

ATTACHMENT B  
Applicant Narrative  
DR 21-05

**1907 SE 1<sup>st</sup> Avenue – Phase 2 development narrative**

Active Water Sports would like to add a second building to our Canby property. We have found that there is very large demand for good boat service facilities, and we don't currently have the space to meet this demand. This addition would give us the space to help meet this demand.

We are proposing to add a 10,000sf building to the already developed property. This building would be used for servicing boats and should work well with what we already have going on at the property. It fits within current C-M Zoning and will add eight or more employed positions, giving us over three employees per acre.

C-M Zoning notes:

- *16.30.010 Uses permitted outright. Uses permitted outright in the C-M zone shall be as follows:  
A. A use permitted outright in a C-2 zone, other than dwelling units;*
- *16.28.010 Uses permitted outright. Uses permitted outright in the C-2 zone are as follows: C.  
Automobile, motorcycle, boat or truck sales, service, repair, rental, storage or parking*

Landscaping on the property has already been completed in accordance with city code. This building will be placed in a location that is currently fully paved so no new landscaping or water-runoff retention will be needed. No new parking, trash storage or utility equipment will be needed. No new city improvements will be needed.

The building design and construction will adhere to the development standards and design guidelines within the Canby IO zone. Building will have one 4'x8' business sign on SE corner. Color of building will be same as existing building. Building construction will be similar to neighboring building to the west (Lil' Stinky building).

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