT INTERSECTIONS, AS DETERMINED BY THE CITY.

Subsection B Findings:

The two existing site driveways comply with the current City spacing standards and meet the recommended minimum sight distance standards. Therefore, no modifications to the existing access configuration are required and the site is deemed consistent with Subsection B.

C. ADEQUATE PUBLIC UTILITIES, AS DETERMINED BY THE CITY.

Non-transportation related criteria. See respective project documents/plans for information.

D. ACCESS ONTO A PUBLIC STREET WITH THE MINIMUM PAVED WIDTHS AS STATED IN SUBSECTION E BELOW.

Subsection D Findings:

Access to the site is proposed to remain via two existing driveways on S. Hazel Dell Way, one at the north end of the site and one at the south end of the site. Both existing driveways are 35-feet wide and shared with the neighboring properties with access easements, and will continue to be full access, allowing for ingress/egress to the on-site parking areas for vehicles and bicycles.

The northern driveway includes an existing sidewalk on its south side that connects the sidewalk on S. Hazel Dell Way to the building entrance. The site also includes a sidewalk about 140 feet south of the northern driveway, which also provides pedestrian access between S. Hazel Dell Way and the building entrance.

The existing access to the site exceeds the current City of Canby requirements for industrial uses and can adequately accommodate all users. Therefore, no modifications to the existing access configuration are required and the site is deemed consistent with Subsection D.

E. ADEQUATE FRONTAGE IMPROVEMENTS AS FOLLOWS:

- 1. For local streets and neighborhood connectors, a minimum paved width of 16 feet along the site's frontage.**
- 2. For collector and arterial streets, a minimum paved width of 20 feet along the site's frontage.**
- 3. For all streets, a minimum horizontal right-of-way clearance of 20 feet along the site's frontage.**

Subsection E Findings:

The existing site has frontage along S. Hazel Dell Way and is subject to Subsection E.2. It is improved to meet the City's cross-section standard and has an existing paved width of approximately 50 feet, with one travel lane in each direction, a center turn lane and bike lanes, and has a sidewalk behind a landscape strip along the site frontage.

The existing roadway can adequately accommodate the additional vehicle, pedestrian, and bicycle traffic expected and therefore no modifications are required and the site is deemed consistent with Subsection E.

F. COMPLIANCE WITH MOBILITY STANDARDS IDENTIFIED IN THE TSP. IF A MOBILITY DEFICIENCY ALREADY EXISTS, THE DEVELOPMENT SHALL NOT CREATE FURTHER DEFICIENCIES.

Subsection F Findings:

The proposed building addition will be expected to generate 6 new a.m. peak trips, 7 new p.m. peak trips and 48 new daily trips on the transportation system. All nearby intersections and road segments will see 6 or fewer new peak hour trips and 41 or fewer daily trips with the expanded building footprint, and therefore the level of trips generated is not significant enough to degrade peak hour intersection operations, and an off-site traffic impact analysis is not warranted based on the current City requirements.

Peak hour intersection operations will not be degraded by proposed developments that generate fewer than 25 a.m. and/or p.m. peak trips since these trips are distributed system wide and do not all impact a single location, including intersections and roadway segments. The proposed use is therefore deemed consistent with Subsection F and completed a Transportation Analysis Letter to address the other City of Canby transportation approval criteria.

LIVABILITY CRITERIA

In addition, each project must comply with livability criteria for neighborhood traffic and pedestrian and bicycle circulation. A summary is provided below for the proposed site.

1. NEIGHBORHOOD TRAFFIC

Neighborhood Traffic Findings:

The proposed site accesses directly to a Collector Street, S. Hazel Dell Way, and does not impact a residential local street or neighborhood route, and is therefore consistent with 16.08.160.H and Livability Criteria 1.

2. PEDESTRIAN AND BICYCLE CIRCULATION

Pedestrian and Bicycle Circulation Findings:

The proposed site is estimated to generate 2 new bike, walk, or transit trips during an average weekday. It has frontage along S. Hazel Dell Way, which is improved to meet the City's cross-section standard with bike lanes and an existing sidewalk behind a landscape strip along the site frontage.

The site includes two existing sidewalks that connect to S. Hazel Dell Way, providing pedestrian access between S. Hazel Dell Way and the building entrance. Bicycle access to the on-site parking area is provided via the two existing driveways on S. Hazel Dell Way, one at the north end of the site and one at the south end of the site.

The existing access to the site and roadway frontage meets current City standards and can adequately accommodate the additional pedestrian and bicycle traffic expected. Therefore, no modifications are required, and the site is deemed consistent with Livability Criteria 2.

TRANSPORTATION CONDITIONS OF APPROVAL

The following is a summary of the transportation conditions of approval:

1. The site shall pay Transportation System Development Charges to address citywide impacts associated with the proposed building addition.
2. The applicant must provide bike parking consistent with City standards.

PRA 26-05 Anderson Spring

Planning Comments

Project.Questions;

7j Proposed.Development

- a) Does.the.City.have.any.concerns.and-or.questions.about.the.proposed.development?

We discussed several wall type and construction options late last year for this project. The narrative suggests a full tilt-up-wall concrete construction, is this accurate?

- b) Can.applicant.apply.for.a.variance.for.reduced.parking.quantity?.Preliminary.analyses.suggest.the.site.will.be.under.parked.by.approximately.(10).spaces• confirm.the.process.for.variance.if.allowed;.Other.options?

Applicant is welcome to apply for a variance to parking space requirement, however Staff can not guarantee the approval of any application. Possibility of Director approved adjustment, if applicant can demonstrate that parking is sufficient based on use and employee rates.

8j Frontage.Improvements

- a) Confirm.what?if.any?.public.improvements.will.be.required.along.S.Hazel.Dell.Way;

Preliminary review does not indicate any required improvements at the time of this Pre-Application, however street trees may be required- refer to PW.

9j Approval.Process.and.Review.Timing

- a) Please.summarize.required.applications.and.typical.review.timelines;

Pre-Application Conference

Traffic Analysis Request & Scoping [2-8 Weeks]

Erosion Control Application (Concurrent)

Site & Design Review I-O Overlay Type III (Concurrent) (2-6 Months, average including PC Hearings. May be extended with completeness and/or appeals).

OR – Modification of Approval, if only a traffic letter is required.

Building Permit (Clackamas County) (Variable Time, including CofO)

Possible: Variance Major – Type III (Can potentially run concurrently with DR, highly variable time)

Possible: Work in Right-of-Way (Variable, <1 mo)

b_j Confirm.Land.Use.Type.II.procedure.will.apply;

Land Use Type III procedure will apply if a full traffic study is required, Site & Design Review I-O Overlay Type III. If traffic letter, then intermediate MOD.

0_j Outdoor.Storage

a_j The.owner.may.plan.on.some.level.of.storage.of.materials.or.equipment.on.the.south.side.of.the.site;.Please.confirm.any.applicable.requirements?

b_j Screening.required?

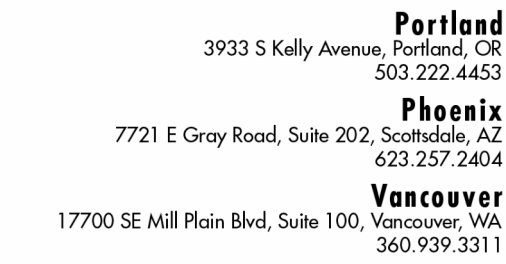
Per 16.35.050-O, Yes. Site obscuring fence or hedge-type vegetation. No permit, all fencing must comply with CMC.

1_j Transportation

a_j Please.comment.on.possible.traffic.concerns.or.improvement.relative.to.the.proposed.development;

b_j Will.a.traffic.study.be.required?

Yes, a traffic study will be required.



1. PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.
2. THIS PROJECT IS FOR THE ADDITION AS NOTED ON PLAN. FOR EXISTING BUILDING INFORMATION SEE PREVIOUS PERMIT OR ASBUILT DRAWINGS.
3. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALLS FACE OF CONCRETE CURBS OR GRID LINES U.O.N.
4. SEE CIVIL FOR GRADING INFORMATION. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING U.O.N.
5. SEE CIVIL FOR UTILITY INFORMATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES, INCLUDING INVERT ELEVATIONS. NOTIFY ENGINEER IF DISCREPANCIES OCCUR.
6. CONTRACTOR TO COORDINATE ALL DRY UTILITIES WITH SERVICE PROVIDER(S). SEE PLANS FOR MORE INFORMATION.

<u>USE</u>	<u>AREA</u>	<u>REQUIREMENT</u>
AUTO		
OFFICE	6,113 sf =	2 / 1,000 sf = 12.23 spaces
INDUSTRIAL	38,478 sf =	1 / 1,000 sf = 38.48 spaces
TOTAL	44,591 sf	TOTAL REQUIRED = 51 spaces
		TOTAL SUPPLIED = 51 spaces

ACCESSIBLE - TOTAL	51-75	OF TOTAL SUPPLIED =	3 spaces
ACCESSIBLE - VAN		1/6 OF ACCESSIBLE - TOTAL =	1 spaces
ACCESSIBLE - AMBULATORY			

INDUSTRIAL	44,591 sf	25,000 - 60,000 sf	
		TOTAL REQUIRED	2 berths
SUPPLIED AT GRADE			5 berths
SUPPLIED AT DOCK			2 berths
		TOTAL SUPPLIED	7 berths

OFFICE	6,113	sf	1 / 1,000	sf	6 spaces
INDUSTRIAL	38,478	sf	0.1 / 1,000	sf	4 spaces
	<u>44,591</u>	sf			
			TOTAL REQUIRED		10 spaces
			SUPPLIED EXTERIOR SHORT-TERM		2 spaces
			SUPPLIED INTERIOR LONG-TERM		8 spaces
			TOTAL SUPPLIED		10 spaces

(BASED ON 20 YEAR DESIGN LIFE FROM GEO REPORT, DATED --/--/20--)
NON AMENDED SOIL

- 1 LIGHT DUTY AC PAVING: --" A.C. PAVING OVER --" CRUSHED ROCK OVER
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
- 2 HEAVY DUTY AC PAVING: --" A.C. PAVING OVER --" CRUSHED ROCK OVER
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.

02.21	EXISTING PUBLIC HYDRANT.
02.25	EXISTING PEDESTRIAN CONNECTION TO REMAIN.
02.26	EXISTING AUTO PARKING TO REMAIN.
02.41	EXISTING HYDRANT. ONSITE PRIVATE FIRE HYDRANT.
02.42	EXISTING FDC. FIRE DEPARTMENT CONNECTION. SEE CIVIL FOR MORE INFORMATION. COORDINATE SIGNAGE WITH FIRE MARSHAL.
02.50	STORMWATER CATCH BASIN. SEE CIVIL FOR MORE INFORMATION.
02.59	STORMWATER CLEANOUT. SEE CIVIL FOR MORE INFORMATION.
02.65	EXISTING CHAIN LINK FENCE TO REMAIN.
02.70	GATE. (2) 10'0" MANUAL SWING GATES TO MATCH FENCING. KNOX BOX TO BE COORDINATED WITH FIRE MARSHAL.
02.79	VERTICAL CURB. CAST-IN-PLACE CONCRETE CURB WITH CONTROL JOINTS AT 15'0" O.C. AND EXPANSION JOINTS AT 45'0" O.C. SEE DETAIL (---) TRANSITION TO MATCH EXISTING. SEE CIVIL FOR ELEVATIONS.
02.80	EXISTING ACCESSIBLE PARKING SPACES WITH SIGNAGE.
02.85	EXISTING CURB TO REMAIN. REPAIR AS NEEDED.
02.92	LANDING AT MANDOOR. SEE DETAIL (---). SEE CIVIL FOR GRADES.
05.15	STEEL CANOPY. SEE REFLECTED CEILING PLANS ON SHEET (---) SEE STRUCTURAL.
08.05	EXTERIOR MAN DOOR PER DOOR SCHEDULE.
08.20	GRADE DOOR. HIGH LIFT OVERHEAD DOOR AT GRADE LEVEL. TYPICAL. SEE DOOR SCHEDULE FOR MORE INFORMATION.
08.26	EXISTING DOMESTIC WATER RISER TO REMAIN.
15.03	EXISTING FIRE WATER RISER TO REMAIN. SEE FIRE PROTECTION DRAWINGS BY OTHERS FOR MODIFICATIONS TO THE EXISTING SPRINKLER SYSTEM TO ACCOMMODATE THE ADDITION.
15.08	HOSE BIBB. FREEZE-RESISTANT 3/4" WALL HYDRANT. PROVIDE INTERIOR SHUT-OFF. SEE PLUMBING, BY OTHERS.
15.20	DOWNSPOUT WITH SCUPPER. 6" SHEET METAL PAINTED PER SCHEDULE WITH PVC CLEANOUT. CONNECT TO STORM. SEE CIVIL FOR EXTENTS BEYOND BUILDING. SEE DETAIL (---). CRICKET TO SCUPPER TO HAVE R-15 ROOF INSULATION, MIN.
15.21	CANOPY DOWNSPOUT. 4x6 SHEET METAL PAINTED PER SCHEDULE WITH PVC CLEANOUT. CONNECT TO STORM. SEE CIVIL FOR EXTENTS BEYOND BUILDING.
16.08	ELECTRICAL METER. RELOCATE EXISTING ELECTRICAL METER TO EXTERIOR WALL. GC TO COORDINATE WITH CANBY UTILITY. SEE ELECTRICAL, BY OTHERS.
16.09	EXISTING ELECTRICAL SWITCHGEAR TO REMAIN. SEE ELECTRICAL FOR MODIFICATIONS.
16.20	WALL LIGHT. HIGH EFFICIENCY LED DOWN CASTING WALL LIGHT. SEE ELECTRICAL.

[illegible]

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

SCALE AS NOTED	PROJ. NO. 20250635
DRAWN BWH	CHECKED TMJ

SITE PLAN

G1.0

6/29/2026 2:29:54 PM



DESIGN REVIEW INTAKE 06/26/26

1. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING UTILITIES AND TOPOGRAPHY ARE AS SHOWN ON PLANS. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR TO LEAVE ALL AREAS OF PROJECT FREE OF DEBRIS AND UNUSED CONSTRUCTION MATERIAL.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, SURVEYING, TESTING, PERSONNEL, TRAFFIC SAFETY CONTROL AND AS-BUILTS FOR ALL PHASES OF CONSTRUCTION.
4. PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.
5. PROPERTY CORNER SURVEY MONUMENTS, WHICH ARE IN DANGER OF BEING DISTURBED OR DESTROYED BY THE WORK OF THIS PROJECT, SHALL BE TIED-OUT BY A REGISTERED PROFESSIONAL SURVEYOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, AND SHALL BE RE-SET IN ACCORDANCE WITH STATE LAW, IMMEDIATELY FOLLOWING THE COMPLETION OF ALL CONSTRUCTION
6. ADA REQUIREMENTS - ALL ACCESSIBLE ROUTES AND PARKING SPACES, AISLES, RAMPS, ETC. SHALL BE IN COMPLIANCE WITH THE CURRENT OSSC REQUIREMENTS AND ANSI-A117.1-2017.
ADDITIONAL DESIGN PARAMETERS:
 - 6.1. MAXIMUM RAMP SLOPE SHALL NOT EXCEED 7.5%
 - 6.2. MAXIMUM WALK CROSS-SLOPE SHALL NOT EXCEED 1.5%
 - 6.3. MAXIMUM LANDING SLOPE SHALL NOT EXCEED 1.5%
 - 6.4. NO PORTION OF ADA PARKING SPACES AND AISLES SHALL EXCEED 2.0%

1. ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 9501-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 811 OR 1-800-332-2344. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 811 OR 1-800-332-2344.
2. ALL NEW CONTOURS SHOWN ARE FINISH GRADES, UNLESS OTHERWISE NOTED.
3. ORGANIC AND UNDESIRABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE ENGINEER.
4. ALL DISTURBED AREAS NOT LANDSCAPED ARE TO BE HYDROSEEDING OR BEDDED IN STRAW TO PREVENT EROSION. SEE EROSION CONTROL PLAN, SHEET _____
5. ALL FILL AREAS SHALL BE STRIPPED OF ORGANIC MATERIAL. FILL WILL BE PLACED IN 6 TO 8-INCH LIFTS AND COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO ASTM D-1557 STANDARDS. BASE ROCK IN THE PAVED AREAS WILL BE COMPACTED TO 95% ASTM D-1557. LANDSCAPED AREAS WILL BE COMPACTED TO 90 PERCENT. ADDITIONAL COMPACTION TESTS MAY BE REQUIRED BY THE CITY OR THE ENGINEER OF RECORD, IF POOR COMPACTION EFFORTS ARE OBSERVED DURING CONSTRUCTION. COMPACTION REPORTS FROM A REPUTABLE TESTING LAB WILL BE SUPPLIED TO THE ENGINEER.
6. TOPSOIL STRIPPED SHALL BE REPLACED IN LANDSCAPING AREAS AFTER SITE GRADING HAS BEEN COMPLETED.

SURVEY INFORMATION FROM TOPOGRAPHIC SURVEY OF LOTS 6 & 7. LOCATED IN NW 1/4 SEC. 34, T.35., R.1E., W.M. CITY OF CANBY, CLACKAMAS COUNTY, OREGON. PROVIDED BY: WESTLAKE CONSULTANTS, INC. (ADDRESS:15115 S.W. SEQUOIA PARKWAY SUITE 150 TIGARD OR, 97224 , PHONE:503936840652 , JOB #:1945-01)

BENCHMARK:
VERTICAL CONTROL BASED ON SANITARY SEWER AS-BUILT PLAN DATA FOR HAZEL DELL WAY
AS PROVIDED BY CURRAIN-McLEOD ENGINEERS, INC., DATED JUNE 2004. HELD RIM ELEVATION
142.01 FOR SANITARY SEWER MANHOLE AT STATION 8+95.

EXISTING	NEW	
		CATCH BASIN (CB) -OR- AREA DRAIN (AD)
		CHECK VALVE
		CLEAN OUT (CO)
		FIRE DEPARTMENT CONNECTION (FDC)
		FIRE HYDRANT (FH)
		GATE VALVE
		LIGHT POLE
		MANHOLE (MH)
		METER
		POST INDICATOR VALVE
		TRANSFORMER AND PAD
		TRANSFORMER
		UTILITY POLE
		UTILITY VAULT
		VALVE BOX COVER
		WALL MOUNTED LIGHT

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BOTTOM OF CURB
B.M.	BENCH MARK
CB	CATCH BASIN
CONC	CONCRETE
EG	EXISTING GRADE
EL	ELEVATION
EXTG	EXISTING
F.F.	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
GB	GRADE BREAK
H.P.	HIGH POINT
MH	MANHOLE
TOE	TOE OF CONCRETE
TOE	TOE OF WALL
TOW	TOP OF WALL
TYP.	TYPICAL

NEW ASPHALT PAVING AS NOTED
SEE SHEET G1.0 FOR PAVEMENT SECTIONS

140 - EXISTING CONTOUR LINE

144 - NEW CONTOUR LINE

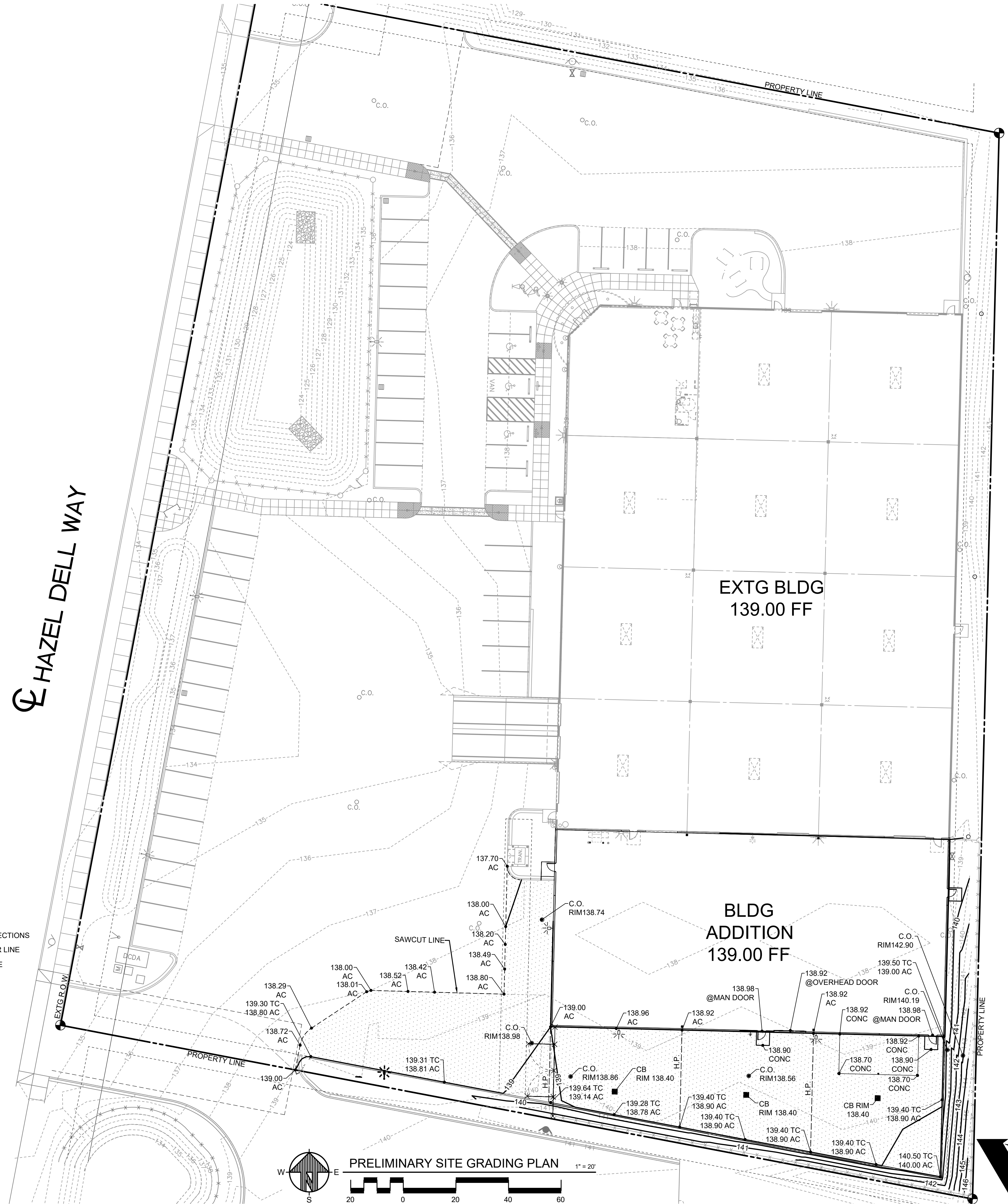
142.84 EG EXISTING SPOT ELEVATION

143.40 FG NEW SPOT ELEVATION PROVIDE STAKE.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987).

Dig  Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344



PROJECT NAME

ANDERSON
QUALITY SPRING

125 HAZEL DELL WAY
CANBY, OREGON 97013

[illegible]

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

DATE JUNE 23, 2026	
SCALE AS NOTED	PROJ. NO. 20250635
DRAWN JG	CHECKED BMD

PRELIMINARY SITE GRADING PLAN

C1.0

DESIGN REVIEW INTAKE 06/26/26

1. ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR852-001-0010 THROUGH OAR 852-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 811 OR 1-800-332-2344. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 811 OR 1-800-332-2344.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED OR INSTALLATION OF THE UTILITIES SHOWN. THE DRAWINGS DO NOT DEPICT EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
3. BEDDING AND PIPE ZONE BACKFILL SHALL BE PER "PIPE TRENCH EMBEDMENT" DETAIL, SHEET C.2.1
4. CONTRACTORS SHALL CONTACT CITY OF CANBY PUBLIC WORKS AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION.
5. EXCAVATED SEWER DRAINAGE SPOIL MATERIAL SHALL BE TESTED AND LEGALLY DISPOSED OF AT A PROPER LANDFILL OR OTHER APPROPRIATE LOCATION.
6. ALL SEWER TRENCH LINES AND EXCAVATIONS SHALL BE PROPERLY SHORED AND BRACED TO PREVENT CAVING. UNUSUALLY DEEP EXCAVATIONS MAY REQUIRE EXTRA SHORING AND BRACING. ALL SHEETING, SHORING, AND BRACING OF TRENCHES SHALL CONFORM TO OREGON OCCUPATIONAL SAFETY AND HEALTH DIVISION (OSHA) REGULATIONS AND THE CITY OF CANBY STANDARD CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH PRIVATE UTILITIES FOR RELOCATION OF CONDUITS, POWER POLES, VAULTS, PEDESTALS, ETC.
8. ALL EXISTING FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE & DEPTH OF EXISTING UTILITIES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
10. ALL RAIN DRAIN AND STORM SEWER PIPING INSTALLED WITHIN 5-FT OF THE OUTSIDE OF THE BUILDING SHALL BE CAST IRON, SCHEDULE 40 ABS-D.W.V., SCHEDULE 40 PVC-D.W.V. OR OTHER MATERIAL AS APPROVED BY THE OREGON AMENDMENTS TO THE UNIFORM PLUMBING CODE.
11. HORIZONTAL STORM DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL AND EACH RUN OF PIPING, WHICH IS MORE THAN 100 FOOT IN TOTAL DEVELOPED LENGTH, SHALL BE PROVIDED WITH A CLEANOUT FOR EACH 100 FOOT, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED FOR EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135 DEGREES. THE MAXIMUM DISTANCE ALLOWED BETWEEN MANHOLES IS 300 FEET. ALL REQUIRED CLEANOUTS MAY NOT BE LOCATED ON PLAN.
12. PRIVATE STORM SEWER LINES, DENOTED "STM" OR "ST", SHALL BE PVC 3034, PVC C900, PVC C905, HDPE, CL52 DIP OR APPROVED EQUIVALENT, UNLESS OTHERWISE NOTED. ALL STORM PIPING SHOWN HAS BEEN SIZED FOR A MANNING'S "N" VALUE = 0.013 AND PIPE INVERTS HAVE BEEN DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
13. ALL STORM LATERALS SHALL HAVE #10 GAUGE COPPER WIRE OR TRACER TAPE AT 1.5-FT TO 2.0-FT ABOVE THE LATERAL.

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BENCHMARK:
VERTICAL CONTROL BASED ON SANITARY SEWER AS-BUILT PLAN DATA FOR HAZEL
DELL WAY AS PROVIDED BY CURRAIN-McLEOD ENGINEERS, INC., DATED JUNE 2004.
HELD RIM ELEVATION 142.01 FOR SANITARY SEWER MANHOLE AT STATION 8+95.

EXISTING	NEW	
		CATCH BASIN (CB) -OR- AREA DRAIN (AD)
		CHECK VALVE
		CLEAN OUT (CO)
		FIRE DEPARTMENT CONNECTION (FDC)
		FIRE HYDRANT (FH)
		GATE VALVE
		LIGHT POLE
		MANHOLE (MH)
		METER
		POST INDICATOR VALVE
		TRANSFORMER AND PAD
		TRANSFORMER
		UTILITY POLE
		UTILITY VAULT
		VALVE BOX COVER
		WALL MOUNTED LIGHT

CB	CATCH BASIN
CIP	CORRUGATED IRON PIPE
C.O.	CLEAN OUT
CONC	CONCRETE
DC	DOUBLE CHECK VALVE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
FD	FIRE DEPARTMENT CONNECTION
FW	FIRE WATER
HDPE	HIGH DENSITY POLYETHYLENE
PVC	POLYVINYL CHLORIDE
PVC C900	HIGH PRESSURE RATED PVC
SAN	SANITARY
STM	STORM

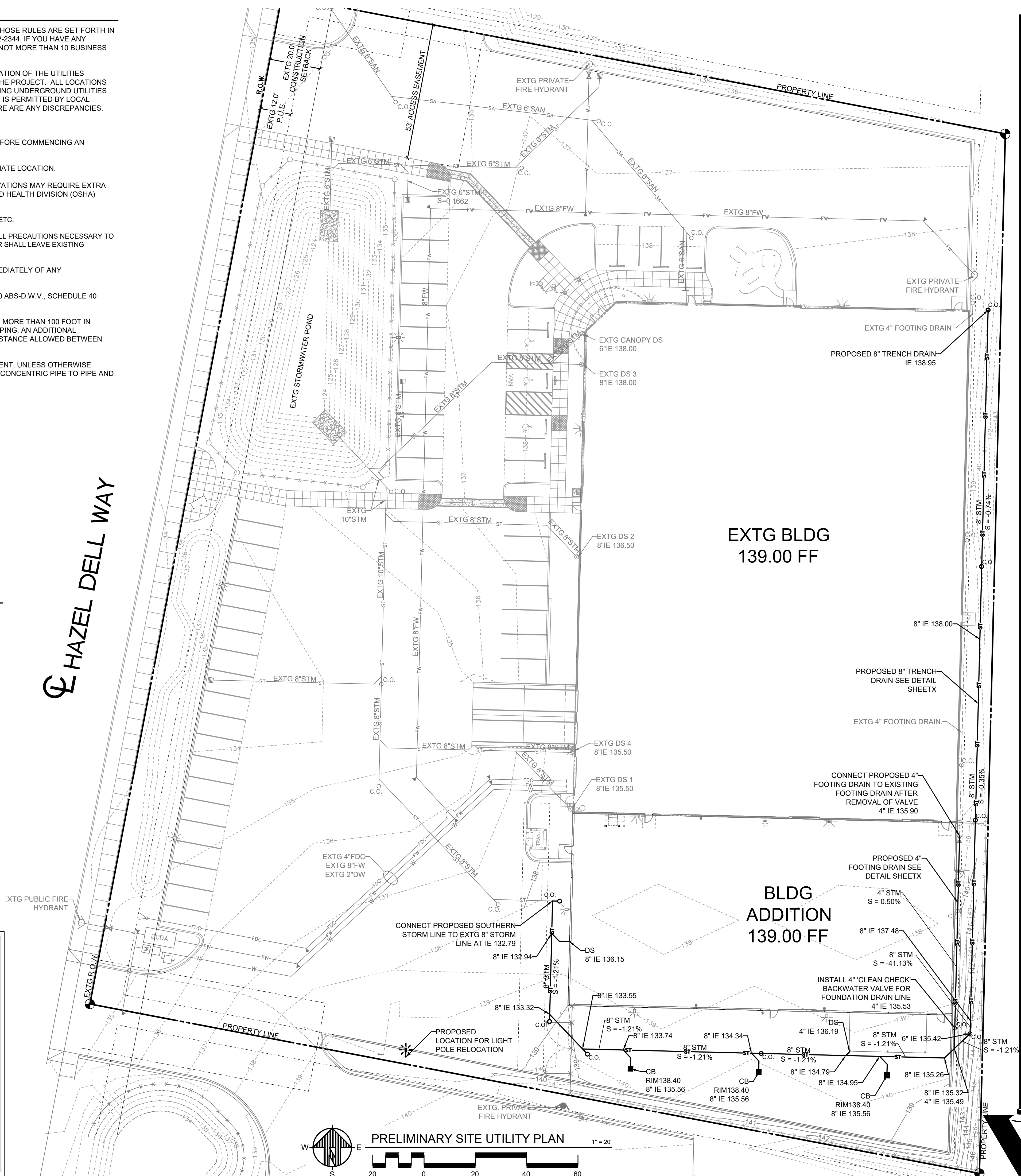
SA	SANITARY - EXISTING
SA	SANITARY - NEW
ST	STORM - EXIST
ST	STORM - NEW
G	GAS - EXISTING
G	GAS - NEW
T	TELEPHONE - EXISTING
T	TELEPHONE - NEW
E	ELECTRICAL - EXISTING
E	ELECTRICAL - NEW
W	WATER - EXISTING
W	WATER - NEW
DW	DOMESTIC WATER - NEW
FW	FIRE WATER - NEW
FDC	FDC SERVICE LINE - NEW

ATTENTION: OREGON LAW REQUIRES YOU
TO FOLLOW RULES ADOPTED BY THE
OREGON UTILITY NOTIFICATION CENTER.
THOSE RULES ARE SET FORTH IN OAR
952-001-0010 THROUGH OAR
952-001-0090. YOU MAY OBTAIN
COPIES OF THE RULES BY CALLING THE
CENTER.

(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987).

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344



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3933 S Kelly Avenue, Portland, OR
503.222.4453

Phoenix
7721 E Gray Road, Suite 202, Scottsdale, AZ
623.257.2404

Vancouver
17700 SE Mill Plain Blvd, Suite 100, Vancouver, WA
360.939.3311

vlmk.com

125 HAZEL DELL WAY
CANBY, OREGON 97013

[illegible]

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SCALE AS NOTED	PROJ. NO. 20250635
DRAWN JG	CHECKED BMD

PRELIMINARY SITE
UTILITY PLAN

C2.0

DESIGN REVIEW INTAKE 06/26/26

PLAN NOTES:

REDUCING EROSION ONSITE USING EXISTING SITE FEATURES IS EFFECTIVE AND ECONOMICAL. SCHEDULING CONSTRUCTION SEQUENCES TO MINIMIZE EROSION AS RECOMMENDED BELOW CAN REDUCE COSTS ON MATERIALS, LABOR, MAINTENANCE, AND DISPOSAL OF TRADITIONAL BMP'S USED TO TRAP SEDIMENT.

- ALL DISTURBED SOILS THAT WILL BE INACTIVE DURING CONSTRUCTION SHALL BE STABILIZED TO PREVENT EROSION THROUGH THE WET SEASON USING STRAW MULCHING.
- APPLY STRAW AND MULCH AT A RATE OF AT LEAST 1½ -2 TONS PER ACRE, UNTIL THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. MULCH MAY NEED TO BE HELD IN PLACE BY SPRAYED-ON TACKIFIERS OR NETTING.
 - STRAW MULCH WILL NEED A TACKIFIER IF IT IS SPREAD LOOSE FROM BALES. USE STRAW THAT IS STERILE OR CONTAINS NO STRAW SEEDS, WHEAT, RYE, GRASS SEED, ETC. OTHER THAN WHAT IS BEING GROWN ON PURPOSE. IF IT IS BLOWN, SHORTER STRAW STRANDS DO NOT APPEAR TO BE AS AFFECTED BY WIND AS THE LONGER LOOSE STRAW, AND USUALLY WILL NOT REQUIRE A TACKIFIER.

VEGETATED BUFFER AREAS (VBA)
WHERE POSSIBLE, CREATE VBAs. LET CONSTRUCTION RUNOFF SHEET FLOW TO VBA SO THAT SEDIMENT CAN SETTLE OUT OF THE RUNOFF BEFORE IT CAN LEAVE THE SITE. SCHEDULE STRIPPING AND GRADING OF THE VBA IMMEDIATELY PRIOR TO FINAL LANDSCAPING.

SAWCUTTING
ALL SAWCUTTING ACTIVITIES SHALL BE SWEEPED OR VACUUMED.
SAWCUTTING DISCHARGES SHALL NOT BE ALLOWED TO ENTER THE UNDERGROUND STORM WATER SYSTEM OR SURFACE INFILTRATION FACILITIES.

STRIPPINGS STOCKPILE
EARLY AND FREQUENT WATERING OF STRIPPINGS STOCKPILES WILL ENCOURAGE GROWTH AND REDUCE THE NEED TO COVER WITH PLASTIC OR OTHER STABILIZATION BMPs.

GENERAL
THE PROJECT FOREMAN AND ON-SITE CESCL SHOULD COORDINATE TO MINIMIZE EXPOSURE AND RISK OF SEDIMENT RELEASES OFF SITE. THE CESCL IS ENCOURAGED TO REVISE THE ESC PLAN AND SUBMIT AN ACTION PLAN AS NECESSARY TO IMPROVE THE ENGINEER'S DESIGN, BASED ON FIELD CONDITIONS. FOR EXAMPLE, MOVING THE CONSTRUCTION ENTRANCE TO MINIMIZE ONSITE TRAVEL ROUTES AND REDUCE MUD PICK-UP.

REMOVE ESC CONTROL BMPs WHEN THEY ARE NO LONGER NECESSARY.

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
- SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.
- TREE PROTECTION FENCING SHALL BE INSTALLED CONCURRENT WITH EROSION CONTROL FENCING INSTALLATION AND PRIOR TO ANY GRADING, GRUBBING, OR OTHER CONSTRUCTION ACTIVITY ON THE SITE.

SITE INFORMATION

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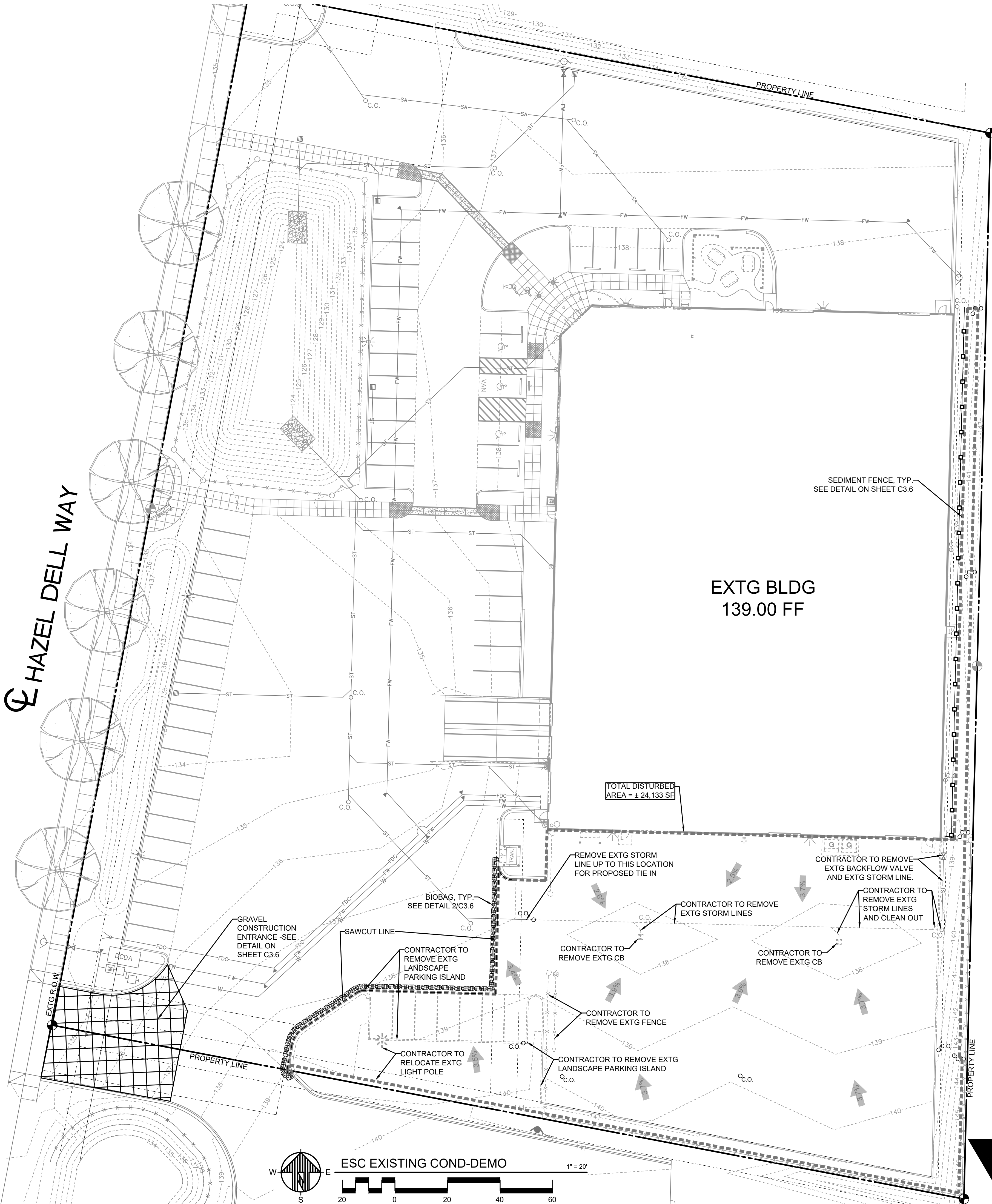
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GENERAL SYMBOLS

- EXISTING**
- CATCH BASIN (CB)
 - CLEAN OUT (CO)
 - FIRE DEPARTMENT CONNECTION (FDC)
 - FIRE HYDRANT (FH)
 - LIGHT POLE
 - METER
 - TRANSFORMER
 - UTILITY POLE
 - WALL MOUNTED LIGHT
 - EXISTING CONTOUR LINE
 - EXISTING SPOT ELEVATION

ESC PLAN LEGEND

- BIO-BAGS PROTECTION
- PRE-DEV. DRAINAGE FLOW ARROW
- LIMIT OF DISTURBED AREA



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ENGINEERING + DESIGN

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7721 E Gray Road, Suite 202, Scottsdale, AZ
602.257.2404

Vancouver
17700 SE Mill Plain Blvd, Suite 100, Vancouver, WA
360.939.3311

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PROJECT NAME
**ANDERSON
QUALITY SPRING**

125 HAZEL DELL WAY
CANBY, OREGON 97013

REVISIONS		
DATE	DESCRIPTION	

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DATE	JUNE 23, 2026
SCALE	AS NOTED
DRAWN	JG
PROJ. NO.	20250635
CHECKED	BMD

ESC EXISTING
COND-DEMO

C3.0

EROSION & SEDIMENT CONTROL NOTES:

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - DWARF GRASS MIX (MIN. 100 LB./AC.)
 - DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - CREeping RED FESCUE (20% BY WEIGHT)
 - STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
 - ANNUAL RYEGRASS (40% BY WEIGHT)
 - TURF-TYPE FESCUE (60% BY WEIGHT)
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR

- OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
 - ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
 - SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
 - AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
 - SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
 - AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
 - USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
 - COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

- ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
- THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

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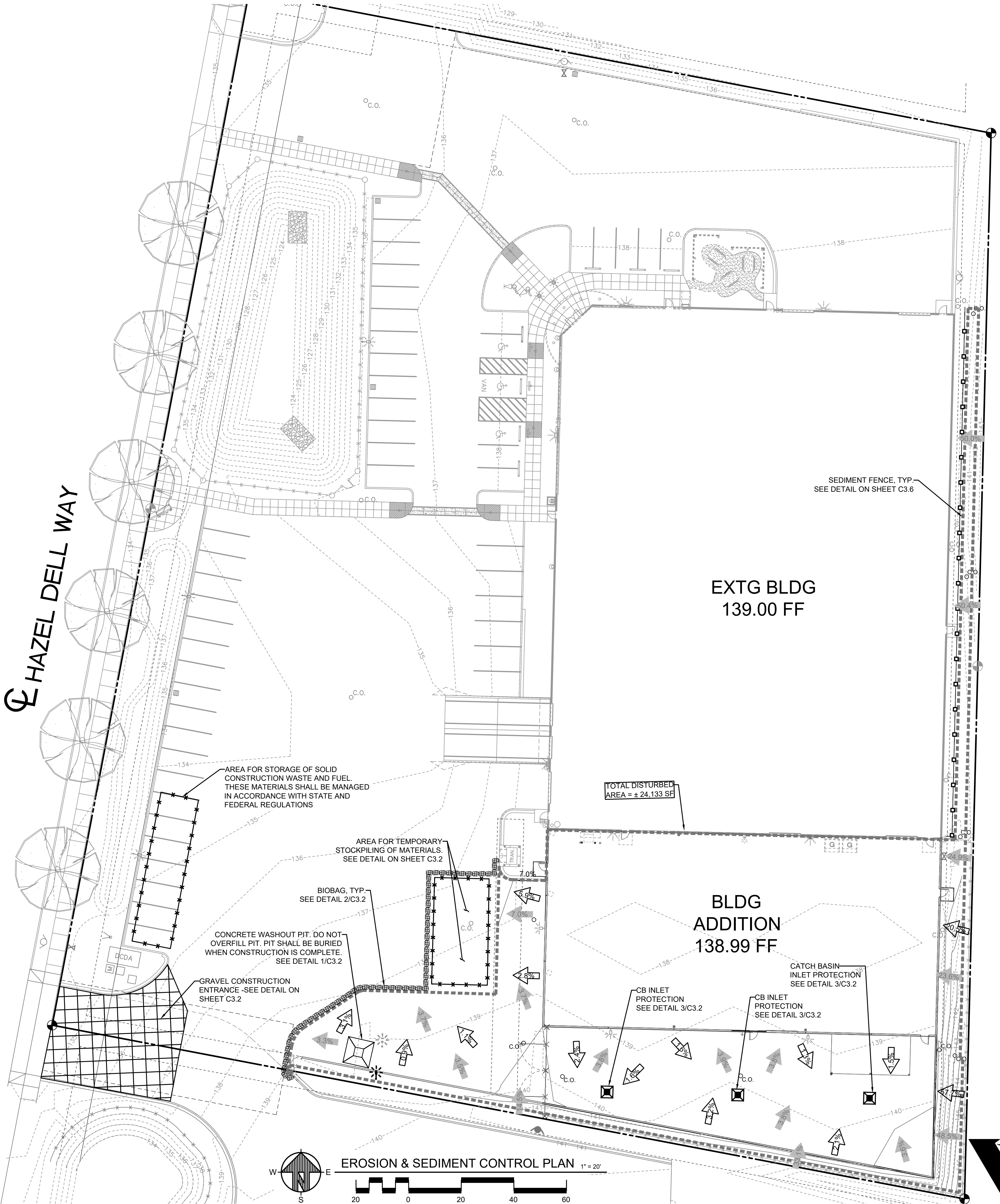
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GENERAL SYMBOLS

- EXISTING
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 - CLEAN OUT (CO)
 - FIRE DEPARTMENT CONNECTION (FDC)
 - FIRE HYDRANT (FH)
 - LIGHT POLE
 - METER
 - TRANSFORMER
 - UTILITY POLE
 - WALL MOUNTED LIGHT
 - EXISTING CONTOUR LINE
 - EXISTING SPOT ELEVATION

ESC PLAN LEGEND

- BIO-BAGS PROTECTION
- CATCH BASIN WITH INSERT BAG
- CONCRETE TRUCK WASH OUT PIT
- PRE-DEV. DRAINAGE FLOW ARROW
- POST-DEV. DRAINAGE FLOW ARROW
- LIMIT OF DISTURBED AREA
- SEDIMENT FENCE



PROJECT NAME
**ANDERSON
QUALITY SPRING**

125 HAZEL DELL WAY
CANBY, OREGON 97013

REVISIONS		
DATE	DESCRIPTION	

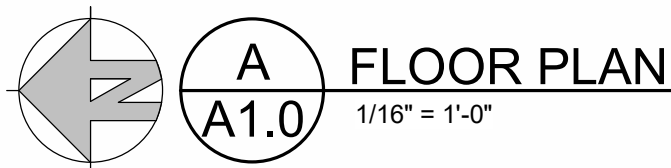
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SCALE AS NOTED	CHECKED BMD
DRAWN JG	

EROSION &
SEDIMENT
CONTROL PLAN

C3.1

DESIGN REVIEW INTAKE 06/26/26



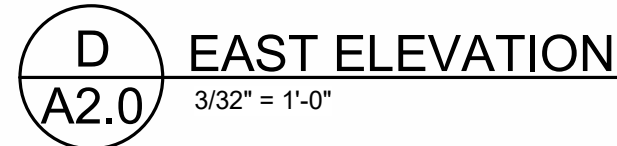
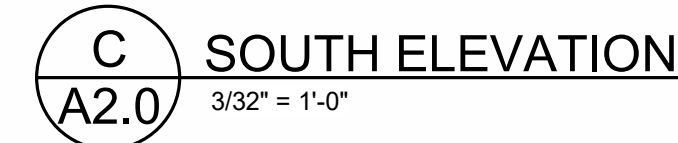
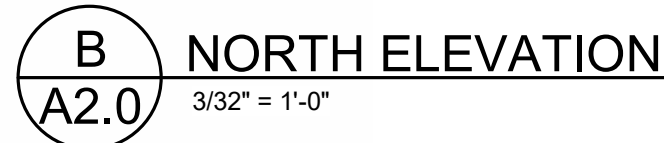
12. PROVIDE FIRE EXTINGUISHER SIGNAGE AS REQUIRED BY FIRE MARSHAL. PAINT/MARK COLUMNS AS REQUIRED. SEE INTERIOR PAINT NOTES.
13. EXTERIOR DOORS SHALL BE IDENTIFIED WITH TACTILE EXIT SIGNS READING "EXIT." SIGNS SHALL BE MOUNTED WITH THE SIGN CENTERLINE AT 60 IN. ABOVE THE FINISHED FLOOR. SIGNS FOR ACCESSIBLE DOORS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) WITHOUT MODIFICATION. SIGNS FOR DOORS THAT ARE NOT ACCESSIBLE SHALL INCLUDE THE ISA WITH A DIAGONAL STRIKE (SLASH) AND THE TEXT "EXIT-NOT ACCESSIBLE." ALL EXIT SIGNS SHALL COMPLY WITH IBC AND ADAAG TACTILE-SIGN REQUIREMENTS, INCLUDING RAISED CHARACTERS, GRADE 2 BRAILLE, CHARACTER HIGHLIGHT, CONTRAST, LETTERING, SAND-SERIF FONT, FINISH AND CONTRAST, AND DURABLE MOUNTING PER THE MANUFACTURER'S INSTRUCTIONS AND THE APPLICABLE CODE EDITION.
14. SEE ENERGY SCHEDULE ON SHEET G0.2 FOR ALL INSULATION VALUES FOR EXTERIOR ENVELOPE.
15. PENETRATIONS TO THE AIR BARRIER SHALL BE SEALED TO MAINTAIN THE AIR BARRIER AS REQUIRED. SEE SPECIFICATIONS.

[illegible]

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OVERALL FLOOR PLAN



PAINTING LEGEND	
KEY COLOR	PAINT MFR. AND NUMBER
A MAIN BODY COLOR (TAN)	DUNN-EDWARDS - SILVERCREEK DE6275
B MEDIUM TONE (BROWN)	DUNN-EDWARDS - TEDDY BEAR DE6131
C ACCENT (GREEN)	DUNN-EDWARDS - GREENLAND DE6286
D SAFETY YELLOW	DUNN-EDWARDS - CONFIDENT YELLOW DEA117

<u>ITEM</u>	<u>COLOR</u>
OVERHEAD DOORS	C
DOCK DOORS	C
MAN DOORS	C
DOCK WALLS	A
WALLS BELOW FF IN DOCKS	A
CORNICE	C
REVEALS	C
CANOPIES	C
BOLLARDS	D

1. FOR ADDITIONAL INFORMATION SEE STRUCTURAL ELEVATIONS.
2. FOR PANEL REINFORCING, EMBED, AND CONNECTION INFORMATION, SEE STRUCTURAL TYPICAL PANEL ELEVATIONS.
3. ALL PANEL THICKNESS TO BE AS INDICATED ON THE STRUCTURAL ELEVATIONS.
4. ALL BUILDING ELEVATIONS ARE DRAWN FROM THE EXTERIOR FACE, U.O.N.
5. SEE FOUNDATION PLAN AND ARCHITECTURAL SHEETS TO DETERMINE PANEL DIMENSIONS AND ELEVATIONS.
6. DO NOT LOCATE TIES AT REVEALS. CONTRACTOR TO CONFIRM ALL CLEARANCE REQUIREMENTS ARE MAINTAINED AT REVEAL LOCATIONS.
7. VERIFY ALL ELEVATION LEVELS, MATCH EXISTING.

[illegible]

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BUILDING ELEVATIONS

A2.0

AQS EXPANSION

*125 S. Hazel Dell Way,
Canby, OR*

PRELIMINARY STORMWATER REPORT

VLMK Project Number: 20250635



VLMK

ENGINEERING + DESIGN

*Prepared By: Jeanette Gallardo PE
June 18th, 2026*

Project: AQS Expansion
Project Address: 125 S. Hazel Dell Way,
CANBY, OR 97013

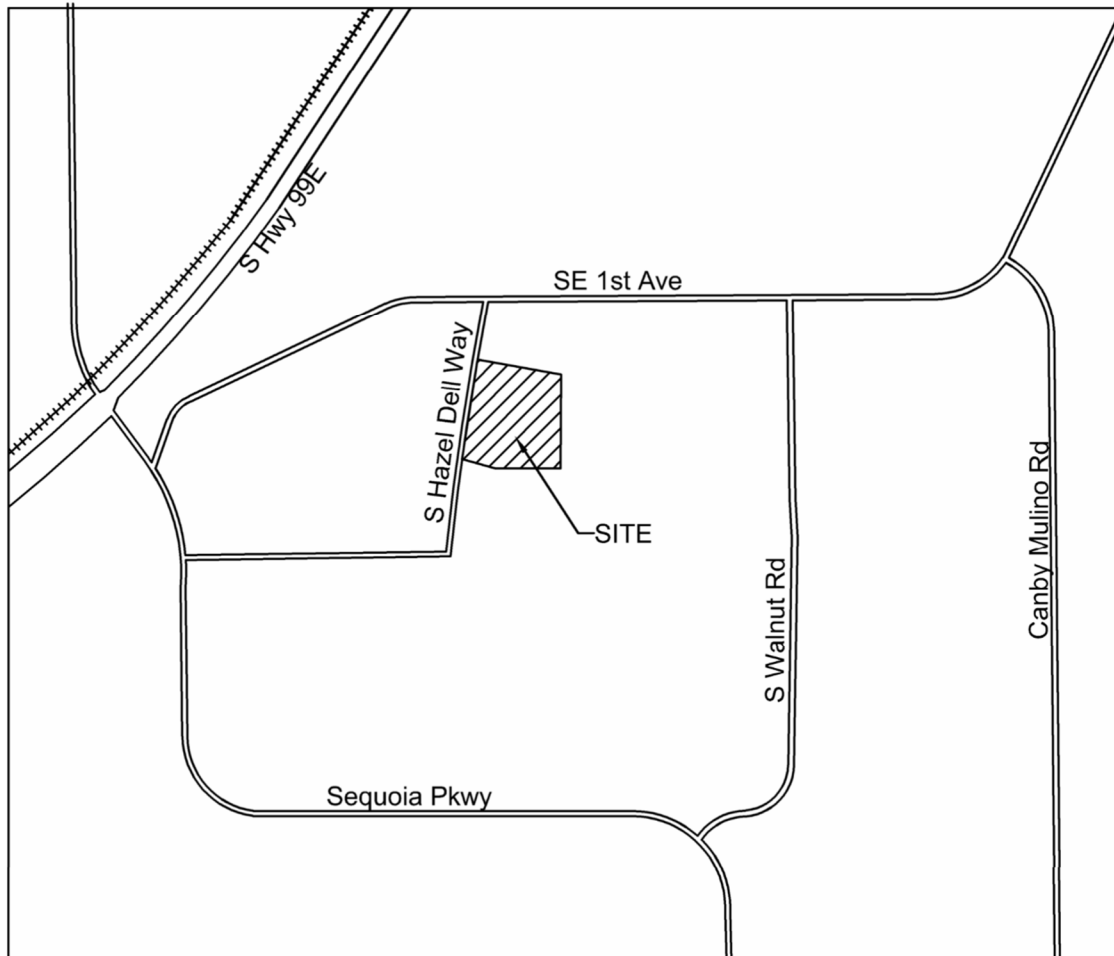
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I. SECTION ONE

A. Vicinity Map



VICINITY MAP NOT TO SCALE

B. Project Information

The proposed development consists of an approximate 11,250 SF, concrete tilt-up addition to the existing building and will trigger the removal of two existing catch basins and associated storm lines. The proposed development will also include two new downspout connections into the storm system, three new catch basins, and a trench drain running north to south near the eastern property line. This report analyzes the impact that the proposed development will have on the existing storm system as it relates to quantity control per local requirements.

Survey was provided by Westlake Consultants Inc. (Pacific Corporate Center, 15115 SW Sequoia PKWY Suite 150, Tigard OR 97224; Phone:503-684-0652).

All stormwater facilities and conveyance systems for this development have been designed per the City of Canby Public Works Design Standards and the W.E.S. stormwater Standards, dated April 2023

Software used in design:

- HydroCAD Stormwater Modeling Software
- Microsoft Excel 2018
- AutoCAD Civil 3D 2024

C. Stormwater Narrative

The existing site has a stormwater management system that includes various catch basins and a piped conveyance system that directs all runoff to an onsite water quality/retention facility at the Northwest corner of the site along Hazel Dell Way. The existing retention basin is designed to treat the stormwater runoff and infiltrate the entire 100-year event. The original stormwater report for the existing site is included as an attachment for reference.

Conveyance

The proposed development will remove a section of the existing conveyance system at the southern end of the site and will replace it with a system that will run further south to accommodate the building addition. The proposed storm system additions will include three catch basins, roof drains, and a trench drain near the eastern property line. All stormwater runoff generated from the redevelopment will be conveyed to a single tie-in location in the existing storm system.

The proposed storm conveyance pipes have been sized to convey the 10-year, 24-hr event flowrate (3.2") as calculated using the Santa Barbara Unit Hydrograph (SBUH). A conservative Manning's coefficient (n) of 0.013 was used to size conveyance pipes. Detailed calculations are included within the Appendix.

Water Quality Treatment

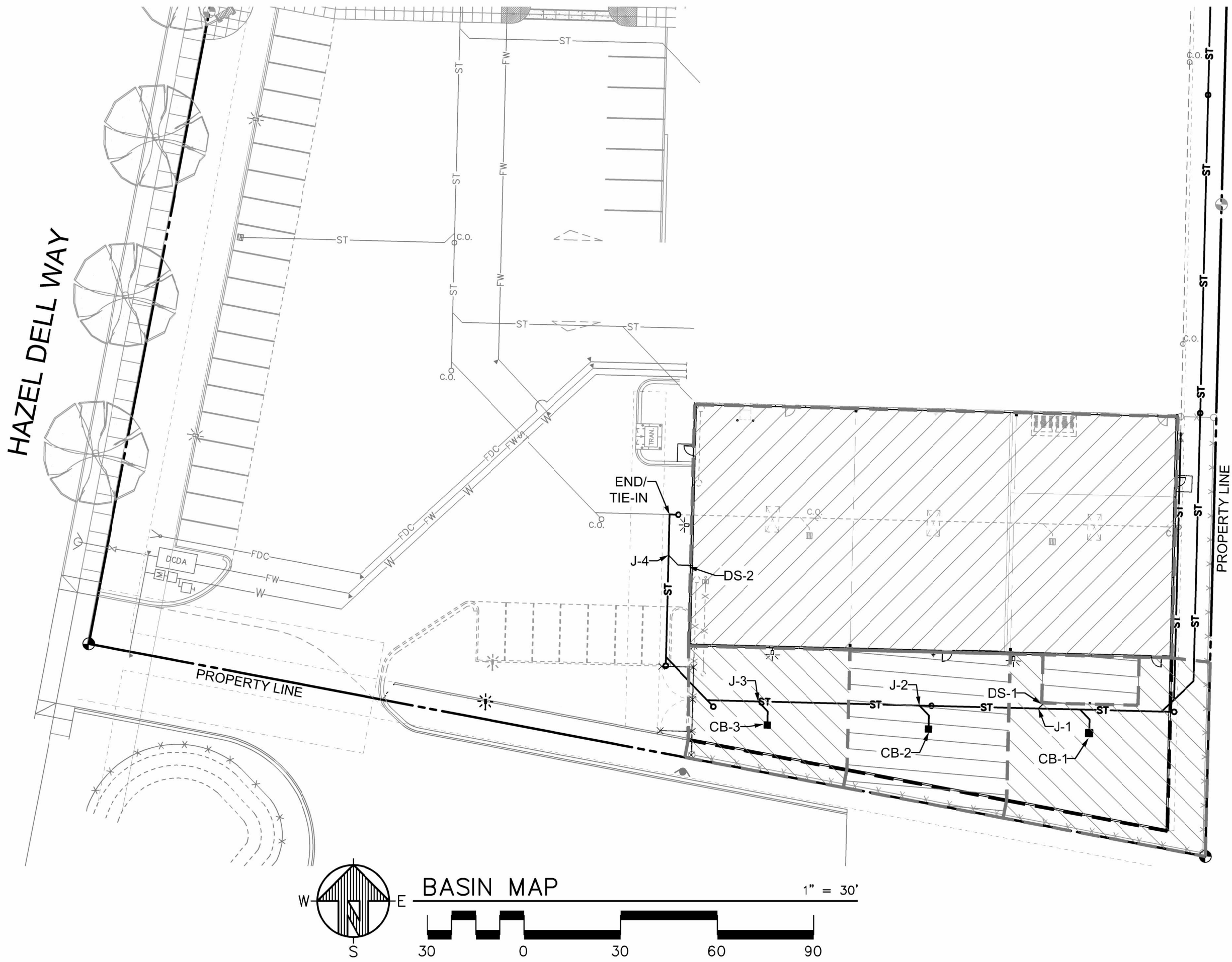
Water quality treatment for the onsite runoff will continue to be provided by the existing retention basin at the Northwest corner of the site along Hazel Dell Way.

Storm Quantity Control (Complete Infiltration)

The existing retention basin was designed to retain the entire 100-year, 24-hr event without surface ponding. As part of this redevelopment, we will be replacing 1,758 sf of pervious area draining to the basin with 1,758 sf of impervious area. Due to the impervious area increase, the basin model was recreated in HydroCAD using the same geometry and updated parameters. The model proves there will be no negative impact to the retention basin due to increasing the impervious area. Below is a table with the updated parameters.

Updated Parameters		
	Existing	Proposed
100-year 24-hour Storm	4.5"	4.8"
Building Area (Extg + 11,250 sf)	30,279 sf	41,529
Sidewalk/Paved Areas (Extg-11,250 sf + 1,758 sf)	72,599 sf	63,107
Landscaping Area (Extg- 1,758 sf)	25,603 sf	23,845

II. APPENDIX
A. Basin Map



ANDERSON QUALITY SPRINGS

125 S. HAZEL DELL WAY
CANBY, OREGON

BASIN MAP

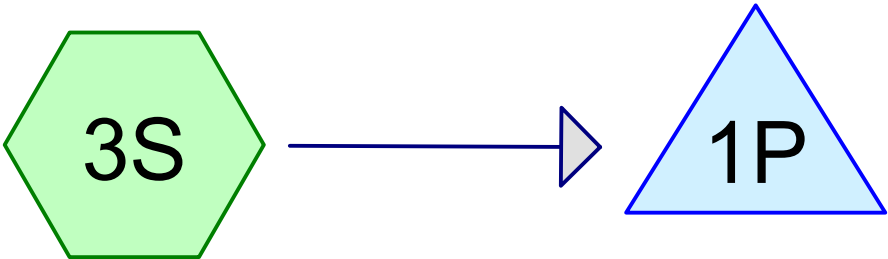
VLMK
ENGINEERING + DESIGN

3933 SW Kelly Avenue
Portland, Oregon 97239
503.222.4453
VLMK.COM

DATE	JUNE 22, 2026
SCALE	
PROJ. NO.	20250635
DRAWN	JG
CHECKED	BMD

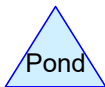
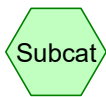


Storm Event Data			Pervious CN	Impervious CN	Manning's Coefficient								
Frequency (year):	10	74	98	n: 0.013									
Duration (hour):	24												
Total Precipitation (inches):	3.20												
v1.02 - Software Copyright 2019 VMWK Engineering+Design. All Rights Reserved.													
Storm Sewer Design Form													
Design Section		SBUH Runoff Calculations											
Upstream Structure	Downstream Structure	Pervious Area (acres)	Impervious Area (acres)	Cumulative Pervious Area (acres)	Cumulative Impervious Area (acres)	Total Time T _t (min)	Time of Concn. T _c (min)	Runoff Q (cfs)	Pipe Design				
									Slope S (%)	Pipe Diameter D (in)	Max Flow Q _{max} (cfs)	Full Flow Velocity V (fps)	Percent Full (%)
CB-1	J-1	0.023	0.047	0.023	0.047	0.27	5.000	0.04	1.21	8	1.43	4.20	2.80%
	DS-1	0.000	0.010	0.000	0.010	0.37	5.000	0.01	1.21	4	0.23	2.65	4.44%
	J-2	0.000	0.000	0.023	0.057	0.23	5.000	0.05	1.21	8	1.43	4.20	3.50%
CB-2	J-2	0.006	0.048	0.006	0.048	0.11	5.000	0.04	1.21	8	1.43	4.20	2.80%
	J-3	0.000	0.000	0.029	0.105	0.14	5.000	0.09	1.21	8	1.43	4.20	6.29%
CB-3	J-3	0.006	0.038	0.006	0.038	0.21	5.000	0.03	1.21	8	1.43	4.20	2.10%
	J-4	0.000	0.000	0.036	0.143	0.21	5.000	0.13	1.21	8	1.43	4.20	9.09%
DS-2	J-4	0.000	0.258	0.000	0.258	0.21	5.000	0.22	1.21	8	1.43	4.20	15.39%
	J-4	0.000	0.000	0.036	0.401	0.14	5.000	0.34	1.21	8	1.43	4.20	23.78%
	END												



Proposed Post Dev.

Extg Pond



AQS Storm Report

Prepared by VLMK Engineers

HydroCAD® 10.20-8a s/n 09712 © 2025 HydroCAD Software Solutions LLC

Type IA 24-hr 100-year Rainfall=4.80"

Printed 6/22/2026

Page 2

Summary for Pond 1P: Extg Pond

Inflow Area = 2.950 ac, 81.44% Impervious, Inflow Depth > 4.11" for 100-year event
 Inflow = 3.18 cfs @ 7.82 hrs, Volume= 1.010 af
 Outflow = 0.19 cfs @ 5.40 hrs, Volume= 0.333 af, Atten= 94%, Lag= 0.0 min
 Discarded = 0.19 cfs @ 5.40 hrs, Volume= 0.333 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 133.76' @ 24.00 hrs Surf.Area= 5,414 sf Storage= 29,486 cf

Plug-Flow detention time= 432.8 min calculated for 0.333 af (33% of inflow)

Center-of-Mass det. time= 120.9 min (808.3 - 687.4)

Volume	Invert	Avail.Storage	Storage Description			
#1	117.00'	36,745 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
117.00	826	169.3	0.0	0	0	826
124.00	826	169.3	40.0	2,313	2,313	2,011
135.00	6,286	319.7	100.0	34,432	36,745	8,452

Device	Routing	Invert	Outlet Devices
#1	Discarded	117.00'	4.125 in/hr Exfiltration over Wetted area from 116.00' - 124.00' Excluded Wetted area = 0 sf

Discarded OutFlow Max=0.19 cfs @ 5.40 hrs HW=124.02' (Free Discharge)↑ **1=Exfiltration** (Exfiltration Controls 0.19 cfs)

AQS Storm Report

Prepared by VLMK Engineers

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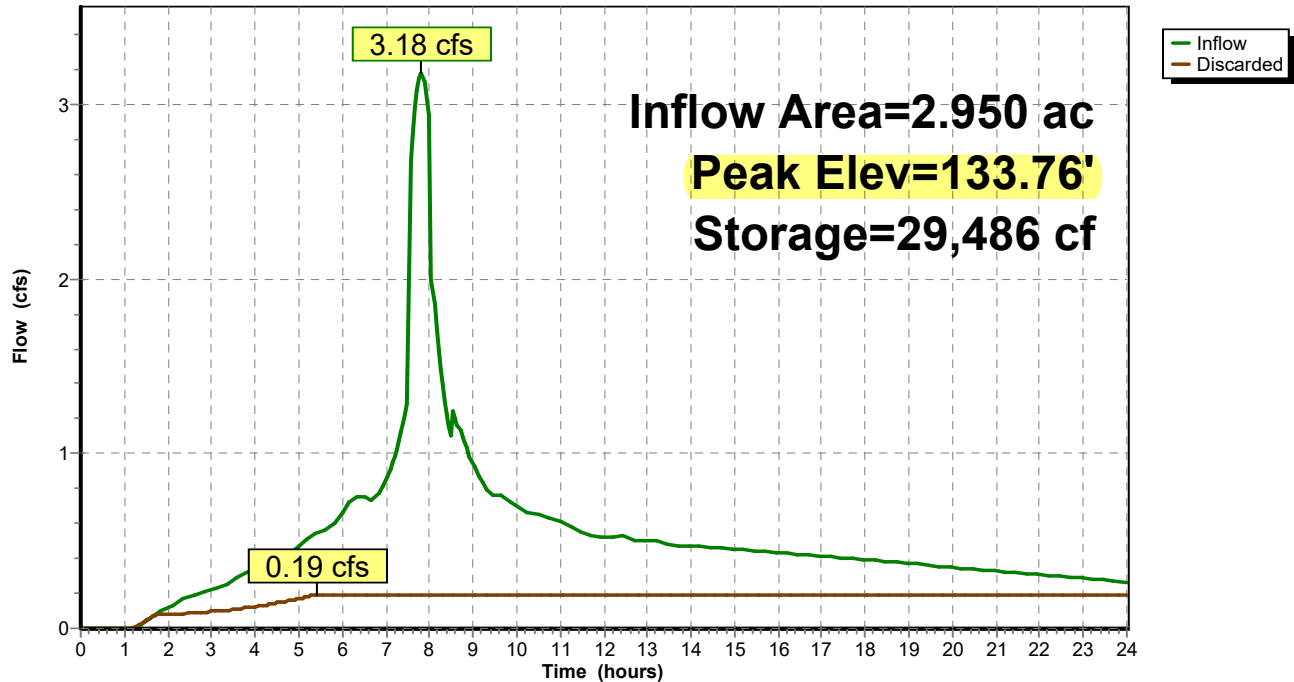
Type IA 24-hr 100-year Rainfall=4.80"

Printed 6/22/2026

Page 3

Pond 1P: Extg Pond

Hydrograph



AQS Storm Report

Prepared by VLMK Engineers

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Type IA 24-hr 100-year Rainfall=4.80"

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Page 4

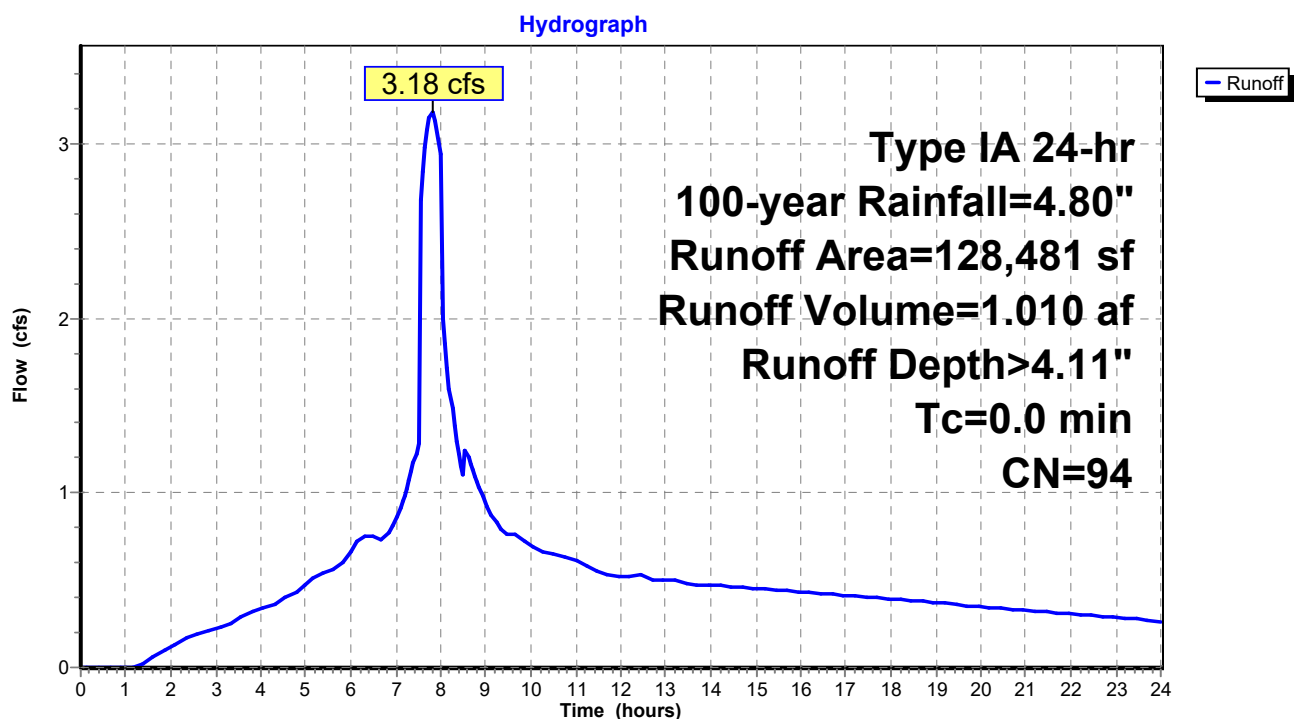
Summary for Subcatchment 3S: Proposed Post Dev.

Runoff = 3.18 cfs @ 7.82 hrs, Volume= 1.010 af, Depth> 4.11"
Routed to Pond 1P : Extg Pond

Runoff by SBUH method, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100-year Rainfall=4.80"

Area (sf)	CN	Description
41,529	98	Paved parking, HSG B
63,107	98	Paved parking, HSG C
23,845	79	<50% Grass cover, Poor, HSG B
128,481	94	Weighted Average
23,845		18.56% Pervious Area
104,636		81.44% Impervious Area

Subcatchment 3S: Proposed Post Dev.



III. ATTACHMENTS

- A. Mountain Glass Storm Report

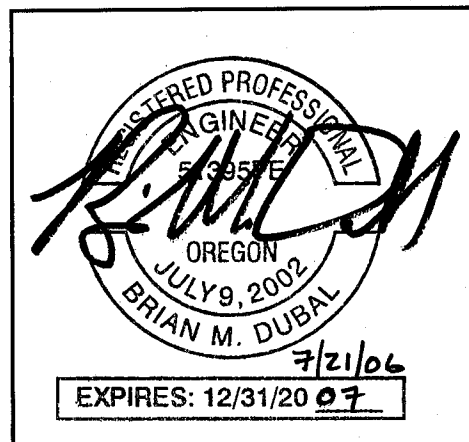
STORMWATER CALCULATIONS

For



**HAZEL DELL WAY
CANBY, OR**

July 18, 2006



**Prepared by: Nathan Jaques
VLMK Job Number 206191**

MOUNTAIN GLASS
City of Canby, Clackamas County, Oregon

STORMWATER REPORT
July 18, 2006

TABLE OF CONTENTS

I. Site and Project Information	<u>Page</u>
1. Site Vicinity Map	1
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2. Runoff Coefficient Calculations	17-20
3. Conveyance Calculations (Rational Method)	21
4. Site Utility Plan	22

APPENDIX

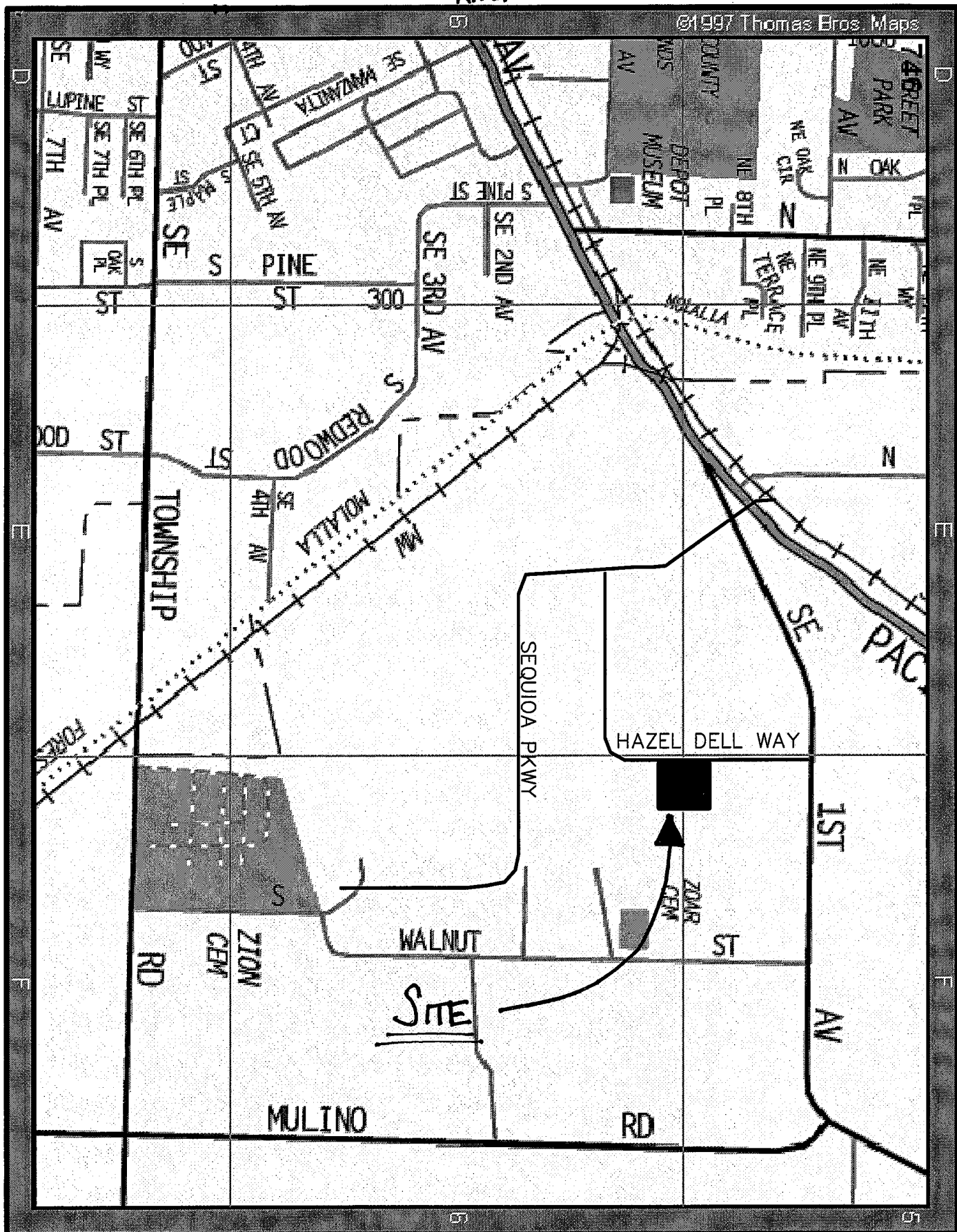
A. USDA SCS Soil Survey and Hydrologic Classification	A1-A2
B. King County Curve Number Table	B1

ATTACHMENTS

-
- **O&M Agreement**

206191
Mtn Glass

VIUNITY MAP 2 →
N.T.S.



PROJECT INFORMATION

The proposed development is a new facility located on Hazel Dell Way, for Kinetic Investments, LLC. The property is Tax Lots 6 and 7 of "Burden #2" Plat, in the NW ¼ of Sec. 34, Township 3S, Range 1E, Willamette Meridian, City of Canby, Clackamas County, Oregon.

The survey information is from a Topographic Survey (4/13/2006) provided by Westlake Consultants Inc. (Pacific Corporate Center, 15115 SW Sequoia Pkwy Suite 150, Tigard OR 97224; phone: 503-684-0652, fax: 503-624-0157).

The site is currently an undeveloped open field, is covered with grass and scattered blackberries, and has some manmade rows of trees. The site is bound by open fields to the East and South, by Hazel Dell Way to the West, and by SE First Ave. to the North.

The site is 2.942 Ac on Hazel Dell Way. The project will be completed in a single phase which will consist of the following:

- 29,928 sq.ft. (0.687 Ac) building
- 25,603 sq.ft. (0.588 Ac) landscaping
- 2,598 sq.ft. (0.060 Ac) sidewalks
- 70,001 sq.ft. (1.607 Ac) paved/parking area

STORMWATER NARRATIVE

Stormwater Facilities for MOUNTAIN GLASS – CLACKAMAS COUNTY

All of the new runoff (parking, roof, landscaping) will be routed to and infiltrated through the onsite water quality/retention facility at the North West corner of the site along Hazel Dell Way. This runoff will receive treatment using Clackamas County Infiltration Basin required plantings and topsoil. The facility has been designed to infiltrate the entire 100-yr event. (4.5", 24hr) Infiltration rates were tested at 4 locations at the site. (See soils report by GeoDesign, Inc.) An average of the 4 rates was used to determine the design rate. A safety factor of 4 was then used to reduce the design rate to assure long term performance. (See page 7) The retention facility was designed assuming infiltration will only occur at depths at or below the depth of the infiltration tests; which effectively underestimates the capacity of the facility. The facility will provide storage for the 100yr event up to an elevation of 134.09 which is at or below the adjacent roadway grades. The top of bank is at elevation 135.00. A 7-ft gravel storage area has been provided beneath the pond bottom to maximize infiltration.

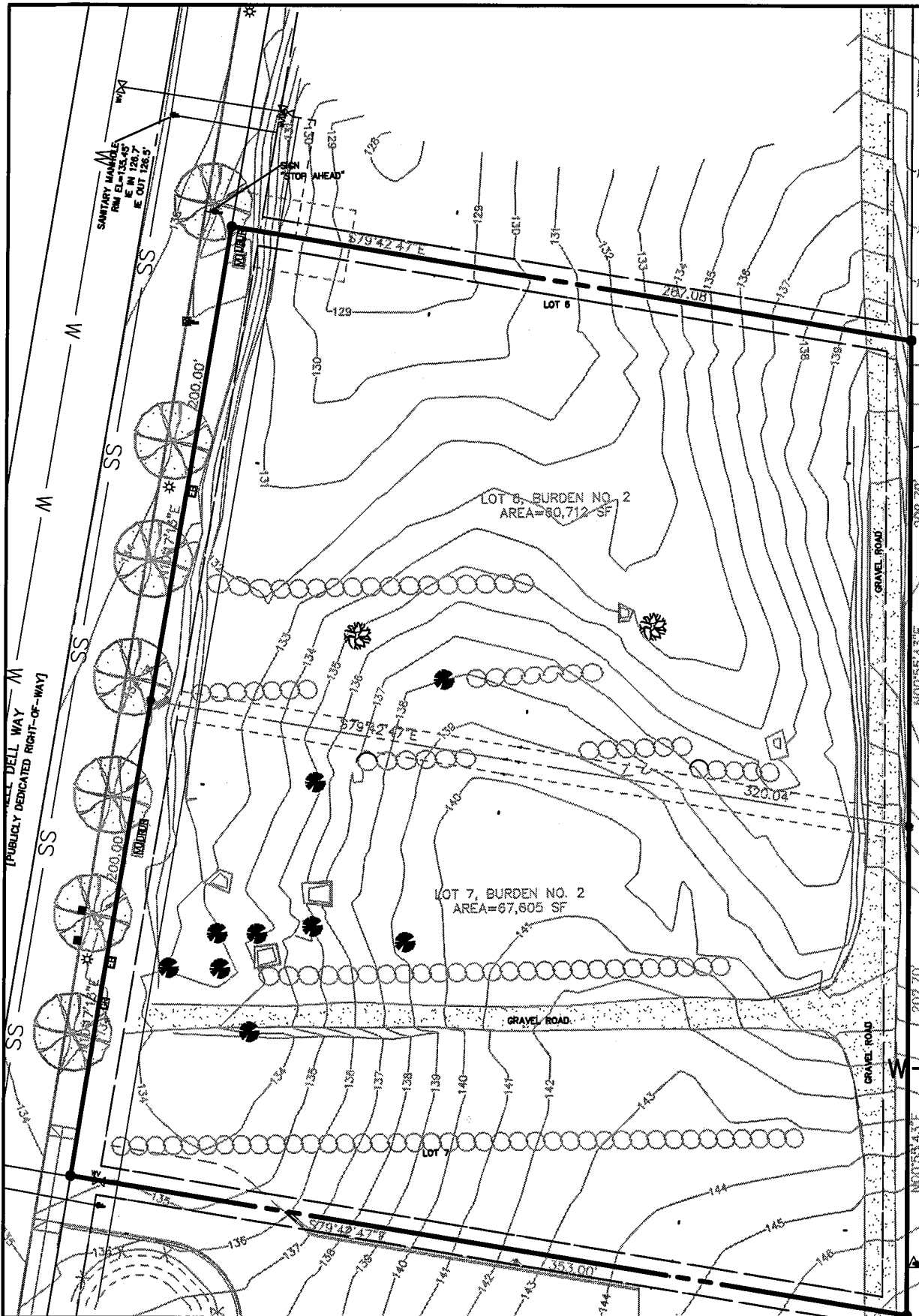
The 10-yr, 2.10 in/hr storm event flowrate as calculated using the rational method has been used to size all onsite storm conveyance pipes. Haestad Methods "Flowmaster" software was used for pipe flow/conveyance calculations. A Manning's coefficient (n) of 0.013 was used to size all conveyance pipes.

All storm-water facilities and conveyance systems for this development have been designed per W.E.S. *Surface Water Management Rules and Regulations*, dated February 2005.

A proposed Operations & Maintenance Agreement for the on-site storm-water facilities has been attached to this report.

On-site Stormwater Facilities for MOUNTAIN GLASS

Water Quality/Retention Design

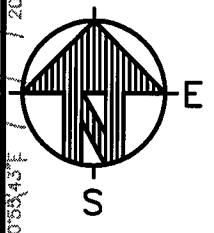


1" = 60.0'

PRE DEVELOPMENT SITE



206191 26191-Pre-Post-Site.dwg 11 Jul 2006 - 5:11 pm nathanj



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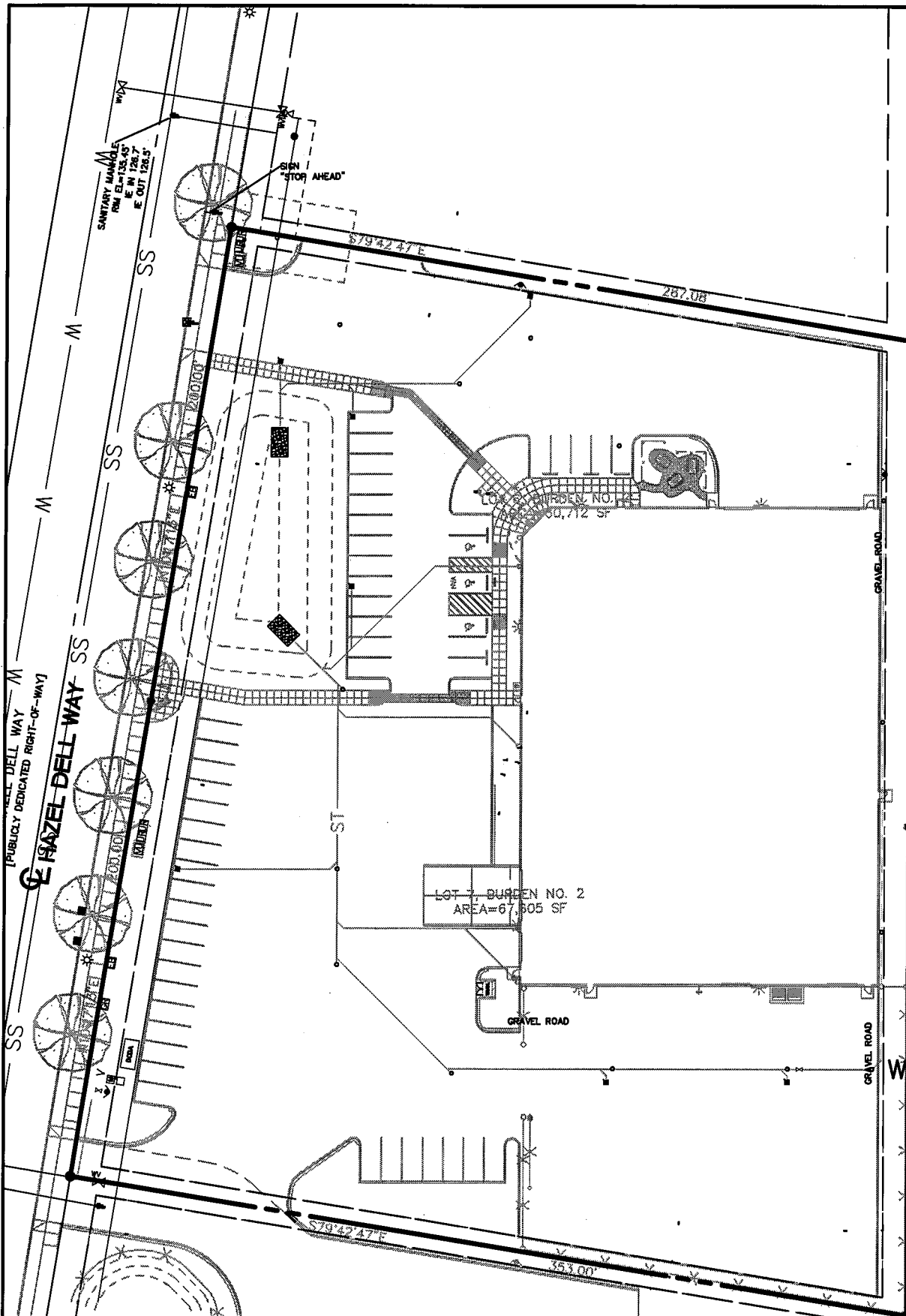
P 503.222.4453
F 503.248.9263

E vlmk@vlmk.com
W www.vlmk.com

MOUNTAIN GLASS
HAZEL DELL WAY
CANBY, OR

PRE DEVELOPMENT SITE

206191	JUN 06
PROJ. NO.	DATE
NPJ	BMD
DRAWN	CHECKED
SHEET NO	



1" = 60.0'

POST DEVELOPMENT SITE



206191 26191-Pre-Post-Site.dwg 11 Jul 2006 - 5:11 pm nathanj

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W www.vlmk.com

MOUNTAIN GLASS
HAZEL DELL WAY
CANBY, OR

POST DEVELOPMENT SITE

206191	JUN 06
PROJ. NO.	DATE
NPJ	BMD
DRAWN	CHECKED
SHEET NO	

HYD SUMMARY

BLDG AREA (INCLUDING CANOPIES)

30,2789 SF (0.695 Ac)

SIDEWALKS / PAVED AREA:

72,599 SF (1.667 Ac)

LANDSCAPING AREA:

25,603 SF (0.588 Ac)

INFILTRATION RATE:

AVE. $\Rightarrow 16.5 \text{ in/hr} \left(\frac{1 \text{ hr}}{60 \text{ min}} \right)^{-1} = 3.6 \text{ mm/in}$ $FS = 4 \Rightarrow 4 \times 3.6 = 14.4 \text{ mm/in} \quad 4.125 \text{ in/hr}$ **4.12 INFILTRATION**

Based on the results of our infiltration testing, on-site stormwater disposal by infiltration is possible over a majority of the site. Testing indicates average infiltration rates of approximately 1.5 inches per hour at 6 feet BGS (sandy silt layer) and 30 inches per hour at 10 feet BGS (silty sand unit). Based on testing, infiltration will be best in the silty sand unit (varies from

approximately 7.5 to 15 feet BGS). It must be noted that the silty sand layer was not contacted in the test pits in the southwestern portion of the site (TP-5 and TP-11). Stormwater disposal may

HYD SUMMARY:

 $[0.588, 82, 2.362, 98, 5]$ Time of Concentration = $T_c = 5 \text{ minutes}^*$

* Conservative estimate.

206191
Mtn. Glass

KING COUNTY DEPARTMENT OF PUBLIC WORKS
Surface Water Management Division

HYDROGRAPH PROGRAMS
Version 4.21B

- 1 - INFO ON THIS PROGRAM
- 2 - SBUHYD
- 3 - MODIFIED SBUHYD
- 4 - ROUTE
- 5 - ROUTE2
- 6 - ADDHYD
- 7 - BASEFLOW
- 8 - PLOTHYD
- 9 - DATA
- 10 - RDFAC
- 11 - RETURN TO DOS

* 100-YR EVENT *

ENTIRE SITE AREA

POST-DEVELOPED

ENTER OPTION:

2

SBUH/SCS METHOD FOR COMPUTING RUNOFF HYDROGRAPH

STORM OPTIONS:

- 1 - S.C.S. TYPE-1A
- 2 - 7-DAY DESIGN STORM
- 3 - STORM DATA FILE

SPECIFY STORM OPTION:

1

S.C.S. TYPE-1A RAINFALL DISTRIBUTION

ENTER: FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)

100,24,4.5

***** S.C.S. TYPE-1A DISTRIBUTION *****

***** 100-YEAR 24-HOUR STORM **** 4.50" TOTAL PRECIP. *****

ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO. 1
.588,82,2.362,98,5

DATA PRINT-OUT:

AREA(ACRES) PERVIOUS IMPERVIOUS TC(MINUTES)

A	CN	A	CN	
3.0	.6	82.0	2.4	98.0 5.0

PEAK-Q(CFS) T-PEAK(HRS) VOL(CU-FT)

3.21	7.67	42186
------	------	-------

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

c:/0drawing/206191/site.hyd

206191
Mtn. Glass

KING COUNTY DEPARTMENT OF PUBLIC WORKS
Surface Water Management Division
HYDROGRAPH PROGRAMS
Version 4.21B
1 - INFO ON THIS PROGRAM
2 - SBUHYD
3 - MODIFIED SBUHYD
4 - ROUTE
5 - ROUTE2
6 - ADDHYD
7 - BASEFLOW
8 - PLOTHYD
9 - DATA
10 - RDFAC
11 - RETURN TO DOS

100-YR EVENT
ROUTED

POST-DEVELOPED

ENTER OPTION:

4

RESERVOIR ROUTING INFLOW/OUTFLOW ROUTINE

SPECIFY [d:][path]filename[.ext] OF ROUTING DATA

c:/0drawing/206191/site.txt

DISPLAY ROUTING DATA (Y or N)?

y

ROUTING DATA:

STAGE(FT)	DISCHARGE(CFS)	STORAGE(CU-FT)	PERM-AREA(SQ-FT)
EL 117.00	.00	.0	826.0
1.00	.00	330.0	826.0
2.00	.00	661.0	826.0
3.00	.00	991.0	826.0
4.00	.00	1322.0	826.0
5.00	.00	1652.0	826.0
6.00	.00	1982.0	826.0
7.00	.00	2313.0	826.0
8.00	.00	3316.0	1181.0
9.00	.00	4691.0	1181.0
10.00	.00	6467.0	1181.0
11.00	.00	8673.0	1181.0
12.00	.00	11339.0	1181.0
13.00	.00	14491.0	1181.0
14.00	.00	18157.0	1181.0
15.00	.00	22362.0	1181.0
16.00	.00	27131.0	1181.0
17.00	.00	32489.0	1181.0
EL 135.00	.00	38462.0	1181.0

TOP OF GRAVEL
(EL. 124.00)

AVERAGE PERM-RATE: 14.4 MINUTES/INCH

SATURATED PERM-RATE: 14.4 MINUTES/INCH

GROUND STORAGE BEFORE SATURATION: .00 CU-FT/SQ-FT

ENTER [d:][path]filename[.ext] OF COMPUTED HYDROGRAPH:

c:/0drawing/206191/site.hyd

INFLOW/OUTFLOW ANALYSIS:

PEAK-INFLOW(CFS) PEAK-OUTFLOW(CFS) OUTFLOW-VOL(CU-FT)

3.21 .00 -68

INITIAL-STAGE(FT) TIME-OF-PEAK(HRS) PEAK-STAGE-ELEV(FT)

117.00 24.00 134.09

PEAK STORAGE: 32990 CU-FT

INFILTRATED VOLUME: 33382 CU-FT

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

c:/0drawing/206191/site.rte

C:/0drawing/206191/1Site-Rte.Doc

DALTE 9

Mtn. Glass
206191

Date: July 18, 2006

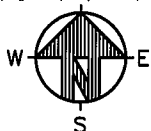
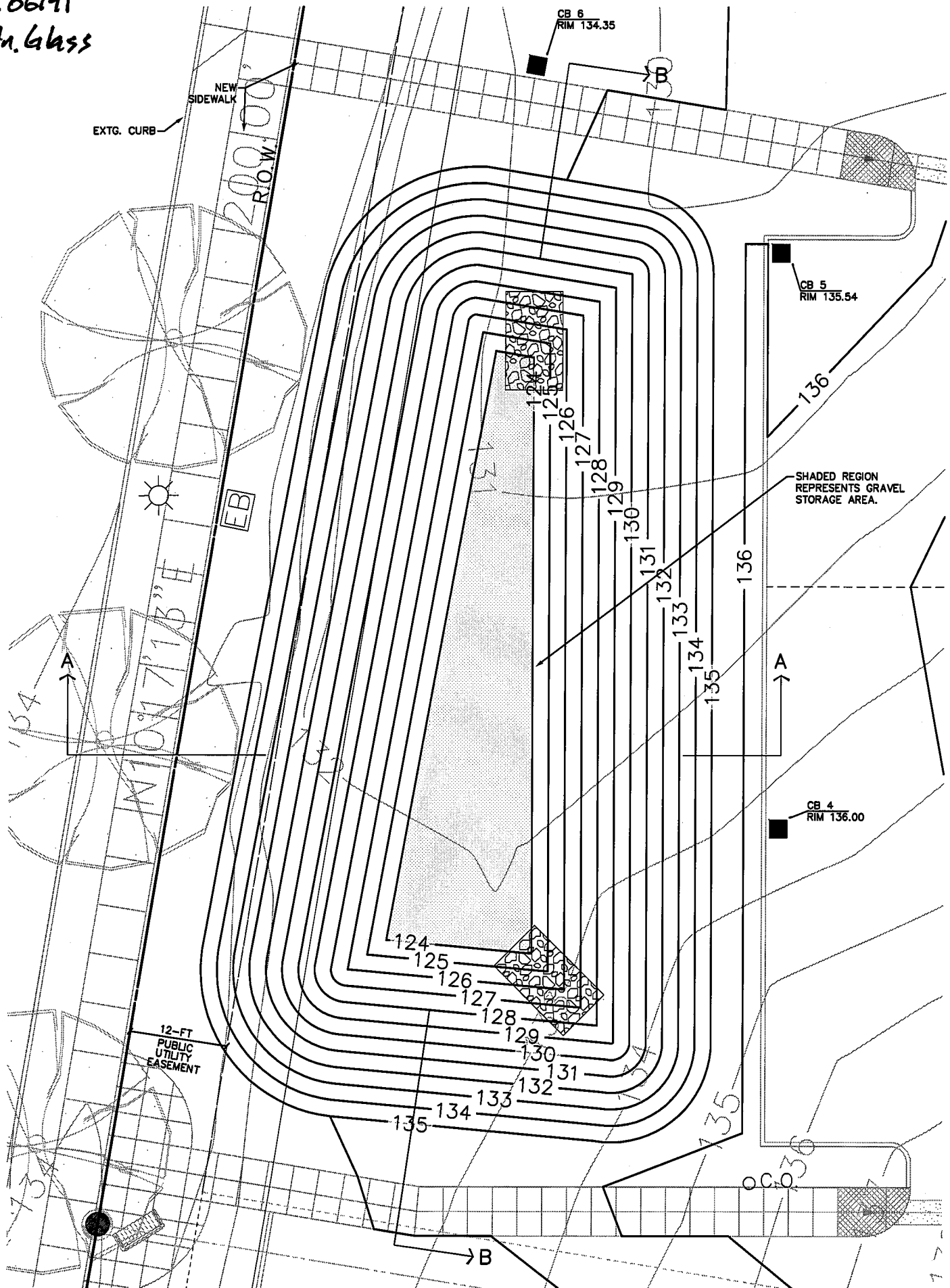
WATER QUALITY/QUANTITY INFILTRATION POND

Pond Total					
Stage (ft)	Elevation (ft)	Area (sf)	Volume (cf)	Storage (cf)	Perm. Area (sf)
0.0	117.00	826	0	0	826
1.0	118.00	826	330.4	330	825
2.0	119.00	826	330.4	661	826
3.0	120.00	826	330.4	991	826
4.0	121.00	826	330.4	1322	826
5.0	122.00	826	330.4	1652	826
6.0	123.00	826	330.4	1982	826
7.0	124.00	826	330.4	2313	826
8.0	125.00	1181	1004	3316	1181
9.0	126.00	1568	1375	4691	1181
10.0	127.00	1984	1776	6467	1181
11.0	128.00	2429	2207	8673	1181
12.0	129.00	2902	2666	11339	1181
13.0	130.00	3403	3153	14491	1181
14.0	131.00	3929	3666	18157	1181
15.0	132.00	4481	4205	22362	1181
16.0	133.00	5057	4769	27131	1181
17.0	134.00	5659	5358	32489	1181
18.0	135.00	6286	5973	38462	1181

BOTT. OF GRAVEL
GRAVEL STORAGE*
GRAVEL STORAGE
GRAVEL STORAGE
GRAVEL STORAGE
GRAVEL STORAGE
GRAVEL STORAGE
TOP OF GRAVEL
LIVE STORAGE
LIVE STORAGE
LIVE STORAGE
LIVE STORAGE
LIVE STORAGE
LIVE STORAGE
LIVE STORAGE
LIVE STORAGE
LIVE STORAGE
LIVE STORAGE
TOP OF BANK

* VOID RATIO = 0.4 FOR GRAVEL STOR. AREAS.

206191
Mtn. Glass

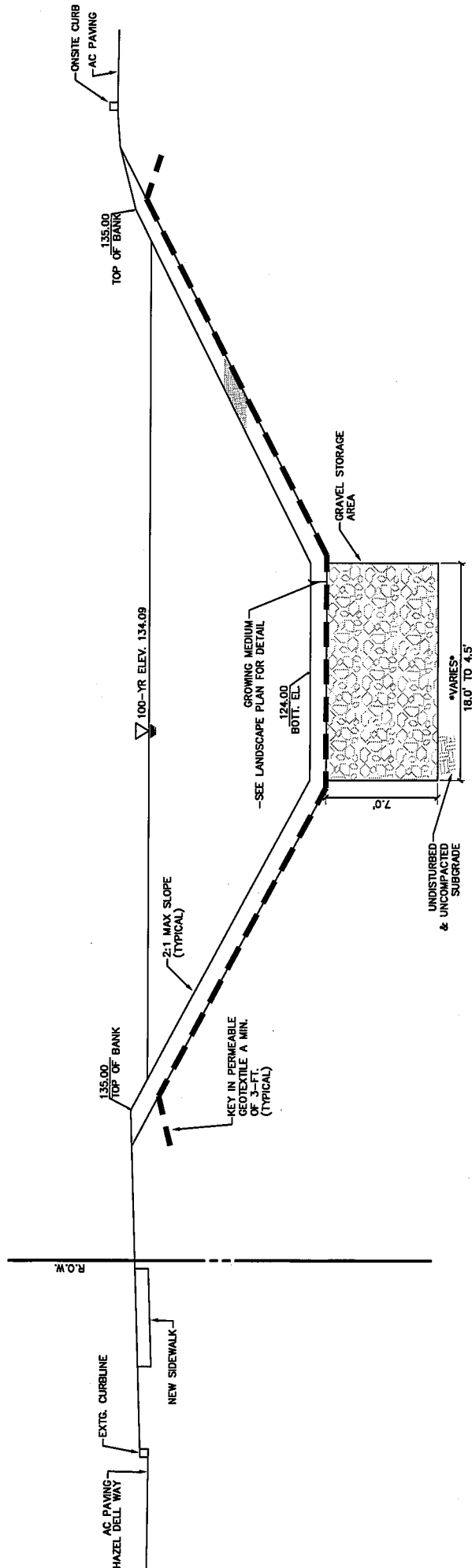


STORMWATER QUALITY/RETENTION POND



N.T.S.
DATE 11

206191
Mtn. Glass

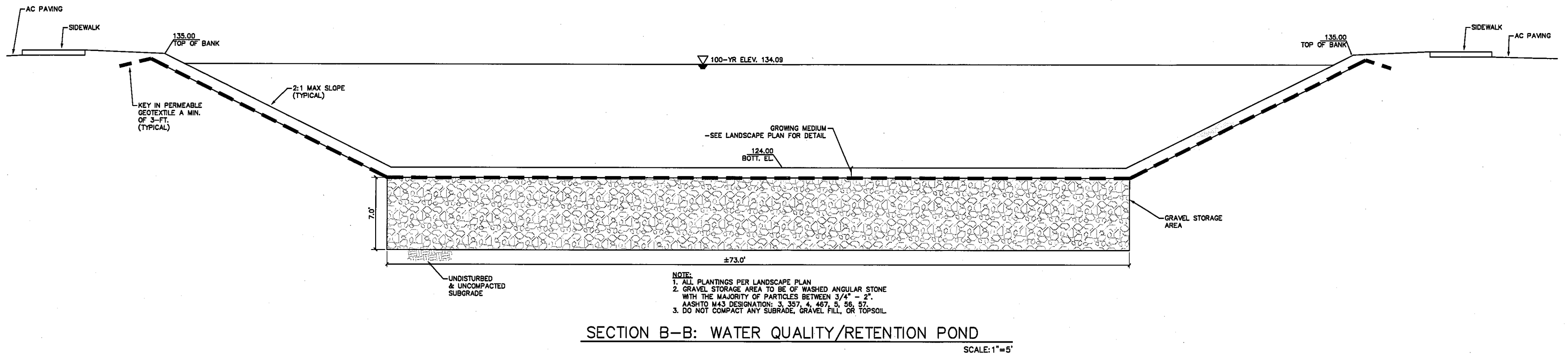


- NOTE:
1. ALL PLANTINGS PER LANDSCAPE PLAN
 2. GRAVEL STORAGE AREA TO BE OF WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4" - 2". AASHTO M43 DESIGNATION: 3, 357, 4, 467, 5, 56, 57.
 3. DO NOT COMPACT ANY SUBGRADE, GRAVEL FILL, OR TOPSOIL.

SECTION A-A: WATER QUALITY/RETENTION POND

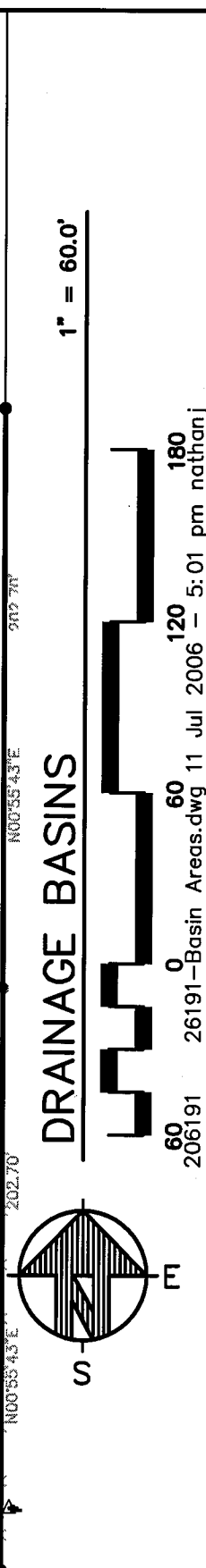
SCALE: 1"=4'
N.T.S.

206191
Mtn. Glass



On-site Stormwater Facilities for MOUNTAINGLASS

Conveyance Design



206191 PROJ. NO.	JUN 06 DATE
NPJ DRAWN	BMD CHECKED
SHEET NO	

Mountain Glass
206191

Date: July 18, 2006

CONVEYANCE BASIN AREAS

Basin	Basin Area (acres)	Pervious Area (acres)	Impervious Area (acres)
CB 1	0.246	0.027	0.219
CB 2	0.210	0.024	0.186
CB 3	0.737	0.070	0.666
CB 4	0.121	0.011	0.110
CB 5	0.056	0.007	0.050
CB 6	0.149	0.007	0.142
CB 7	0.289	0.024	0.265
DS 1	0.175	0.000	0.175
DS 2	0.299	0.000	0.299
DS 3	0.219	0.000	0.219
DS 4	0.002	0.000	0.002
TOTAL	2.503	0.169	2.334

checksum 2.503

ROUND COEFFICIENT CALCULATIONS:

CB1 TO CB2

TOTAL: 0.246 A_c

IA: 0.219 A_c

PA: 0.027 A_c

$$C_{\text{COMPOSITE}} = \frac{0.3(0.027) + 0.9(0.219)}{0.246} = 0.834$$

$$C = 0.83$$

CB 2 TO DS1

TOTAL: 0.210 A_c

IA: 0.186 A_c

PA: 0.024 A_c

$$C_{\text{COMPOSITE}} = \frac{0.3(0.024) + 0.9(0.186)}{0.210} = 0.831$$

$$C = 0.83$$

DS1 TO DS4

TOTAL: 0.175 A_c

IA: 0.175 A_c

PA: 0.0 A_c

Root AREA ONLY :

$$C = 0.90$$

CONTD...

DS4 TO CB3

TOTAL: 0.002 A₂

IA: 0.002 A₂

PA: 0.0 A₂

ROOF AREA ONLY :

C = 0.90

CB3 TO DS2

TOTAL: 0.737 A₂

IA: 0.666 A₂

PA: 0.071 A₂

$$C_{\text{COMPOSITE}} = \frac{0.3(0.071) + 0.9(0.666)}{0.737} = 0.842$$

C = 0.84

DS2 TO JUNCTION

TOTAL: 0.299 A₂

IA: 0.299 A₂

PA: 0.0 A₂

ROOF AREA ONLY :

C = 0.90

DS3 TO CB4

TOTAL: 0.219 A₂

IA: 0.219 A₂

PA: 0.0 A₂

ROOF AREA ONLY :

C = 0.90

CONT'D....

CB 4 TO OUTFALL

TOTAL: 0.121 Ac

IA: 0.110 Ac

PA: 0.011 Ac

$$C_{\text{COMPOSITE}} = \frac{0.3(0.011) + 0.9(0.110)}{0.121} = 0.845$$

$$C = 0.85$$

— END RUN —

CB 7 TO CB5

TOTAL: 0.289 Ac

IA: 0.265 Ac

PA: 0.024 Ac

$$C_{\text{COMPOSITE}} = \frac{0.3(0.024) + 0.9(0.265)}{0.289} = 0.850$$

$$C = 0.85$$

CB5 TO CB6

TOTAL: 0.056 Ac

IA: 0.050 Ac

PA: 0.006 Ac

$$C_{\text{COMPOSITE}} = \frac{0.3(0.006) + 0.9(0.050)}{0.056} = 0.836$$

$$C = 0.84$$

CONT'D...

CB6 TO OUTFALL

TOTAL: 0.149 Ac

IA: 0.142 Ac

PA: 0.007 Ac

$$C_{\text{COMPOSITE}} = \frac{0.3(0.007) + 0.9(0.142)}{0.149} = 0.872$$

$$C = 0.87$$

- END RUN -

Project No.
Project Name

206191
Mountain Glass

Designed by NPJ

Date: July 18, 2006

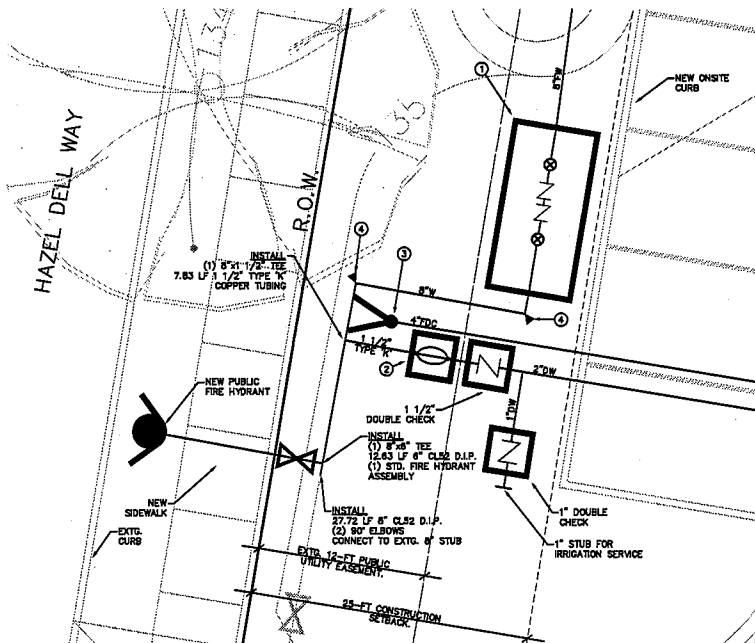
DESIGN SECTION	TOTAL TIME minutes	INTEN-SITY In./hr.	INCR. AREA acres	RUNOFF COEFF. coeff.	EQUIV. INCR. AREA acres	TOTAL EQUIV. AREA acres	RUNOFF cfs	SLOPE %	DIA Inches	CAPA-CITY cfs	VELOC. fps
M.H. to M.H. ST. to ST.											
CB 1 TO CB 2	5.00	2.10	0.246	0.83	0.204	0.204	0.428	0.0215	8.00	1.77	4.18
CB 2 TO DS 1	5.00	2.10	0.210	0.83	0.175	0.379	0.795	0.0215	8.00	1.77	4.94
DS 1 TO CB 3	5.00	2.10	0.177	0.90	0.160	0.538	1.130	0.0215	8.00	1.77	5.38
CB 3 TO DS 2	5.00	2.10	0.737	0.84	0.619	1.157	2.429	0.0275	10.00	3.63	7.14
DS 2 TO JUNCTION	5.00	2.10	0.299	0.90	0.269	1.425	2.993	0.0275	10.00	3.63	7.44
*JUNCTION TO OUTFALL	-	-	-	-	-	1.726	3.624	0.0275	10.00	3.63	7.59
DS 3 TO CB 4	5.00	2.10	0.219	0.90	0.197	0.197	0.415	0.0879	8.00	3.58	6.85
CB 4 TO JUNCTION	5.00	2.10	0.121	0.85	0.103	0.301	0.631	0.0879	8.00	3.63	7.73
CB 7 TO CB 5	5.00	2.10	0.289	0.85	0.246	0.246	0.516	0.0238	6.00	0.93	4.60
CB 5 TO CB 6	6.00	2.10	0.056	0.84	0.047	0.293	0.616	0.0238	6.00	0.93	4.79
CB 6 TO OUTFALL	7.00	2.10	0.149	0.87	0.129	0.423	0.887	0.1673	6.00	0.93	5.02
CB 2	5.00	2.10	0.210	0.83	0.175	0.175	0.367	0.3480	8.00	5.47	10.74
CB 3	5.00	2.10	0.737	0.84	0.619	0.619	1.299	0.0203	8.00	1.72	5.42
CB 4	5.00	2.10	0.121	0.85	0.103	0.103	0.217	0.1538	6.00	2.20	7.17
CB 5	5.00	2.10	0.056	0.84	0.047	0.047	0.100	0.1662	6.00	2.29	5.83
CB 6	5.00	2.10	0.149	0.87	0.129	0.129	0.272	0.1673	6.00	2.29	7.85
DS 1	5.00	2.10	0.177	0.90	0.160	0.160	0.335	0.0408	8.00	2.44	4.90
DS 2	5.00	2.10	0.299	0.90	0.269	0.269	0.564	0.0910	8.00	3.65	7.58
DS 3	5.00	2.10	0.219	0.90	0.197	0.197	0.415	0.0807	8.00	3.43	6.65
DS 4	5.00	2.10	0.002	0.90	0.002	0.002	0.004	0.0265	6.00	1.97	1.11

*See calculation below for incremental runoff to 'Junction'.

Rational Method: "RUNOFF COEFF." i= "INTEN-SITY" A= "TOTAL EQUIV. AREA"

Manning's Coefficient used: n=0.013
10-year Conveyance Design Event

206191 Conveyance Calculations.xls



NOTE:
1. ALL WATERLINE AND METER CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE AS PER CANBY UTILITY STANDARDS AND SPECIFICATIONS.
2. EXTREME CARE SHALL BE TAKEN NOT TO DISTURB OR DAMAGE ANY EXISTING UTILITIES.

WATER SERVICE CONNECTION

SCALE 1"=5'

REFERENCE BIDDER DESIGN DRAWINGS FOR IRRIGATION SYSTEM.

UTILITY CROSSING INFORMATION

ID	FINISH GRADE	STORM IE	SANITARY IE	FDC IE	FIRE WATER IE	WATER IE
1	136.20	131.59	-	133.00	-	133.00
2	138.00	135.05	-	-	-	134.00
3	138.00	134.80	-	-	132.97	-
4	134.80	131.63	-	-	130.00	-
5	135.00	130.67	-	-	129.82	-
6	135.20	129.93	-	-	131.13	-
7	136.50	130.79	-	-	132.00	-
8	136.20	-	130.92	-	129.70	-
9	136.50	132.88	130.94	-	-	-
10	135.90	133.17	-	-	129.70	-
11	137.50	-	131.82	-	130.00	-

UTILITY KEYNOTES

- FIRE SERVICE VAULT FOR 8" SERVICE - SEE DCCA DETAIL SHEET G-6. VAULT RIM SHALL BE SET TO MATCH FINISH GRADE.
SITE WORK CONTRACTOR TO:
A. COORDINATE FIRE SERVICE LINE SIZES WITH FIRE SPRINKLER DESIGNER.
B. PROVIDE SUMP PUMP PER DETAIL ON SHEET G-6.
C. PROVIDE PIPING TO APPROVED DISCHARGE LOCATION. SEE VAULT DETAIL SHEET G-6.
D. PROVIDE (2) 1/2" DIAMETER CONDUITS FROM FIRE VAULT TO ELECTRICAL ROOM LOCATION.
E. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE SERVICE TO SUMP PUMP.
F. PROVIDE TAMPER SWITCH.
- 1 1/2" METER FOR DOMESTIC WATER SERVICE
- FIRE DEPARTMENT CONNECTION (FDC) PER NFPA 24, FDC SHALL BE CLEARLY MARKED TO INDICATE WHICH BUILDING IS SERVED BY FDC.
NOTE: FIRE SPRINKLER CONTRACTOR TO VERIFY NUMBER OF PORTS REQUIRED ON FDC PER LOCAL JURISDICTION.
- THRUST BLOCKING PER DETAIL SHEET G-6. MECHANICAL RESTRAINTS (MEGALUG OR APPROVED EQUAL) MAY BE USED INSTEAD OF THRUST BLOCKING IF ACCEPTABLE BY LOCAL JURISDICTION.
- 7" WIDE x 12" LONG x 2.5" THICK RIPRAP (DOT CERTIFIED CLASS 200) SPLASHPAD
- 8" 90° ELBOW w/ THRUST BLOCK PER DETAIL SHEET G-6.
- 8" TEE w/ THRUST BLOCK PER DETAIL SHEET G-6.
- 8" 45° ELBOW w/ THRUST BLOCK PER DETAIL SHEET G-6.
- 'CLEAN CHECK' 4" BACKWATER VALVE FOR FOUNDATION DRAIN LINE.

SITE UTILITIES LEGEND

SYMBOL	DESCRIPTION
SA	NEW SANITARY
ST	NEW STORM SEWER
E	NEW ELECTRICAL
W	NEW WATER
DW	DOMESTIC WATER
FDC	FIRE DEPARTMENT CONNECTION
IE	INVERT ELEVATION
C.O.	CLEAN OUT
I.P.	INSPECTION PORT
MH	MANHOLE
CB	CATCH BASIN
AD	AREA DRAIN
NEW	NEW
CB	CATCH BASIN (CB)
MH	MANHOLE (MH)
UT	UTILITY POLE
FH	FIRE HYDRANT (F.H.)
M	METER
UV	UTILITY VAULT
TP	TRANSFORMER AND PAD
LP	LIGHT POLE
WM	WALL MOUNTED LIGHT
FDC	FIRE DEPARTMENT CONNECTION (FDC)
V	VALVE
AD	AREA DRAIN (AD)
TB	THRUST BLOCK
NT	NEW TRANSFORMER PER ELECTRICAL
PM	PROPOSED GAS METER LOCATION
C/O	CLEAN OUT / INSPECTION PORT, AS NOTED

UTILITY NOTES

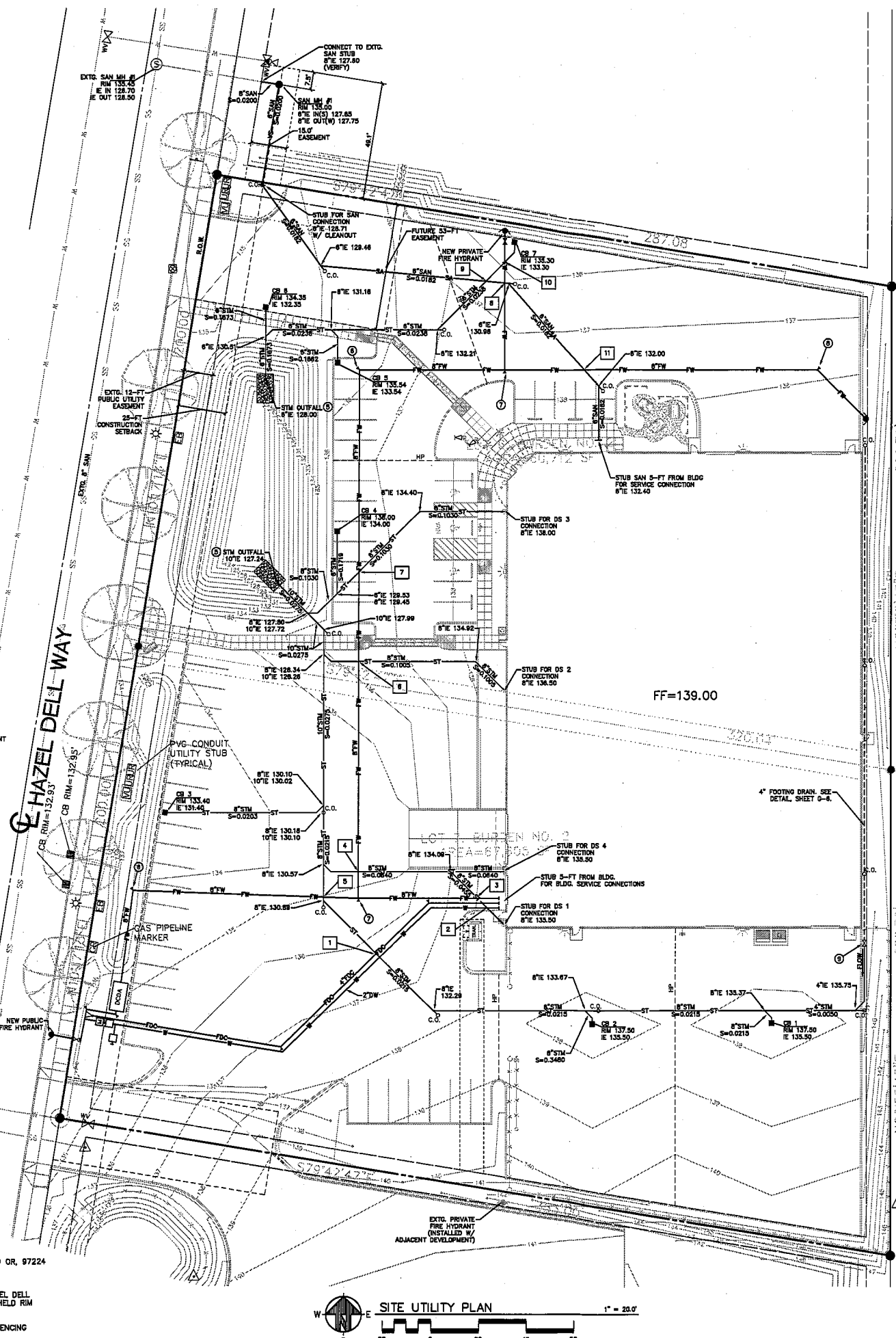
- BEDDING AND PIPE ZONE BACKFILL SHALL BE PER DETAIL SHEET G8.
- ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 1-800-332-2344. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 1-800-332-2344.
- ALL SANITARY DRAINAGE, RAIN DRAIN AND STORM SEWER PIPING INSTALLED WITHIN 5-FT OF THE OUTSIDE OF THE BUILDING SHALL BE CAST IRON, DUCTILE IRON, SCHEDULE 40 ABS-D.W.V. OR SCHEDULE 40 PVC-D.W.V.
- PRIVATE SANITARY SEWER, DENOTED "SAN" OR "SA", SHALL BE PVC 3034 OR APPROVED EQUAL (USE SCHED. 40 PVC WHERE COVER IS LESS THAN 15"). MINIMUM SLOPE = 2.0% UNLESS NOTED OTHERWISE.
- PRIVATE STORM SEWER LINES, DENOTED "ST" OR "STS", SHALL BE PVC 3034, PVC C900, HDPE, DIP OR APPROVED EQUIVALENT, UNLESS OTHERWISE NOTED. 8" MINIMUM SIZE.
- ALL DOMESTIC LINES OUTSIDE OF THE BUILDING SHALL BE SCHEDULE 40 PVC, UNLESS OTHERWISE NOTED. ALL FIRE SERVICE LINES SHALL BE C-900, UNLESS OTHERWISE NOTED.
- CONTRACTORS SHALL CONTACT CITY OF CANBY PUBLIC WORKS AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION.
- MINIMUM COVER OVER WATERLINES IS TO BE 36 INCHES AS MEASURED FROM FINISH GRADE TO TOP OF PIPE. MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE AND SANITARY SEWER AT A CROSSING IS 18 INCHES. SANITARY SEWER AT WATERLINE CROSSINGS WITH LESS THAN THE MINIMUM VERTICAL SEPARATION SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH WATERTIGHT JOINTS. IN SUCH CASES THE 16-FOOT LENGTH OF SANITARY SEWER SHALL BE CENTERED AT THE CROSSING.
- PRIOR TO BEING PLACED IN SERVICE, THE WATERLINE AND SERVICES SHALL BE FLUSHED, STERILIZED, AND RE-FLUSHED, ALL IN ACCORDANCE WITH CLACKAMAS RIVER WATER. C.R.W. CREWS WILL TAKE BACTERIOLOGICAL TESTS WHEN SO REQUESTED BY THE CONTRACTOR INSTALLING WATER MAINS. THE REQUEST FOR THESE TESTS SHALL BE MADE THROUGH THE COUNTY INSPECTOR.
- HORIZONTAL STORM AND SANITARY DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL AND EACH RUN OF PIPING, WHICH IS MORE THAN 100' IN TOTAL DEVELOPED LENGTH, SHALL BE PROVIDED WITH A CLEANOUT FOR EACH 100' OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED FOR EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135 DEGREES. THE MAXIMUM DISTANCE ALLOWED BETWEEN MANHOLES IS 300'.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN SEWER LINES & PUBLIC WATER LINES SHALL BE 10-FT.
- PRIOR TO CONSTRUCTION, ALL ON-SITE FIRE WATER SYSTEM LINE SIZES, METER SIZES, DOUBLE CHECK DETECTOR ASSEMBLY (DCCA) SIZES, AND OTHER APPURTENANCES SHOWN ON THE UTILITY PLAN SHALL BE VERIFIED BY THE FIRE PROTECTION ENGINEER OR PLUMBING CONTRACTOR FOR THE PROJECT. ANALYSIS OF THE SYSTEM SHALL BE FROM THE NEW FACILITY SERVICE TO THE POINT OF CONNECTION WITH THE PUBLIC WATER SYSTEM. THE MARKS AND MODELS OF ALL SYSTEM COMPONENTS SHALL BE ACCEPTABLE PER WATER DISTRICT LIST OF APPROVED COMPONENTS.

SITE INFORMATION

SURVEY INFORMATION FROM A TOPOGRAPHIC SURVEY PROVIDED BY: WESTLAKE CONSULTANTS INC. (15115 S.W. SEQUOIA PARKWAY SUITE 150, TIGARD OR, 97224) PHONE: 503-684-0852

TBM: VERTICAL CONTROL BASED ON SANITARY SEWER AS-BUILT PLAN DATA FOR HAZEL DELL WAY AS PROVIDED BY CURRAN-MCLEOD ENGINEERS, INC. DATED JUNE 2004. HELD RIM ELEVATION 142.01 FOR SANITARY SEWER MANHOLE AT STATION 8+95.

CONTRACTOR SHALL VERIFY ALL OF THE PRECEDING INFORMATION BEFORE COMMENCING CONSTRUCTION.



SITE UTILITY PLAN

1" = 20.0'

208191 26191C-3.dwg 18 JUL 2005 - 2:33 pm nethen

MOUNTAIN GLASS
NEW OFFICES AND PRODUCTION FACILITY
HAZEL DELL WAY
CANBY, OREGON 97013

SITE UTILITY PLAN

DATE	APRIL 2006
SCALE	PROJ. NO.
NOTED	208191
DRAWN	CH-EDK
NPJ	END
SHEET NO.	

G 3

VLMK CONSULTING ENGINEERS
3933 SW Kelly Avenue • Portland • Oregon 97239-4393
503.222.4433
vlink@vlink.com
www.vlink.com

REVISIONS

NO. DATE

EXP. 06/30/07

APPENDIX

Appendix A:

Soil Survey and Hydrologic Classification

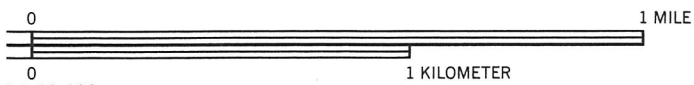
USDA SCS SOIL SURVEY
—CLACKAMAS COUNTY—

(Joins sheet 21)



(Joins sheet 32)

1450



1:20 000

USDA SCS SOIL SURVEY

-CLACKAMAS COUNTY-

Soil Survey

TABLE 14.--SOIL AND WATER FEATURES--Continued

Soil name and map symbol	Hydro-logic group	Flooding			High water table			Bedrock		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
46B, 46C, 46D----- Jory	C	None-----	-----	---	>6.0	---	---	>60	---	Moderate	Moderate.
47C, 47E----- Kinney	B	None-----	---	---	>6.0	---	---	40-60	Soft	High-----	High.
48B, 48C, 48D----- Kinton	C	None-----	---	---	2.5-4.0	Perched	Dec-Mar	>60	---	Moderate	Moderate.
49D*, 49E*, 49F*: Kinzel-----	B	None-----	---	---	>6.0	---	---	>60	---	High-----	High.
Divers-----	B	None-----	---	---	>6.0	---	---	>60	---	Moderate	Moderate.
51E----- Klickitat	B	None-----	---	---	>6.0	---	---	40-60	Hard	High-----	High.
52D*: Klickitat-----	B	None-----	---	---	>6.0	---	---	40-60	Hard	High-----	High.
Kinney-----	B	None-----	---	---	>6.0	---	---	40-60	Soft	High-----	High.
53A, 53B, 53C, 53D----- Latourell	B	None-----	---	---	>6.0	---	---	>60	---	Moderate	Moderate.
54B, 54C, 54D, 54E----- Laurelwood	B	None-----	---	---	>6.0	---	---	>60	---	Moderate	Moderate.
55----- Malabon	C	None-----	---	---	>6.0	---	---	>60	---	Moderate	Moderate.
56----- McBee	C	Occasional	Brief-----	Nov-May	2.0-3.0	Apparent	Nov-Apr	>60	---	Moderate	Moderate.
57----- McBee Variant	D	Occasional	Brief-----	Dec-Mar	0.5-1.5	Apparent	Dec-Apr	>60	---	Moderate	Moderate.
58C, 58D, 58E----- McCully	C	None-----	---	---	>6.0	---	---	40-60	Soft	Moderate	Moderate.
59D----- Memaloose	C	None-----	---	---	>6.0	---	---	20-40	Soft	Moderate	Moderate.
60B, 60C, 60D----- Molalla	B	None-----	---	---	>6.0	---	---	40-60	Soft	Moderate	Moderate.
61A, 62B----- Multnomah	B	None-----	---	---	>6.0	---	---	>60	---	Moderate	Moderate.
63B----- Multorpor	A	Occasional	Brief-----	Nov-Apr	>6.0	---	---	>60	---	Moderate	Moderate.
64B, 64C, 64D----- Nekia	C	None-----	---	---	>6.0	---	---	20-40	Hard	High-----	High.
65F*: Newanna-----	C	None-----	---	---	>6.0	---	---	20-40	Hard	High-----	High.
Rock outcrop.											
66D*, 66E*: Newanna-----	C	None-----	---	---	>6.0	---	---	20-40	Hard	High-----	High.
Thader-----	C	None-----	---	---	>6.0	---	---	20-40	Hard	Moderate	Moderate.
67, 68----- Newberg	B	Occasional	Brief-----	Dec-Mar	>6.0	---	---	>60	---	Moderate	Moderate.

See footnote at end of table.

Appendix B: **King County Curve Number Table**

TABLE 3.5.2B SCS WESTERN WASHINGTON RUNOFF CURVE NUMBERS

SCS WESTERN WASHINGTON RUNOFF CURVE NUMBERS (Published by SCS in 1982)					
Runoff curve numbers for selected agricultural, suburban and urban land use for Type 1A rainfall distribution, 24-hour storm duration.					
LAND USE DESCRIPTION		CURVE NUMBERS BY HYDROLOGIC SOIL GROUP			
		A	B	C	D
Cultivated land(1):	winter condition	86	91	94	95
Mountain open areas:	low growing brush and grasslands	74	82	89	92
Meadow or pasture:		65	78	85	89
Wood or forest land:	undisturbed or older second growth	42	64	76	81
Wood or forest land:	young second growth or brush	55	72	81	86
Orchard:	with cover crop	81	88	92	94
Open spaces, lawns, parks, golf courses, cemeteries, landscaping.					
good condition:	grass cover on 75% or more of the area	68	80	86	90
fair condition:	grass cover on 50% to 75% of the area	77	85	90	92
Gravel roads and parking lots		76	85	89	91
Dirt roads and parking lots		72	82	87	89
Impervious surfaces, pavement, roofs, etc.		98	98	98	98
Open water bodies:	lakes, wetlands, ponds, etc.	100	100	100	100
Single Family Residential (2)					
Dwelling Unit/Gross Acre	% Impervious (3)	Separate curve number shall be selected for pervious and impervious portion of the site or basin			
1.0 DU/GA	15				
1.5 DU/GA	20				
2.0 DU/GA	25				
2.5 DU/GA	30				
3.0 DU/GA	34				
3.5 DU/GA	38				
4.0 DU/GA	42				
4.5 DU/GA	46				
5.0 DU/GA	48				
5.5 DU/GA	50				
6.0 DU/GA	52				
6.5 DU/GA	54				
7.0 DU/GA	56				
Planned unit developments, condominiums, apartments, commercial business and industrial areas.	% impervious must be computed				

- (1) For a more detailed description of agricultural land use curve numbers refer to National Engineering Handbook, Section 4, Hydrology, Chapter 9, August 1972.
- (2) Assumes roof and driveway runoff is directed into street/storm system.
- (3) The remaining pervious areas (lawn) are considered to be in good condition for these curve numbers.



ATTACHMENTS

**ON-SITE STORMWATER FACILITIES
OPERATIONS & MAINTENANCE AGREEMENT**

FOR

**MOUNTAIN GLASS
On-site Development**

**Hazel Dell Way,
Canby, Oregon**

July 18, 2006

Prepared by: Nathan Jaques, VLMK Consulting Engineers

RECORDING REQUESTED BY AND
AFTER RECORDING, RETURN TO:

MOUNTAIN GLASS

Attention: _____

ON-SITE STORMWATER FACILITIES MAINTENANCE AGREEMENT

THIS ON-SITE STORMWATER FACILITIES MAINTENANCE AGREEMENT (this "agreement") is executed by _____: **MOUNTAIN GLASS** and is dated for reference purposes only this _____ day of _____, 2006.

PERMIT APPLICATION #: _____

RECITALS

- A. **MOUNTAIN GLASS** is the owner of the property located along Hazel Dell Way situated on Lots 6 and 7, "Burden 2" in the City of Canby, Clackamas County, Oregon (the "property").
- B. **MOUNTAIN GLASS** is seeking a building permit from Clackamas County (the "County") which will enable **MOUNTAIN GLASS** to construct one building, approximately 29,928 sq. ft. in size, on the property.
- C. **MOUNTAIN GLASS** has proposed the construction of one new building on the property. Storm water quality and quantity control will be provided by a proposed water quality/retention pond on site. The retention pond will provide storm water quality treatment for and infiltration of runoff from all onsite areas from the 100-yr event. See the stormwater report for the water quality/retention pond for design information.
- D. Prior to issuance of a building permit for the Project, the County requires that this Agreement be executed and recorded.

NOW, THEREFORE, in anticipation of the County approval of a building permit for the project, **MOUNTAIN GLASS** the owner(s) of the Property, for itself and all successors-in-interest of the property, hereby agree to the following:

The storm water and sanitary sewer systems as described on Exhibit A attached hereto, will be operated and maintained at all times in accordance with the guidelines set forth below.

The responsible organization shall perform the following tasks to maintain proper functioning of the on-site facilities:

PARKING LOT MAINTENANCE

- The parking lot shall be swept at least once per month to collect dirt, waste and debris. The parking lot shall not be hosed down to a storm drain.

PIPES & FITTINGS

- Ensure that flow passes uninhibited through storm conveyance pipes.
- Ensure that there are no cracks or dropped joints, infiltration or exfiltration or sags in the storm conveyance system.

AREA DRAINS/CATCH BASINS

- Ensure that sediment accumulation does not block flow or inhibit facility operation. Sediment shall be removed at least annually.
- Removal of flammable chemicals or vapors are present in amounts that would present a fire hazard, exceed pollution control requirements, or produce vapors that exceed 10% of the lower explosive limit for that chemical. Removal shall occur annually or sooner if performance requirements are not satisfied.
- Seal all joints between inlet and outlet to ensure that no material is allowed to enter or exit the facility through the joints.

WATER QUALITY/RETENTION POND

Keep inspection and maintenance records to track the development of the pond over time. The inspection records shall include:

- General condition of pond and vegetation.
- Sediment condition and depth in pond areas.
- Water elevation and observations (sheen, smell, etc). Also note observed infiltration capacity
- Condition of the emergency spillway and remaining storage capacity.
- Unscheduled maintenance needs.
- General observations and aesthetic conditions.

Sediment Management:

- Remove sediment when accumulations reach approximately 6-inches in depth in pond, and/or if sediment accumulations inhibit the facility operation. Sediment removal is to be done by a qualified/licensed vendor during the summer months.
- Transport material/sediment removed to an approved treatment and disposal facility.
- At all times, the responsible organization shall perform the following tasks to maintain proper functioning of the storm water management facilities as shown in Exhibit A.

MAINTENANCE SCHEDULE

First Year: Clean parking lot monthly. Inspect area drains & catch basins monthly removing sediment and oils as necessary. Inspect water quality/quantity control pond system (as depicted in Exhibit A) and maintain as recommended. Use maintenance procedures outlined above.

Second Year: Maintain schedule for first year, except to revise area drain and catch basin cleaning schedule based on required frequency noted in first year to reflect actual need.

FINANCIAL RESPONSIBILITY AND ENFORCEMENT

1. This total costs associated with the maintenance and repairs required by this agreement shall be borne by the owner/operator of this site; provided, however, that in the event any repair is required solely as a direct result of an act or omission by the owner/operator, their tenants, invitees or licensees, the owner/operator of the site shall have the right to seek reimbursement from the responsible party for such costs
2. This agreement shall be a covenant running with the land and shall be binding on all current and subsequent owner(s) of the Property at such times as the parties have an ownership interest in the property.
3. This agreement is intended to benefit the County. Accordingly, this Agreement shall not be amended without prior written consent of the County.
4. This agreement shall be recorded in the Deed Records of Clackamas County, Oregon.

IN WITNESS WHEREOF, **MOUNTAIN GLASS** has executed this Agreement as of the date first written above.

By: **MOUNTAIN GLASS**

By: _____

It's: _____

State of Oregon)
)ss
County of Clackamas)

The foregoing instrument was acknowledged before me on this _____ day of _____,
2006, by _____ the _____ (title) of
_____ Corporation, an Oregon corporation, on behalf of corporation.

Signature

My Commission Expires _____

Job Mountain Gross Job No. 206191 ~~205075~~ Date 5/11/06

Phone ☐ with _____

Conference ☒ with CITY of CANBY PRE-APP.

Field ☐ with _____

Memo ☐ to _____

Subject: _____

SAN @ S. (~~BOWEN SIDE~~) N. SIDE - not Bowen lateral
WATER @ S (Bowen side)?

CONST. end of Summer... (cool)

→ INST. MN @ SAN LANE @ NORTH LATERAL @ P.L.
(DISCUSS / CARRY MARKS) → PRIVATE BASEMENT
→ CONC. COLLAR around CO in Bowen dugs.

→ MARK DRY to MG & MARKS - REUSE? Look @ Bowen
during transfer to MG site

IRRRIG STUB TO PROD FOR LS
MOUNT. BY OWNER
PROD LS INST. BY CITY

• Erosion Grading → SUBMIT BSCP/GRDG TO Don Mikelson
(JK) 1200.0

DRWG - PICKUP AS MUCH MGR ON SITE AS BOWEN

Docks - grad away from bldg in Bowen

→ Elect MOUNTS @ N. DRY : RELOCATE MOUNTS (U.V. 644s)

FURNISHED - not ENERGIZED YET. • PHONE, CABLE, CE
+ GAS 4"

CE MARKS OUT LOT.

CONTRACT. EXPOSES EXTG / PROP NEW SITE

CE MOVES

1 SLAB around MOUNT

Distribution: _____

By _____

VLMK CONSULTING ENGINEERS

3933 SW Kelly Avenue • Portland • Oregon 97239-4393

P 503.222.4453
F 503.248.9263
E vlmk@vlmk.com
W www.vlmk.com

Job _____ Job No. 206191 Date _____

Phone ☐ with _____

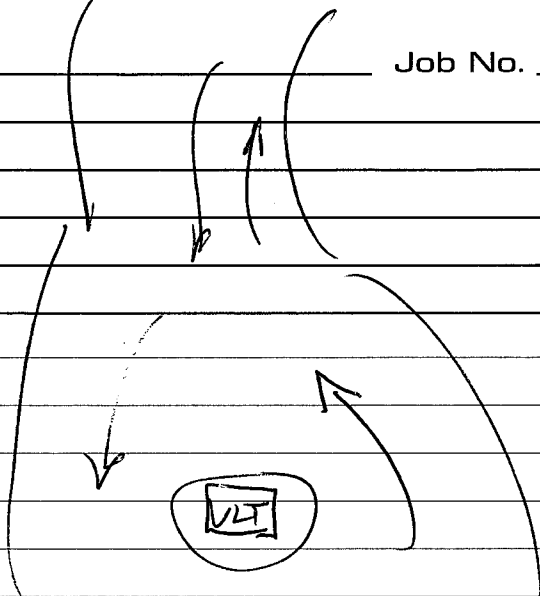
Conference ☐ with _____

Field ☐ with _____

Memo ☐ to _____

Subject: _____

DWY
w/ELBCT, 15mm



WTR : DW 1" } same as Room
1mm.
Fm 8" lateral @ S

→ • CLARIFY WHAT DINK WANTS TO DO w/N. WATER LATERAL

Fire Dept. : mmk fire lane

→ Add 1 Fire Hydrant on North End,
North N. Drive.

→ Future Docks along Street Side of Bldg.
Consider off-gate design.
- need to dock - should not be a problem.

→ DR PKG By June 1

Begin along St. frontage...

Keep trees 10' from Seves

San Pump Station - LATE JULY

Distribution: _____

By BOUND

Job MTN Cross Job No. 206191 Date 10/19/06
Phone ☒ with Sam w/Stanski
Conference ☐ with _____
Field ☐ with _____
Memo ☐ to _____
Subject: GIRDI @ END OF DOCK RETAINING WALL

Sam was questioning the grading @ the end
of the dock wall

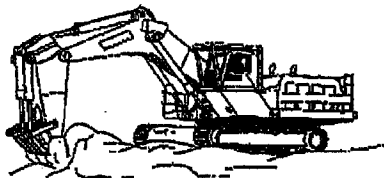
- purpose of grading as shown is
to minimize steepness along sides
of dock

(already 13% w/another 6-12"
will be significantly steeper)

Sam says they will "snap it out" per
our plans.

Distribution: _____

By BMM



GEOTEK, LLC

Fabrics ■ Liners ■ Erosion Control

2300 East First Street – Suite D
Vancouver, Washington 98661

Tammy Eastman ■ Kevin O'Neill
360-750-1955 or Toll Free: 888-708-8835
FAX: 360-750-1974

Wednesday, October 11, 2006

Fax # (503) 638-3130 - 2 Pages

To: Pat
WIETMAN EXCAVATING

From: Kevin O'Neill
GEOTEK

Re: CERTIFICATION

Per your faxed specifications: I am sending you certification sheets for the LINQ GTF 200S = to Mirafi 500x and mullen burst specification, but I believe the design would be better served by the LINQ 130 EX which is more equal to the FIBERTEX 300. I do not have specifications as fibertex has been out of business for somewhere near 13 years –

Please don't hesitate to if you have any questions or need additional information.

A handwritten signature in black ink, appearing to read "Kevin O'Neill", written in a cursive style.

**GEOTEXTILE DIVISION**

2550 WEST FIFTH NORTH STREET

SUMMERVILLE

SOUTH CAROLINA 29483-9669

GEOTEXTILE QA LINE: 1-800-543-9966

FAX: 1-843-875-8276

WEBSITE: www.linq.comE-MAIL: QA@linq.com

June 22, 2005

GeoTK, LLC
2313 East Second Street
Vancouver, WA 98661

Re: Order # 10019648

Dear Sir or Madam:

This letter is to certify that Style GTF 200S, a woven polypropylene fabric supplied by LINQ Industrial Fabrics, Inc., meets the fabric properties listed below:

PROPERTY	TEST PROCEDURE	METRIC		ENGLISH	
		MARV		MARV	
Grab Tensile Strength	ASTM D-4632	801	N	180	lbs
Elongation	ASTM D-4632	15	%	15	%
Trapezoid Tear	ASTM D-4533	312	N	70	lbs
Puncture	ASTM D-4833	356	N	80	lbs
Mullen Burst	ASTM D-3786	2103	kPa	305	psi
Permittivity	ASTM D-4491	0.08	sec ⁻¹	0.08	sec ⁻¹
Permeability	ASTM D-4491	0.005	cm/sec	0.005	cm/sec
A.O.S.	ASTM D-4751	0.300	mm	50	U.S. Sieve
UV Resistance (500 hrs)	ASTM D-4355	90	%	90	%

MARV: Minimum Average Roll Value

Sincerely,

Daniel A. Selander
Daniel A. Selander
Quality Assurance Manager

$$14.4 \frac{\text{mm}}{\text{h}} \Rightarrow \left(\frac{60 \text{ s}}{1 \text{ h}} \right)^{-1} \Rightarrow 0.0012 \frac{\text{m}}{\text{sec}} = 0.003 \frac{\text{cm}}{\text{sec}}$$

= MARV 500X

$$1 \text{ cm/s} = 0.01 \frac{\text{m}}{\text{s}}$$

$$4.4 \frac{\text{mm}}{\text{h}} = 0.0012 \frac{\text{m}}{\text{s}} = 0.003 \frac{\text{cm}}{\text{s}}$$

Mr. Selander

$$14.4 \frac{\text{mm}}{\text{h}} = 0.003 \frac{\text{cm}}{\text{s}} < 0.005 \frac{\text{cm}}{\text{s}}$$

OK!

**GEOTEXTILE DIVISION**

2550 WEST FIFTH NORTH STREET

SUMMERVILLE

SOUTH CAROLINA 29483-9669

GEOTEXTILE QA LINE: 1-800-543-9966

FAX: 1-843-875-8276

WEBSITE: www.linq.comE-MAIL: QA@linq.com

July 18, 2005

GeoTK, LLC
 2313 East Second Street
 Vancouver, WA 98661

Re: Order # 10019977

Dear Sir or Madam:

This letter is to certify that Style 130EX, a nonwoven polypropylene fabric supplied by LINQ Industrial Fabrics, Inc., meets the fabric properties listed below:

PROPERTY	TEST PROCEDURE	METRIC		ENGLISH	
		MARV		MARV	
Grab Tensile Strength	ASTM D-4632	467	N	105	lbs
Grab Elongation	ASTM D-4632	50	%	50	%
Trapezoid Tear	ASTM D-4533	200	N	45	lbs
Puncture	ASTM D-4833	267	N	60	lbs
Mullen Burst	ASTM D-3786	1449	kPa	210	psi
Permittivity	ASTM D-4491	1.4	sec ⁻¹	1.4	sec ⁻¹
Permeability	ASTM D-4491	0.2	cm/sec	0.2	cm/sec
A.O.S.	ASTM D-4751	0.212	mm	70	U.S. Sieve
UV Resistance (500 hrs)	ASTM D-4355	70	%	70	%
Water Flow Rate	ASTM D-4491	4889	lpm/m ²	120	gpm/ft ²

MARV: Minimum Average Roll Value

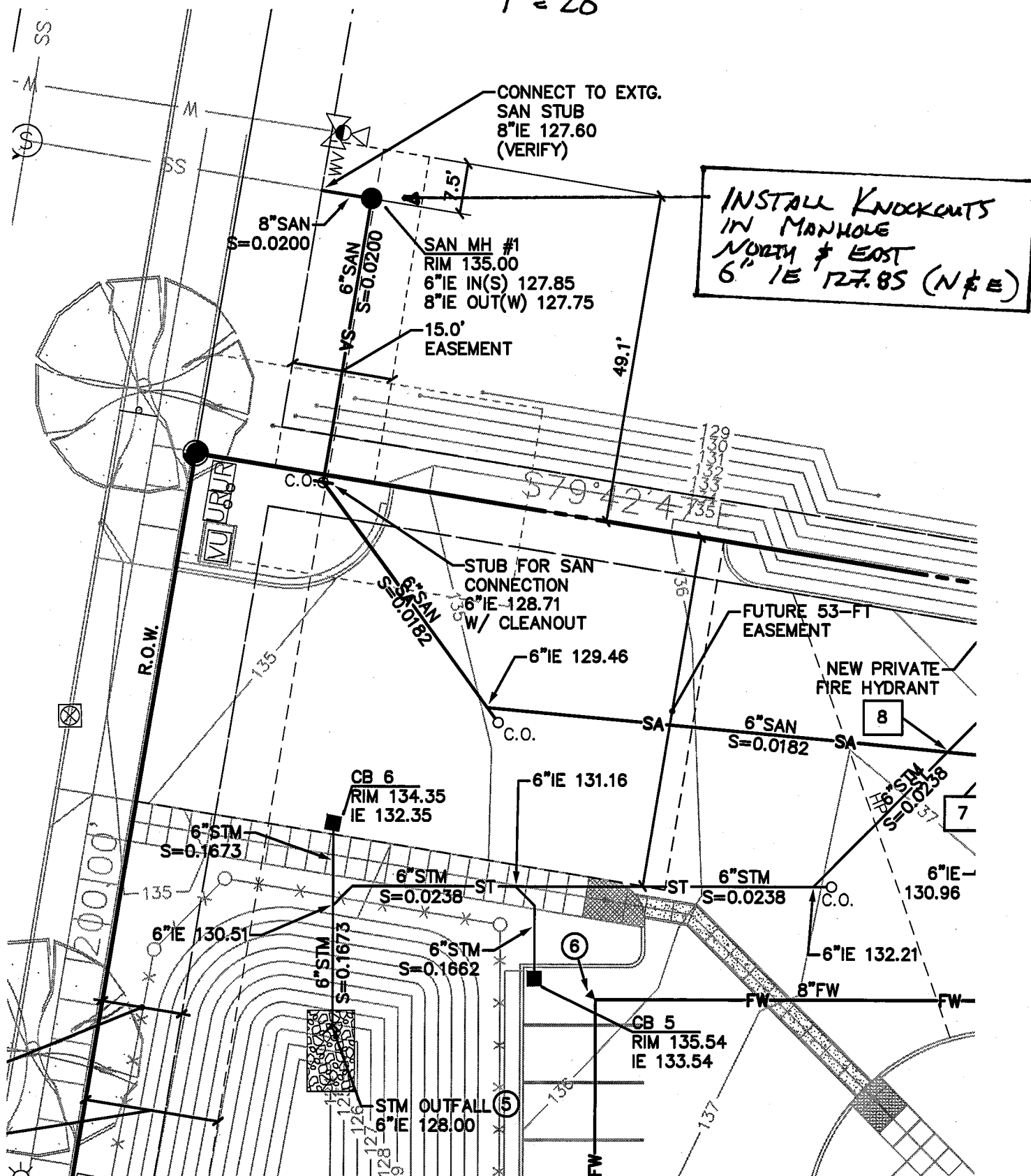
Sincerely,

A handwritten signature in cursive script that reads "Daniel A. Selander".

Daniel A. Selander
 Quality Assurance Manager

9/11/06 BMD

N

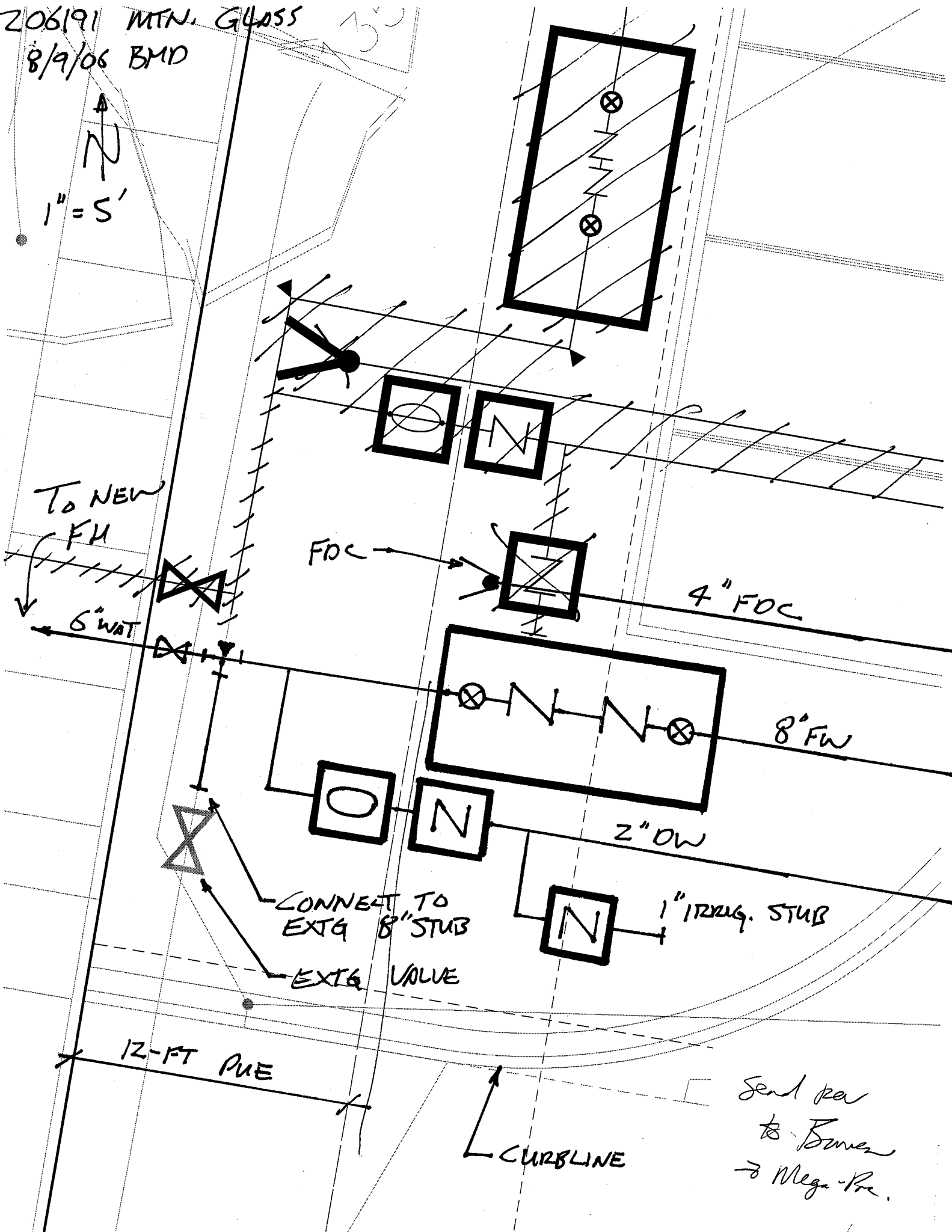
$$1'' = 20'$$


206191 MTN. GLASS

8/9/06 BMD

N

1" = 5'



TO NEW
FH

FOC

4" FOC

8" FW

2" DW

CONNECT TO
EXTG 8" STUB

EXTG VALVE

1" IRREG. STUB

12-FT PUE

CURBLINE

Send per
to Bomer
→ Mega-Pre.

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3933 SW Kelly Avenue • Portland • Oregon 97239-4393

P 503.222.4453
F 503.248.9263
E vlmk@vlmk.com
W www.vlmk.com

Job MAN GLASS Job No. 206191 Date 8/10/06
Phone ☐ with _____
Conference ☒ with CITY OF CAMBY - PRE-CON
Field ☐ with _____
Memo ☐ to _____
Subject: _____

• Roy Hession.

→ ADD @ MN @ N SIDE OF SITE.

ADD Inverts to E & N on Knockout @ MN

Also Clearcut @ Saw Stus in Survey only w/BOWEN: ALREADY THERE.

VERIFY THIS w/BOWEN

1200L PERMIT, WIL NOT PERMIT.

• Hession

GRAB ON ADJ. PROP TO NORTH

→ NEED CONCURRENCE FROM PROP. OWNER

DRIVE @ NORTH: BORRELONE? JUST A SUGGESTION...

→ RECONSTRUCTION STONE BRUSH FOR DIRT FOR GRAB @ N.

• JEFF CROFTON

SHAWING FOR OWNER TO COMPLETES

BY COMMENTS.

SAN LIFT STD.

PLANT DONE (WILL FALLS)

CUSTOM. w/HOSPITAL...

NEED TO GET WORK ASAFP.

• Terry w/HUNG

BTUS FOR GAS EQUIP WIND.

Call Taken for Service

REB. PITCH ONLY FOR SERVICE LINE -

Distribution: _____

By _____

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P 503.222.4453
F 503.248.9263
E vlmk@vlmk.com
W www.vlmk.com

Job MIN. GLASS Job No. 208191 Date _____

Phone ☐ with _____

Conference ☐ with _____

Field ☐ with _____

Memo ☐ to _____

Subject: _____

• Pat Thurston.

FW CORR. OK PER REV.

• Gmy Lamy Ever.

POND - RES. CORRECTION IN POND ELEV. AREA? BEARING IN PUG?

FENCE INSTALL CAUTION - RESOL. TO BE CUT OF PUG

IN BETWEEN TREES.

REGR FENCE

NEED TO MAINTAIN MIN CUR OVER EXIST UTILS IN PUG

BEAR ~~IN~~ IN EXISTING PUG A FEW FT.

• Lamy Teko

Fellows Power

• Kevin Cook

PC SIGNS WRITTEN CONDITIONS ON MONDAY

THAT OPENING PERIOD STARTS.

NO 1200C PER DEEP

Distribution: _____

By _____

AIA DOCUMENT G704-2000

 Certificate of Substantial Completion

(Instructions on reverse side)

PROJECT: Mountain Glass
(Name and address) 125 Hazel Dell Way
Canby, Oregon

PROJECT NUMBER: Skanska 416057
VLMK 206191
CONTRACT FOR: Building & Site
CONTRACT DATE:

OWNER ☒Engineer ~~ARCHITECT~~ ☒CONTRACTOR ☒

TO OWNER: Kinetic Investment,
(Name and address) LLC

TO CONTRACTOR: Skanska USA Building, Inc.
(Name and address) 2555 SW 153rd Drive
Beaverton, Oregon 97239

FIELD ☐OTHER ☐**PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:**

The entire project.

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

VLMK Consulting Engineers**ARCHITECT** Engineer

BY

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective:

The Contractor will complete or correct the Work on the list of items attached hereto within
Thirty (30) days from the above date of Substantial Completion.

Skanska USA Building
CONTRACTOR

BY

DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 12:01 a.m. (time) on February 2, 2007 (date).



© 2000 AIA®
AIA DOCUMENT G704-2000
CERTIFICATE OF
SUBSTANTIAL COMPLETION

Kinetic Investment, LLC
OWNER

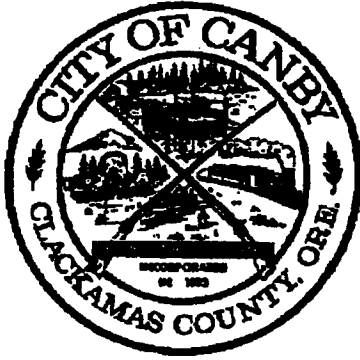
BY

DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

The owner is responsible for all security, maintenance, heat, utilities, damage to work and insurance upon date of substantial completion.



City of Canby

Canby Building Department

TEMPORARY OCCUPANCY PERMIT

The Temporary Certificate of Occupancy (TCO) is not intended as a means of long term occupancy. TCO approval is given at the City's discretion and is only approved when there are no safety issues related to the building. To obtain a TCO you must complete the project information below and obtain copies of Clackamas County's plumbing and electrical final inspection approvals.

A fee of \$216.00 (\$200.00 fee + 8% State Administration Fee) is charged for the TCO.

- A TCO is issued for 30 days. At the end of the 30 day period another fee of \$216.00 is required to reissue the TCO for another period of 30 days.
- Plan on completing the project to receive all final inspections before the expiration of the TCO.

PERMIT NUMBER: 9109

PROJECT NAME:: Mountain Glass

PROJECT ADDRESS: 125 Hazel Del Way

CONTACT PERSON: Dirk Otis

PHONE: 503-913-7463

FAX: 503-296-2201g

PROJECT OWNER: Tim Sullivan

PHONE: 503-722-7554

FAX: 503-722-7560

BUILDING OFFICIAL: 

DATE: 2/1/07

PLANNING DEPARTMENT: 

DATE: 2/1/07

APPROVAL DATE: 2/1/07

EXPIRATION DATE: 3/1/07

AIA DOCUMENT G704-2000

Certificate of Substantial Completion

(Instructions on reverse side)

PROJECT: Mountain Glass
(Name and address) 125 Hazel Dell Way
Canby, Oregon

PROJECT NUMBER: Skanska 416057
VLMK 206191
CONTRACT FOR: Building & Site
CONTRACT DATE:

OWNER ☒
Engineer ~~ARCHITECT~~ ☒
CONTRACTOR ☒
FIELD ☐
OTHER ☐

TO OWNER: Kinetic Investment,
(Name and address) LLC

TO CONTRACTOR: Skanska USA Building, Inc.
(Name and address) 2555 SW 153rd Drive
Beaverton, Oregon 97239

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

The entire project.

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

VLMK Consulting Engineers
ARCHITECT Engineer

BY

2-6-07
DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective:

The Contractor will complete or correct the Work on the list of items attached hereto within
Thirty (30) days from the above date of Substantial Completion.

Skanska USA Building
CONTRACTOR

BY

2/5/07
DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 12:01 a.m. (time) on February 2, 2007 (date).

Kinetic Investment, LLC
OWNER

BY

DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

The owner is responsible for all security, maintenance, heat, utilities, damage to work and insurance upon date of substantial completion.



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AIA DOCUMENT G704-2000
CERTIFICATE OF
SUBSTANTIAL COMPLETION



To: **Adam Chambers**
Skanska USA Building Inc.

February 1, 2007

Re: **Mt. Glass**
Landscape Walk-thru

Adam-

I walked the Mt. Glass project site on January 31 and found that overall the landscape installation was well done. Most of the shrubs are healthy, well branched and installed as per the Landscape Plan. However, there are a few items that need attention before the project can receive our final approval:

One area of landscaping has not been fully installed: the fenced employee area, just north of the building, as shown on the attached plan. We will inspect that area when notified of completion.

The water quality swale looks good. The water quality swale plugs that are visible look fine. The bark dust was being installed after I left. There should only be bark in the "freeboard" area, from bottom of shrub line up the bank, not near the high water level. The shrub and trees must be fully planted so that the soil fully covers the root balls.

Many of the *Pyrus Calleryana* "Chanticleer" are not true to form, and have either multiple leaders or broken leaders. These trees should be pruned or replaced. Some may be able to be pruned and kept, and dead branches must be removed. If pruned, should be done by a qualified landscaper, fully skilled at shaping a tree to provide the best future form and tree health.

The *Euonymus fortunei* "gracilis" which was specified on the final plans is not what is planted. The *Aegopodium podagraria* 'Variegatum' needs to be replaced with *Euonymus fortunei* "gracilis".

Some *Cornus sericea* "Kelseyi", *Azalea* "Stewartstonia", and *Abelia grandis* "Sherwoodii" are not well formed, and should be replaced. The plants of concern are noted on the attached plans.

Some plants are planted too close to fire hydrants, meters or transformers. These plants need to be moved away to provide adequate access.

The following plant additions/replacements are shown on the attached plan.

Fenced Employee Lunch Area & Along Building Front

- ❑ Add Euonymus Fortunei “gracilis” groundcover as indicates on plans.
- ❑ Replace the small Azalea “Stewartstonian”.
- ❑ Add 28 more Pennisetum Alopecuroides “Moudry” as indicates on plans.
- ❑ Replace Aegopodium podagraria 'Variegatum' groundcover with Euonymus fortunei “gracilis” groundcover as indicated on plans.
- ❑ Add missing Euonymus fortunei “gracilis” per plans
- ❑ Replace 1 damaged Azalea “Stewartstonian”.
- ❑ Replace 1 damaged Escallonia X. Exoniensis “Pink Princess”
- ❑ Move 1 Escallonia X. Exoniensis “Pink Princess” away from the gas meter

Planter with Transformer near Loading Docks

- ❑ Space out the shrubs per plan, and away from the transformer
- ❑ Add Euonymus Fortunei “gracilis” groundcover as indicates on plans
- ❑ Replace the Pyrus Calleryana “Chanticleer” with 1 Thuja Plicata “Fastigiata” per revised plans.

Planter beds along Parking Lot

- ❑ Replace 5 Cornus Sericea “Kelseyi” that are in poor condition
- ❑ Replace 3 Abelia grandis “sherwoodii” that are in poor condition.
- ❑ Prune or replace 2 Pyrus Calleryana “Chanticleer” that have multiple leaders.
- ❑ Replace 1 Pyrus Calleryana “Chanticleer” which has a broken leader
- ❑ Add and replace Aegopodium podagraria 'Variegatum' groundcover with Euonymus Fortunei “gracilis” groundcover as indicates on plans

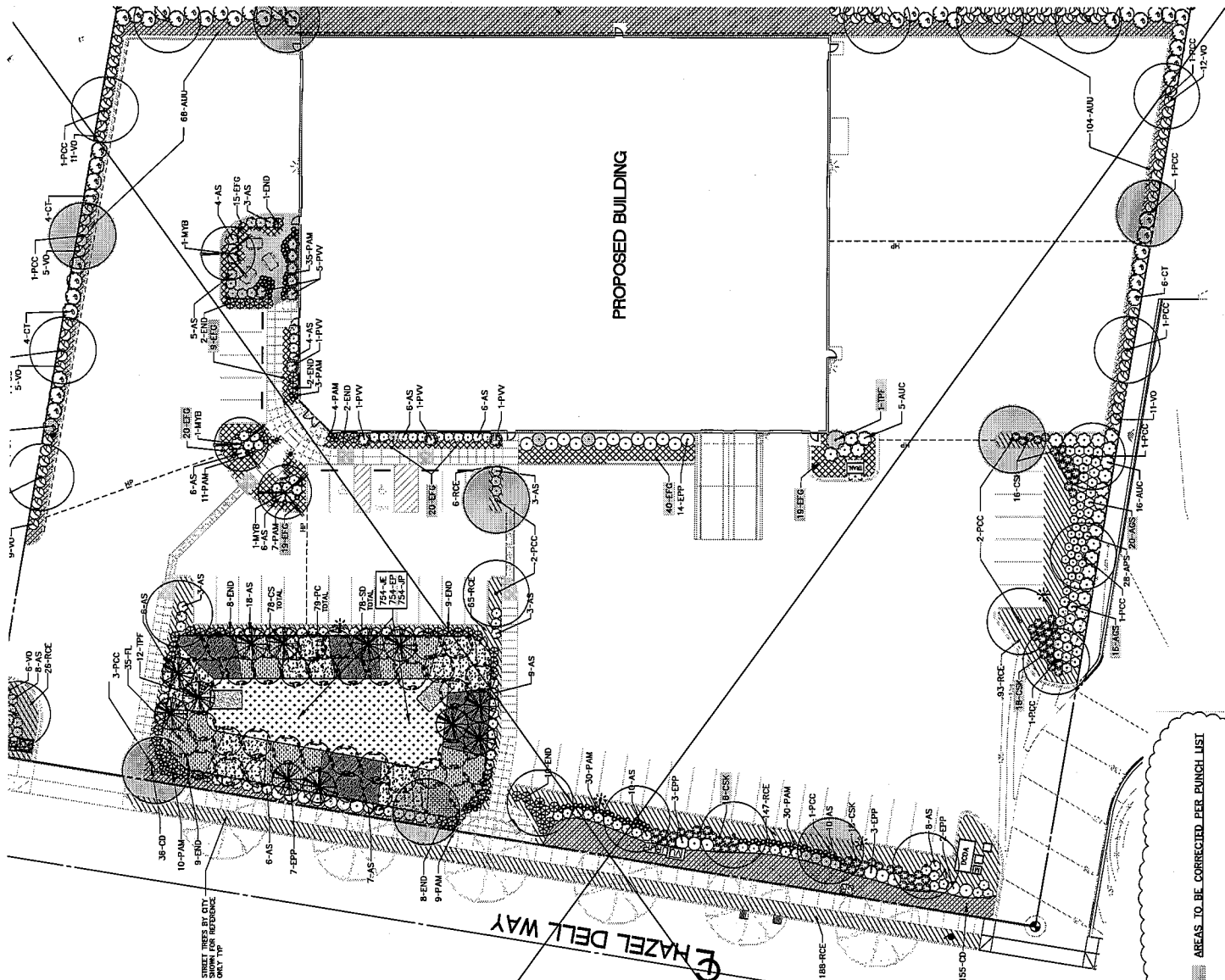
Perimeter Planting

- ❑ Add 1 Vaccinium Ovatum
- ❑ Add 3 Azalea “Stewartstonian” per plans
- ❑ Add Rubus Calcynoides :Emerald carpet” per plans
- ❑ Move 1 Choisya ternata back from fire hydrant
- ❑ Replace 1 Pyrus Calleryana “Chanticleer” which has a broken leader
- ❑ Replace or prune 2 Pyrus Calleryana “Chanticleer” which have multiple leaders

Planting Around Pond

- ❑ Replace 1 Pyrus Calleryana “Chanticleer” which has a broken leader
- ❑ Replace or prune 1 Pyrus Calleryana “Chanticleer” which has a multiple leaders.

In addition, all plant material should be pruned to true form, and dead branches should be removed by a landscaper skilled at pruning.

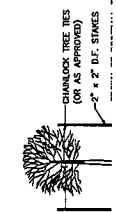


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WATER QUALITY FACILITY PLANT CALCULATIONS:

GENERAL NOTES:

1. Contractor is to verify all point quantities.
2. Adjust quantities in the field as necessary.
3. Water Quality Facility is to be equipped with temporary irrigation system until permanent system is installed on automatic.
4. Undergrasped system to be designed and built of Landscape Fabrication.
5. All points are to be fully tapered, well protected and true to form.
6. DO NOT apply fertilizer to Water Quality Facility.

[illegible]

SKANSKA

REQUEST FOR INFORMATION

To: VLMK Consulting Engineers

3933 Southwest Kelly Avenue

Portland, OR 97201

Patrick Haugen

Fax: 503-248-9263

No.: 008

Date: 10/11/2006

Project No.: 416057-000

Project: Mountain Glass Production Facility

Co-Respondent:

Subject: CIP Curb with Key Way in Lieu of Thicken Edge Sidewalk

Response Required By: 10/13/2006

Category:

Specification / Drawing Reference:

Cost Impact	Amount	Sched Impact	Days	Dwg Impact
Undetermined		Undetermined		Undetermined

Question:

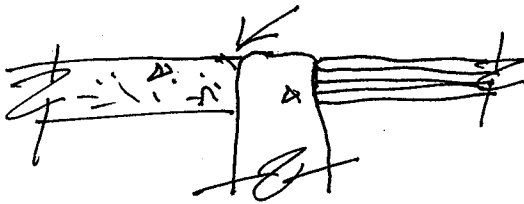
Would it be acceptable to install a cast in place curb with key way in front of the sidewalk in lieu of the thicken edge sidewalk detail as called out on 2/G7? Sidewalk would remain six foot wide with the scoring at 36" as specified. CIP Curb would add six inches in front of all onsite sidewalks.

Please see attached proposed sketch of curb placement.

Reply:

YES THIS IS O.K.

USE CAUTION AT ADA RAMPS W/ REGARDS TO JOINT



Name/Title: _____

Date: _____

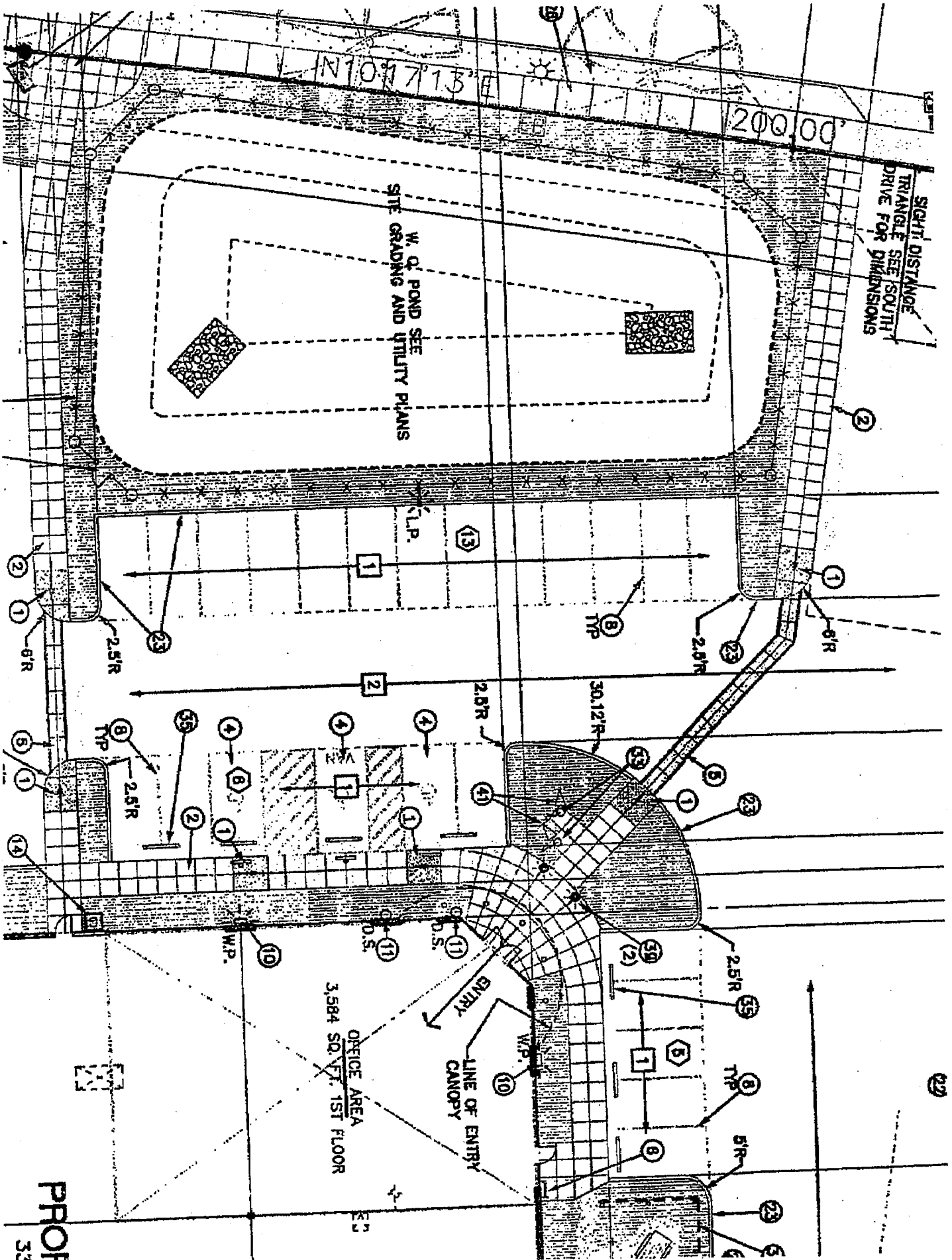
(Attach Sketches, if Necessary)

Additional Copies To:

- Fax:

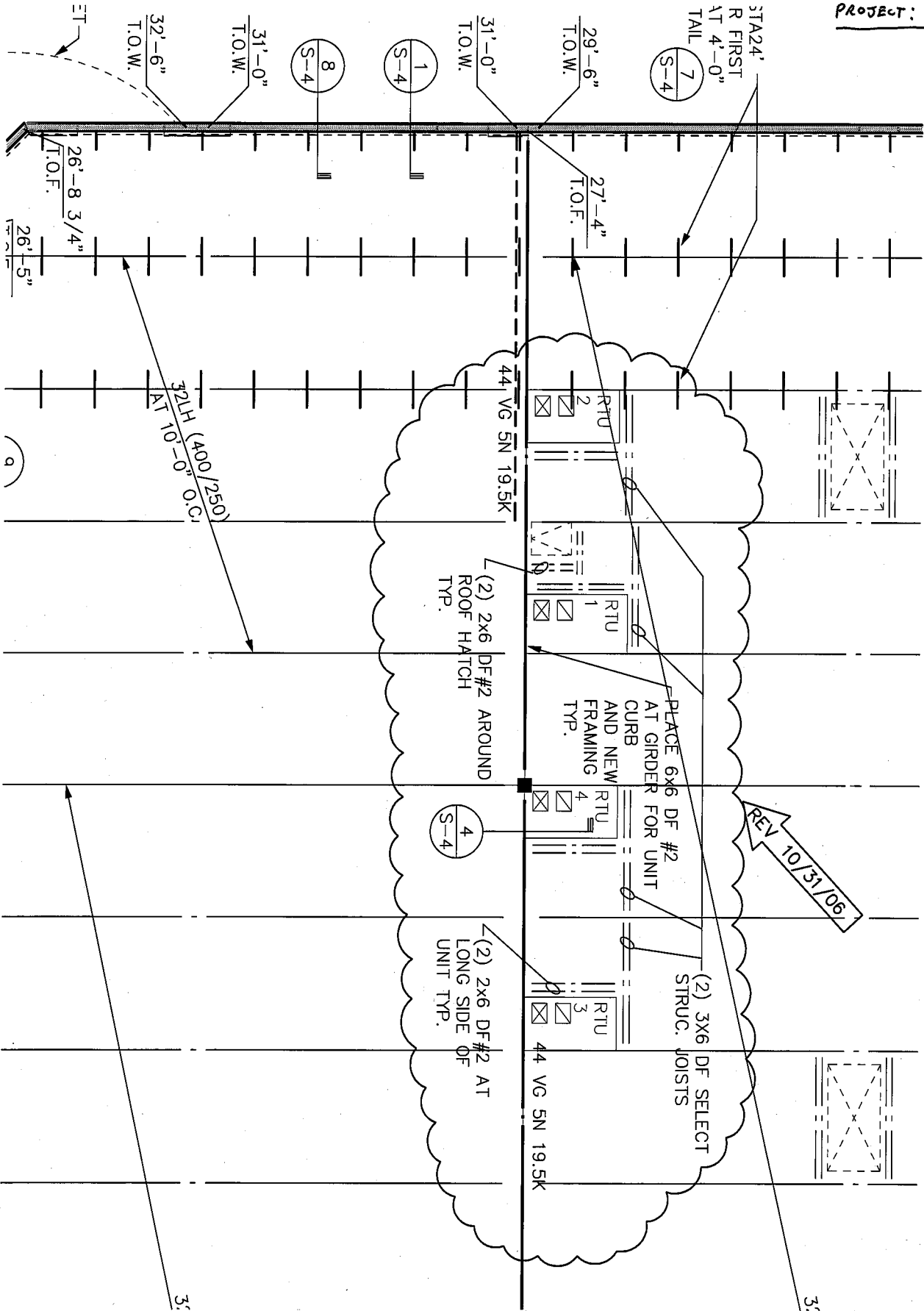
Skanska USA Building Inc.

From: Adam Chambers

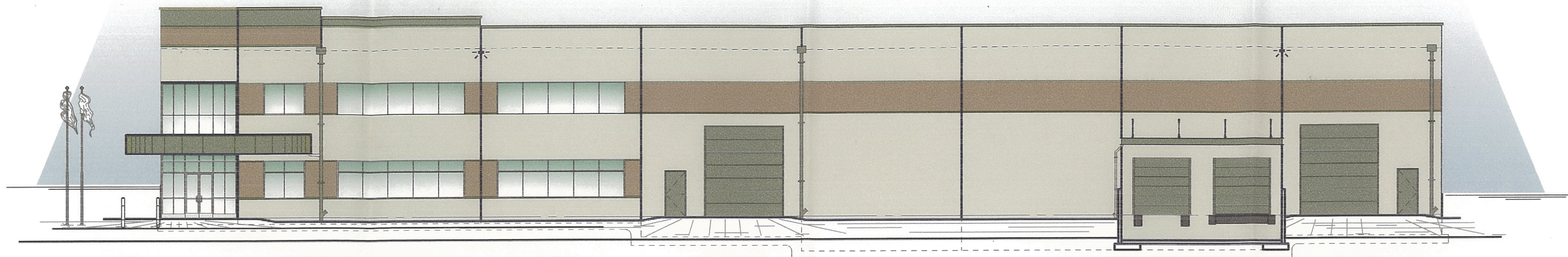


PROF
33

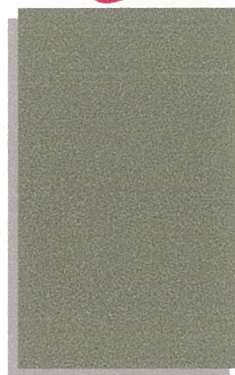
REVISION DRAWING
FOR FRAMING
AT MECH UNITS
PROJECT: MT. GLASS



SCALE 3/8" = 1'-0"



①

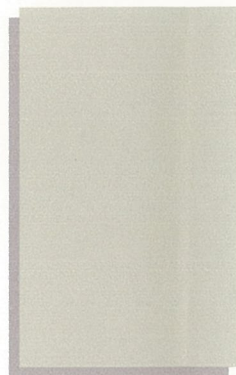


Dunn-Edwards
"GREENLAND" DE6286
(VLMK 308-7)

②



Dunn-Edwards
"TEDDY BEAR" DE6131
(VLMK 39-7)



Dunn-Edwards
"SILVERCREEK" DE6275
(VLMK 303-9)

③

Mountain Glass

West Elevation

MAY, 2006



1/4 VERSALUX
GREEN